



City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
SPECIAL MEETING OF MAY 24, 2022

- PROJECT:** 940 Leadville Ave
- APPLICATION TYPE:** Conditional Use Permit (File No. P22-010)
Design Review (File No. P21-011)
- APPLICANT:** Amy Martin (applicant Conditional Use Permit)
Michael Blash (architect - Design Review)
Alex Nelson, Alpine Enterprises (Engineer - Design Review)
- PROPERTY OWNER:** Amy Martin
- REQUEST:** Conditional Use Permit application to establish a work/live unit in the LI-1 district, and a Design Review application for the partial demolition of the existing structure, construction of a 1,352 square foot addition to the north end of the existing structure, and waiver of sidewalk construction requirements.
- LOCATION:** 940 N Leadville Ave – Ketchum Townsite Lot 3 Block 30
- ZONING:** Light Industrial – One (LI-1)
- REVIEWER:** Morgan R. Landers, AICP – Senior Planner
- 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 subdivisions on May 4, 2022. The public hearing notice was published in the Idaho Mountain Express the on May 4, 2022. A notice was posted on the project site and the city’s website on May 4, 2022.

EXECUTIVE SUMMARY

The Applicant is requesting a Conditional Use Permit (CUP) to establish a work/live unit and Design Review approval for modifications to the existing building that replace a portion of the existing building with a two-story garage, office, and outdoor dog run area located at 940 N Leadville Ave (the “subject property”). If approved, the proposed project would consist of 965 square feet of living space and 1,293 square feet of work space. The subject property is zoned Light Industrial 1 (LI-1) which allows Dog Kennels as a permitted use by right and work/live units with CUP approval. Currently, the subject property contains a 2,151 square foot one-story building consisting of a non-conforming residential use and a conforming commercial use and a 289 square foot detached shed in the rear of the property.

The dog kennel, Alpenhound, has been in operation for the past two years. The non-conforming residential use has existed since 1988. The residential use is non-conforming and does not have a valid CUP as required by the Ketchum Municipal Code (KMC). The applicant’s desire to expand the existing building triggers the requirement that the non-conforming residential use come into compliance with the KMC. Figures 1 and 2 below show the front elevation of the existing building and proposed building respectively for comparison.



Figure 1: Existing Building



Figure 2: Proposed Building

The applications submitted bring the property and use into conformance with all code requirements and allow for the expansion of the permitted business operation. The CUP is applicable to the work/live unit and configuration; however, the CUP is not related to the operation of dog kennel since the use is a permitted use in the LI-1 District. Table 1 below outlines the proposed interior square footage of each use for the proposed project as shown on Sheet A3 of the project plans in Attachment C.

Table 1: Proposed Uses and Square Footage

Use	Square Footage	Percent SF
Work		
Ground Floor – Dog Sleeping and Supply Storage	327 SF	
Ground Floor – Storage/Dog Wash/Laundry	480 SF	
Second Floor – Office/Dog Feeding Area	486 SF	
<i>Subtotal</i>	<i>1,293 SF</i>	<i>57% of total</i>
Live		
Ground Floor – Existing Living	965 SF	
<i>Subtotal</i>	<i>965 SF</i>	<i>43% of total</i>
Total Square Footage	2,258 SF	
Dog Deck and Garage*	1,363 SF	

**Dog deck not included in total “work” square footage as it is not enclosed.*

Garage not included in work as it is used for both live and work.

The KMC has very specific requirements for work/live units outlined in KMC Section 17.124.090.A.5 including ownership and occupancy of the space, size of workspace compared to live space, access to each space, and parking. See Attachment D for a full evaluation of the standards for work/live units for the proposed project. As proposed, the work/live unit meets all requirements and standards in the KMC. Staff recommends 12 conditions to ensure the project stays in compliance with the requirements over time.

The project proposes to construct improvements to the right-of-way per the City of Ketchum improvement standards; however, the applicant has requested a waiver of the sidewalk requirement per the provisions of KMC Section 17.124.140 which allows for a payment-in-lieu of constructing the sidewalk. Per the KMC, the Commission must review the request based on recommendation of city staff and make a recommendation to the City Council for final decision. City planning, engineering, and street department staff reviewed the request and is supportive of a payment-in-lieu as further discussed in the Design Review section of this report below. Proposed right-of-way improvements can be found on the right-of-way improvements plan in Attachment C.

BACKGROUND

Per discussions with the property owner, the original structure was built in the 1950s with an addition to the southern end of the building in 1994. Historically, the property housed Pendls Bakery, DD Surfboards, a construction company, and most recently Walsworth Furnishings. According to Mr. Walsworth of Walsworth

Furnishings, the property has included a residential unit since at least 1988 with an apartment along with an office, and shop. The current property owner purchased the property from Mr. Walsworth in 2020.

In 2019, the City of Ketchum initiated review of known conforming and non-conforming work/live units within the Light Industrial zone districts to ensure that all work/live units complied with all life safety provisions of the building and fire codes. There was also a review to determine if the identified units could conform to the KMC requirements for work/live units. Based on documentation of that effort, the subject property was not included in that analysis likely because the residential use was unknown at the time. Therefore, no analysis or inspections were conducted as part of that effort.

Following numerous discussions between the property owner and city staff as to the permissible uses of the property and options for moving forward, the City of Ketchum received the CUP and Design Review applications on February 16, 2022. The CUP and Design Review applications have been reviewed concurrently and were deemed complete on April 25, 2022. The applications were distributed to all city departments for review. All comments provided by city departments have been addressed satisfactorily through the review process. Application materials and project plans included with this report include all requested revisions with no outstanding issues.

CONFORMANCE WITH ZONING AND CONDITIONAL USE PERMIT STANDARDS

Conformance with Zoning Regulations

During department review, city staff reviewed the project for conformance with all applicable zoning code requirements including permitted uses, dimensional limitations, signage, parking, development standards, and dark skies. Staff also reviewed the project for all requirements related to work/live units as outlined in KMC Section 17.124.090 – *Residential, Light Industrial Districts*. The project is in conformance with all applicable zoning code requirements and standards. Below are a few key zoning requirements of important note for the project, please see Attachment D for a full review of all dimensional standards and additional zoning requirements.

Uses

As mentioned above, dog kennels are a permitted use by right with no special requirements for operations. Work/live units are permitted with an approved conditional use permit. Work/live units are defined as:

“Work/live units incorporate residential living space in a nonresidential building. Work/live units are held jointly in common ownership and the work and live spaces cannot be sold or platted as separate condominiums, as documented with a City-approved restrictive covenant recorded against the property.”

The proposed project meets the definition of work/live unit. Staff recommends condition of approval #4 to ensure recording of the required restrictive covenant prior to building permit application. Please see below for an overview of the work/live unit’s compliance with CUP criteria.

Size limitations

The KMC requires that the live portion of the unit must be secondary to the work space, cannot exceed the square footage of the work portion, and cannot exceed 1,000 gross square feet. As outlined in the table above, the total square footage of the work/live unit is 2,258 square feet. The gross square footage of the live portion is 965 square feet, 43% of the project and less than 1,000 gross square feet. Staff recommends conditions 1-3 to ensure that any future changes to the configuration of the space or changes to the square footages of the work and live spaces will be reviewed by the Planning and Zoning Commission as an amendment to this CUP.

Business Operations

The KMC requires that the work unit be accessed by the prominent means of access, signed and posted with regular hours of operation, and associated with a business license for an allowed use. The KMC also requires

the work unit be suitable for on-site employees, customers, and meet all fire and building codes. Alpenhound, the dog kennel, is a permitted use and maintains a valid business in good standing with the City of Ketchum. Sheet A8 of Attachment C shows the location of the business sign and posted hours. The work unit is accessed by the primary entrance to the building adjacent to the garage door. The business has one employee that fills in for the owner when she is out of town. The work unit is suitable for both employees and customers as the work unit is completely separate from the live unit. Access to the live portion of the project is on the south side of the building, accessed through a gate in the front patio but not visible from the street or customers. The proposed project was reviewed by the fire department to ensure that the existing building to remain meets fire code requirements. The building department will review the addition for conformance with all applicable building code requirements at building permit application.

Parking

Pursuant to KMC Section 17.125.040, a total of three parking spaces are required for the project. One parking space for the live unit and two spaces for the work unit. The proposed project includes three parking spaces. One within the garage, one carport space, and one surface space.

Conditional Use Permit Criteria

Pursuant to KMC Section 17.116.030, conditional use permits can be granted if and only if all criteria listed below are met. Below is the stated criteria and staff's analysis of each:

- *Criteria 1* - The characteristics of the conditional use will not be unreasonably incompatible with the types of uses permitted in the applicable zoning district;
 - *Analysis:* The City of Ketchum has permitted numerous work/live units through the CUP process throughout the Light Industrial zone districts. The anti-nuisance and notice provisions outlined in KMC Section 17.124.090 seek to minimize potential conflicts between residential and light industrial uses. Staff recommends conditions of approval 9-12 to ensure that these provisions are in full force and effect. Additionally, the residential unit has been in this location since at least 1988. To date the city has received no known complaints regarding the residential unit.
- *Criteria 2* - The conditional use will not materially endanger the health, safety and welfare of the community;
 - *Analysis:* As mentioned above, numerous work/live units exist in the light industrial district with no demonstrated impact to the health, safety, and welfare of the community. The city has not received any complaints or witnessed a degradation of the health, safety, and welfare of these units. To the contrary, work/live units provide a certain amount of housing stability not experienced in other housing situations as the residential unit must be occupied by the business owner or an employee of the business. This supports the business operations as well as the owner/employee. Staff recommends condition of approval #3 to ensure that the occupant of the residential unit is either the owner or an employee of the business.
- *Criteria 3* - The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood;
 - *Analysis:* The residential unit has existed since at least 1988 with no documented traffic or pedestrian issues related to the unit. Alpenhound has been in operation for two years with no documented issues related to pedestrian or vehicular circulation.
- *Criteria 4* - The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area, or conditions can be established to mitigate adverse impacts; and
 - *Analysis:* The property is currently served by city water and sewer, reviewed by the respective departments during department review. The existing services are adequate to serve the proposed project with no required upgrades. The fire department can access the building from not only N Leadville Ave, but via the alley in the rear of the property. Service letters from Idaho

Power and Clear Creek are included in Attachment B. The proposed project can be served with all utilities and city services.

- *Criteria 5* - The conditional use is not in conflict with the policies of the comprehensive plan or the basic purposes of this chapter.
 - *Analysis*: The subject property is designated as “Mixed-Use Industrial” in the 2014 Comprehensive Plan. The plan outlines primary and secondary uses within the area. Primary uses include service, workshops, studios, and offices with secondary uses including a limited range of residential housing types. Additionally, Policy E-2(e) encourages policy that supports small businesses by allowing people to live and work from their residences in live/work environments. Approval of the CUP would comply with the identified primary and secondary uses for the area and support a small business with housing on site.

In review of this application, staff believe that all criteria are met as described above. Staff recommends conditions of approval 5, 6, 7, and 12 to ensure long term compliance with the work/live standards and CUP criteria. Many of these conditions are standard for work/live CUPs and not specifically triggered by the proposed project.

CONFORMANCE WITH DESIGN REVIEW STANDARDS

Per Ketchum Municipal Code (KMC) §17.96.010.A – *Applicability*, design review is required for all new multi-family dwellings. Before granting Design Review approval, the Commission must determine that the application meets two criteria: (1) the project doesn’t jeopardize the health, safety, or welfare of the public, and (2) the project conforms to all Design Review standards and zoning regulations (KMC §17.96.050.A). The Commission must also review recommendations from staff on the sidewalk waiver request per the design review standards related to sidewalk improvements and make a recommendation to City Council.

Conformance with Design Review Improvements and Standards

During department review, city staff reviewed the project for conformance with all applicable design review improvements and standards outlined in KMC §17.96.060 – *Improvements and Standards*. Staff also reviewed the project for conformance with all corresponding city code requirements related to right-of-way improvements including but not limited to sidewalks, street lighting, alleys, and on-street parking. Staff believes that either a requirement is not applicable due to the scope of the project, a waiver is requested, or the requirements are met. Below are two items of importance for the project. Please see Attachment E for a review of all design review improvements and standards.

Materials

The initial application submittal included one consistent material along the north elevation of the proposed project. Staff provided feedback to the applicant that a variety of materials should be considered as this portion of the project is completely visible from the street due to site topography and height of adjacent buildings to the north. The applicant revised the project materials to introduce softer colors and more variation of patterns. The KMC does not provide specific direction for projects in the light industrial district, which arguably do not necessitate the same high level of finishings as buildings in the community core or tourist districts. Staff believes the proposed materials mimic the materials used on more recently constructed buildings within the light industrial district.

Sidewalk Improvements

The applicant requested a waiver from sidewalk construction for the project. City planning, engineering, and streets are supportive of the waiver as N Leadville is a local street with no direct thru traffic, operating more like a residential street than an industrial collector street like Lewis Street and Northwood Way. The project proposes to remove some existing asphalt, regrade the right-of-way to meet city standards, and place 8 feet of gravel along the right-of-way for on-street parking per city standards. All improvements to the right-of-way will

be reviewed and approved by the City Engineer and Streets Department prior to issuance of a building permit as per recommended condition #4. Waiver of the sidewalk requirement must be approved by City Council following recommendation by the Commission. Staff recommends condition #5 outlining the timing of City Council approval and payment of the in-lieu fee.

STAFF RECOMMENDATION

Staff believe the proposed project, as conditioned, meets all zoning requirements, criteria for conditional use permits, and design review improvements and standards. Staff recommends approval of the applications with recommended conditions of approval for each as outlined below:

Conditional Use Permit (P22-010)

1. This approval is based on the floorplan submitted by Michael Blash Architects, and attached to the staff report, dated May 11, 2022. Any change to the floor plan or change in the location or configuration of the uses from what is depicted in the plans, shall be subject to an amendment to this Conditional Use Permit. The residential use shall occur in the location depicted on the plans and shall not exceed 965 square feet and no more than one bedroom.
2. This conditional use permit is non-transferrable to any other property owner or business other than Alpenhound. Any change in property ownership, business operator, or residential tenant requires an amendment to this Conditional Use Permit. In the event Alpenhound is no longer the business operation, a new Conditional Use Permit will be required.
3. Occupancy of the live unit must be either the owner of Alpenhound dog kennel, or an employee of Alpenhound.
4. Prior to issuance of the building permit for the expansion approved under Design Review P22-011, a Restrictive Covenant shall be recorded against the property prohibiting the separate sale of the live unit thereby ensuring that the work/live unit remain in common ownership and cannot be sold separately.
5. Hours of operation of the business shall be posted and remain posted at all times.
6. Within one year of receipt of certificate of occupancy for the project, and each year following, the applicant shall request an inspection by the Fire Marshall to ensure all fire codes are being met. Documentation of the inspection shall be provided to the Planning and Building department.
7. Inspections by the Planning and Building staff may be scheduled at the discretion of staff to ensure all conditions of this Conditional Use Permit are met. Owner shall cooperate with facilitating the inspections at the request of the City. In the event the owner does not cooperate, this CUP may be subject to revocation.
8. The applicant is aware the mixed use of the property can result in conflict, that the light industrial use may on occasion or in certain respects be incompatible with the quiet enjoyment of the dwelling units, that due to the subordinate and junior nature of the residential use to the light industrial use, the City will not condition, limit, restrict or otherwise interfere with any lawful light industrial use solely because it interferes with a residential use.
9. In the event the residential unit is occupied by an employee of Alpenhound, the owner shall provide the tenant, lessee or subtenant with written notice that such unit is located within the Light Industrial Zone and, as such, is junior and, therefore, subordinate in nature to all legal light industrial activities.
10. Each and every real estate agent, sales person and broker and each and every private party who offers for rent or shows a parcel of real property and/or structure for lease or rent within such Light Industrial Zones shall, upon first inquiry, provide the prospective lessee or tenant, prior to viewing such real property, with written notice that such real property and/or structure is located within such Light Industrial Zone.
11. All brochures and other printed materials advertising rental or lease of a living unit within the Light Industrial Zones shall contain a provision designating that such unit or units are located within the Light Industrial Zone and are within a mixed use area. Lessees and tenants shall be notified that the

residential uses within the Light Industrial Zone are subordinate and, therefore, junior in nature to the legal light industrial activities within the zone.

12. In the event the property is in violation of the conditions of approval, the Conditional Use Permit may be subject to revocation.

Design Review (P22-011)

1. The design review approval is subject to all conditions of approval associated with Conditional Use Permit approval P22-010.
2. The term of this design review approval shall be 12 months from the date 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 City Council subject to changes in zoning regulations. If a building permit for the proposed project is not submitted within said time, this permit shall be void.
3. Prior to building permit application, plans shall be revised to indicate location of one bicycle rack accommodating two bicycles.
4. Final civil drawings prepared by an engineer registered in the State of Idaho which include specifications for right-of-way, utilities, and drainage improvements shall be submitted for review and approval by the City Engineer, Streets, and Utilities departments prior to issuance of a building permit for the project.
5. Prior to building permit application, applicant shall submit a design plan and cost estimate for required sidewalk improvements, that conform to city standards, adjacent to 940 N Leadville Ave for review by the City Engineer and Streets Department. Fee-in-lieu of sidewalk improvements shall be approved by City Council, and in-lieu payment of 110% of the cost estimate made to the city, prior to submittal of a building permit application for the project. If the fee-in-lieu for sidewalk improvements is not approved by City Council, applicant shall install all sidewalk improvements per city standards as reviewed and approved by the City Engineer.

ATTACHMENTS:

- A. Application Materials – CUP application and supporting materials
- B. Application Materials – Design Review application and supporting materials
- C. Application Materials – CUP and Design Review Plan Set
- D. Zoning and Work/Live Standards Analysis
- E. Design Review Standards Analysis
- F. Public Comment

ATTACHMENT A:
**CUP Application and Supporting
Materials**



City of Ketchum
Planning & Building

OFFICIAL USE ONLY	
File #	P22-D1D
Date Received	2/16/22
By:	
Fee Paid:	1100
Approved Date	2/16/22
Denied Date:	
By:	

\$1100.00

Conditional Use Permit Application

Submit completed application and payment to the Planning and Building Department, PO Box 2315, Ketchum, ID 83340 or hand deliver to Ketchum City Hall, 191 5th St. West, Ketchum. If you have questions, please contact the Planning and Building Department at (208) 726-7801. To view the Development Standards, visit the City website at: www.ketchumidaho.org and click on Municipal Code.

OWNER INFORMATION	
Project Name: Martin remodel addition	
Name of Owner of Record: Amy Martin	
Physical Address: 940 N. Leadville	
Property Legal Description: lot 3 block 30 ketchum township	
Property Zoning District: LI-1	
Contact Phone: 208 721 0905/208 720	Contact Email: Amymartin00@me.com/michaelblash@
PROJECT INFORMATION	
Description of Proposed Conditional Use:	
Description of Proposed and Existing Exterior Lighting:	Halo recessed led downlight w/
ADDITIONAL COMMENTS	
ACCOMPANYING SUPPORTING INFORMATION REQUIRED	
<ul style="list-style-type: none"> Existing Site Plan Proposed Site Plan Landscape Plan Grading and Drainage Plan Exterior Lighting Plan and Specifications Other plans and studies related to the social, economic, fiscal, environmental, traffic, and other effects of the proposed conditional use, as required by the Administrator 	

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, city officials, agents and employees from and for any and all losses, claims, actions, judgments for damages, or injury to persons or property, and losses and expenses caused or incurred by Applicant, its servants, agents, employees, guests and business invitees and not caused by or arising out of the tortuous conduct of city or its officials, agents or employees. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

Michael Blash

2-1-22

Applicant Signature

Date

To whom it may concern,

My name is Amy Martin and I have a boutique boarding facility at 940 Leadville Avenue North called Alpenhound. I was fortunate to have the opportunity to purchase the building in June of 2020 before real estate in our town was out of reach.

The current building consists of an apartment, two shops, and an office. Before I purchased the real estate it housed a couple different businesses which isn't conducive for what I do. My dream is to tear down the north shop which is about 20 feet wide and 40 feet deep with a loft. I would replace this with a garage and an office above so there is better flow and I don't have to go outside to access it, thus endangering the dogs.

There are a few reasons I chose this side of the building for the demolition and remodel. Firstly, during the property inspection I learned the original slab foundation, which was poured in 1950, is separating and crumbling. Secondly, When I received the land survey I learned the building and fence line are on my neighbors property. I would like to fix this.

I am proposing to build a garage with an office upstairs and a big deck for the dogs to play and stretch their legs. Out back; on the east side of the property; there is a door and back gate to the alley for egress for the office.

Currently the dogs don't have much space to be outside. I have a little 20x20 yard and ideally would have more space for the dogs to play and do their biz. In the back there is a 300 square foot shed which takes up much of the yard space. With the remodel I would remove this shed. During winter the back is filled with snow and unusable from December to May because both roofs slide and the snow accumulates higher than the roof to the apartment. With the overhang of the office there is an area that will be accessible year round.

The upper deck will be an additional area to be used as my outdoor spaces are currently used. We go out for short periods of supervised time. The dogs don't have specific hours scheduled for eliminating waste so I do not have specific hours for any of my outdoor spaces to be used. The dogs go where I go so if I am upstairs doing my books, or if it's time for them to eat the dogs will be with me. If they have to use the loo then they would use the upper deck. But I assure you, I dislike barking dogs more than most people. If a dog is a "barker" he or she will wear a bark collar and is not invited back. I have a very calm space and most people in my neighborhood have no idea there are dogs here. We also go on 2-3 hours long adventures every day and when the dogs get back here they are pooped. There is surprisingly very little play when we return; just a lot of snoozing.

A little bit about my business: I have a small pack of dogs, most of whom I have known their whole lives. We go on long hikes every day so when the dogs come back to the AlpenHouse they are happy and relaxed. I don't take any dogs who are considered "barkers". I pick the dogs up and drop them off so clients don't come to my business; the fewer people who come the safer the dogs. I employ one person who comes to work and stay when I am out of town. Other than that there isn't much traffic in my parking lot.

I am small business owner who is hoping to grow. I turn down business almost daily as I can't take any more clients in my current space. I am a good neighbor. I employ one person part time who would love more opportunities for work. My hope is to create a space to suit the needs of my business.

Thank you for your time and consideration in this matter. The dogs safety is my main priority. To be able to load and unload in an enclosed area is desirable as is a dog bath because, well, it is mud season. I look forward to having an enclosed area in the back so people can't throw

things into my yard from the alley above. It is also very important for me to be a good neighbor to those who live on my street and beyond. No one likes a dog who makes too much noise, myself included! People have called me a life coach for their dog because the pups are so well behaved at Alpenhound. I think it's just the exercise and dog meditation.

I look forward to hearing your comments,
Amy

ATTACHMENT B:
**Design Review Application and
Supporting Materials**



City of Ketchum
Planning & Building

OFFICIAL USE ONLY
P22-011
\$1158
2/15/22

Design Review Application

APPLICANT INFORMATION			
Project Name: MARTIN ADDITION	Phone: 208-720-3597		
Owner: AMY MARTIN	Mailing Address:		
Email: AMYMARTIN00@me.com	740 LEADVILLE AVENUE		
Architect/Representative: MICHAEL BLASH	Phone: 208 720 3597		
Email: MICHAELBLASH@COX.NET	Mailing Address:	po 2523 sun valley id	
Architect License Number: 1518			
Engineer of Record: SCOTT HEINER	Phone: 208726 5608		
Email: 711 n washington Ave Ketchum	Mailing Address:		
Engineer License Number:			
<i>All design review plans and drawings for public commercial projects, residential buildings containing more than four (4) dwelling units and development projects containing more than four (4) dwelling units shall be prepared by an Idaho licensed architect or an Idaho licensed engineer.</i>			
PROJECT INFORMATION			
Legal Land Description: LOT #3,BLOCK 30 KETCHM TOWNSHIP,BLAINE COUNTY			
Street Address: 940 N leadville			
Lot Area (Square Feet): 5500 SQ.FT			
Zoning District: LI-1			
Overlay District:	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Avalanche	<input type="checkbox"/> Mountain
Type of Construction:	<input type="checkbox"/> New	<input checked="" type="checkbox"/> Addition	<input type="checkbox"/> Remodel <input type="checkbox"/> Other
Anticipated Use:	Number of Residential Units:		
TOTAL FLOOR AREA			
	Proposed	Existing	
Basements		Sq. Ft. 2024	Sq. Ft.
1 st Floor	902	Sq. Ft. 160	Sq. Ft. 742
2 nd Floor	450	Sq. Ft.	Sq. Ft. 450
3 rd Floor		Sq. Ft.	Sq. Ft.
Mezzanine		Sq. Ft.	Sq. Ft.
Total	1352	Sq. Ft. 2184	Sq. Ft.
FLOOR AREA RATIO			
Community Core:	Tourist:	General Residential-High:	
BUILDING COVERAGE/OPEN SPACE			
Percent of Building Coverage: 39.75%			
DIMENSIONAL STANDARDS/PROPOSED SETBACKS			
Front: 20	Side: 0	Side: 0	Rear: 3 FT
Building Height: 25'-6"			
OFF STREET PARKING			
Parking Spaces Provided:			
Curb Cut:	Sq. Ft.	%	
WATER SYSTEM			
<input type="checkbox"/> Municipal Service	<input type="checkbox"/> Ketchum Spring Water		

The Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Design Review Application in which the city of Ketchum is the prevailing party, to pay the reasonable attorney fees, including attorney fees on appeal and expenses of the city of Ketchum. I, the undersigned, certify that all information submitted with and upon this application form is true and accurate to the best of my knowledge and belief.



Signature of Owner/Representative

2.1.22

Date

Once your application has been received, we will review it and contact you with next steps.
No further action is required at this time.

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

17.96.060: IMPROVEMENTS AND STANDARDS FOR ALL PROJECTS

A. Streets:

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

B. Sidewalks:

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

C. Drainage:

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

Instrument # 669833

HAILEY, BLAINE, IDAHO
06-15-2020 8:46:29 AM No. of Pages: 2
Recorded for: BLAINE COUNTY TITLE
JOLYNN DRAGE Fee: \$15.00
Ex-Officio Recorder Deputy: JB
Electronically Recorded by Simplifile



WARRANTY DEED

FOR VALUE RECEIVED

Richard Walsworth and Claudia Walsworth, husband and wife

GRANTOR(S), hereby grants, bargains, sells, conveys and warrants unto

Amy Martin, a single woman

GRANTEE(S) whose current address is: P.O. Box 2505, Ketchum, ID 83340

the following described premises, to-wit:

Lot 3 in Block 30, of the VILLAGE OF KETCHUM, as shown on the certified copy of the official map thereof, recorded as Instrument No. 302967, records of Blaine County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject to and those made, suffered or done by the Grantee; and subject to all existing patent reservations; restrictions in railroad deeds of record; easements and rights of way established and of record; protective covenants of record; zoning ordinances and applicable building codes, use restrictions, ordinances, laws and regulations of any governmental unit; general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable; and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated this ^{XX}15th day of June, 2020.

Richard Walsworth
Richard Walsworth

Claudia Walsworth
Claudia Walsworth

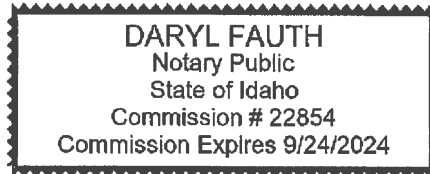
State of Idaho
County of Blaine

This record was acknowledged before me on ~~15th~~^{12th} day of June, 2020, by Richard Walsworth.



Notary Public Daryl Fauth
My Commission Expires: September 24, 2024

(STAMP)



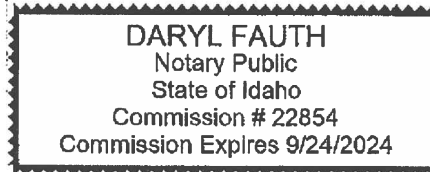
State of Idaho
County of Blaine

This record was acknowledged before me on ~~15th~~^{12th} day of June, 2020, by Claudia Walsworth.



Notary Public Daryl Fauth
My Commission Expires: September 24, 2024

(STAMP)



ALPINE ENTERPRISES INC.

Surveying, Mapping, Civil Engineering, GPS, GIS and Natural Hazards Consulting

Alex Nelson, P.E.
Alpine Enterprises Inc.
P.O. Box 2037
Ketchum, ID 83340
(208) 727-1988
alexnelson8@gmail.com

February 8th, 2022

Sherri Newland
City of Ketchum Engineer

RE: 940 N. Leadville Ave. – Right of Way Encroachment Application Engineering Statement

Ketchum, Block 30, Lot 3
Ketchum, ID 83340

Dear Sherri,

Please find the attached application and plan for the Right of Way Encroachment Permit Application for the Martin residence located at 940 N. Leadville Ave. in Ketchum, Idaho.

The owner, Amy Martin, purchased the property in 2020 and is seeking to build an addition onto the current structure to better suit her local dog walking and boarding business. The lot is zoned within the Light Industrial District Number 1 (LI-1), and per Ketchum Code 17.124.140 is required to construct a new curb, gutter, and sidewalk along the property's frontage.

After a review of the existing site conditions, it is of my professional opinion that this requirement will bring about significant logistic and safety issues that need to be carefully considered before any design is implemented. It is no secret that N. Leadville Ave. has been long neglected and currently functions more as an alleyway and overflow parking for Ketchum Automotive than it does as a city street. The property owner and design team understand the City's desire to bring this street up to code, but would also like to present the following issues associated with this decision:

Ketchum, Block 30, Lot 4 located to the Northwest of the subject property is situated 7 feet lower in elevation than Lot 3. Furthermore, the existing structure on Lot 4 is built on a zero-lot-line setback and the entry elevation is 2 feet lower than the existing road surface. The drop between the lots is immediate and abrupt. Along the North side of N. Leadville Ave. the existing road grade is in excess of 11% to accommodate the transition. For a sidewalk to transition between Lots 3 and 4, a staircase in conjunction with a significant regrade of the existing road surface would be the only foreseeable option, and a challenging one to implement. If construction of a curb, gutter, and sidewalk were to proceed solely on Lot 3, the sidewalk would terminate at a 7-foot vertical drop. To protect the welfare and safety of the public, the presented civil engineering design has incorporated a guardrail perpendicular to pedestrian traffic at the North end of the sidewalk. It is of my professional opinion that the implementation of a safety device such as a guardrail is not acceptable solution. I ardently believe that creating a design that requires a safety mitigation solution for a risk that does not need to exist to begin with goes against my professional obligation to protect the health, safety, and welfare of the public.

It is my recommendation that any plan to bring N. Leadville Ave. up to City Code should be implemented throughout the entire right of way instead of on a piece-by-piece basis. There is a high likelihood that any design presented for one individual lot will not fit within a practical design for the entire area and would have to be removed. Furthermore, it would not be acceptable to require one private citizen to correct all the existing issues on adjoining lots and within City right of way.

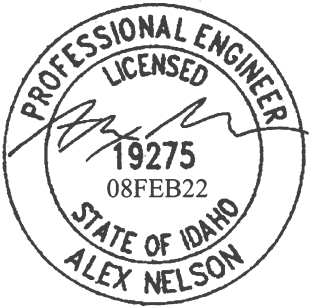
In summation, the property owner and design team are understanding of the City's desire to bring N. Leadville Ave. up to code, but we believe the scope of improvements should be implemented throughout the entire right of way concurrently. We would like to request for you to waive the requirement for new sidewalk construction in accordance with Ketchum Code 17.96.060.B.3.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.

If the requirement cannot be waived, we would like to request an in-lieu payment be considered.

Should you need further information, please do not hesitate to contact me.

Sincerely,
Alex Nelson, P.E.





1 - Existing Site Conditions - Lot 3 existing grade at base of wooden sign. Grade in between sing and pavers is 3' lower than pavers.



2 - Existing Site Conditions - Lot 3 existing grade at base of wooden sign. Grade in between sing and building is 3' lower than pavers.



3 - Existing Site Conditions - Existing retaining wall and trees between Lots 3 & 4 has been removed. The current conditions have a 3' deep hole between the shown building and distant property line. Shown building is constructed on a zero-lot-line setback. Property line is 7' above building entry.

April 11, 2022



AMY MARTIN
PO BOX 2505
KETCHUM, ID 83340

To whom it may concern,

Thank you for your inquiry about electrical service at 940 LEADVILLE AVE
KETCHUM, ID 83340

The property is located within Idaho Power's service area in the state of Idaho

Idaho Power will provide electrical service to this location once any required easement or right of way are obtained by Idaho Power and/or the Customer, and in compliance with the statutes of the State of Idaho/Oregon and the Idaho Power tariffs on file with our regulators. Tariffs include the General Rules and Regulations that covers new service attachments and distribution line installations or alterations.

The size of electrical service at this location will not change. No change will occur to the source transformer or the customer owned meter base serving this residence at the above address.

Sincerely,

Cyndi Bradshaw

Cyndi Bradshaw
PO Box 3909
Hailey ID 83333

C L E A R C R E E K D I S P O S A L

PO Box 130 • Ketchum, ID 83340 • Phone 208.726.9600 • www.ccdisposal.com

April 20, 2022

Planning & Zoning
City of Ketchum
P O Box 2315
Ketchum, ID 83340-2315

Re: 940 Leadville Ave N

To Whom It May Concern,

I have engaged in conversation with Amy Martin regarding the above address and the uses will remain the same. Please let this letter serve to the following:

Regular residential garbage/recycling service will apply to the project. Service will be provided at Leadville Avenue. Owner(s) of the property will transport items to be collected from their residence to the street and Clear Creek Disposal will serve the property at the edge of Leadville Avenue for collection.

If you have any concerns, please call at your earliest convenience.

Respectfully,

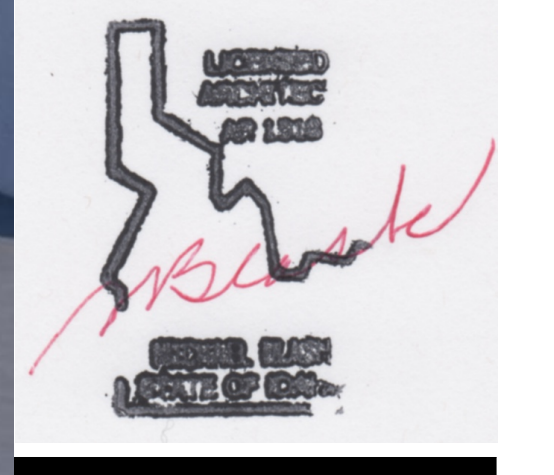


Mike Goitiandia
Clear Creek Disposal

.940 Leadville Ave N



ATTACHMENT C:
CUP and Design Review
Plan Set



EXISTING STRUCTURE



STREET ELEVATION

SQUARE FOOTAGE		PROJECT INFORMATION		GENERAL		SYMBOLS		PROJECT TEAM	
LOT SQ. FT.	5500 SQ. FT.	BUILDING CODES	2018 INTERNATIONAL BUILDING CODE	NOTES:	1. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE AND ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DEVELOPER AND THE ARCHITECT BEFORE PROCEEDING WITH WORK.				
LOT COVERAGE	2449 SQ. FT. : 5500 SQ. FT. : 44.4 %	ALL APPLICABLE STATE AND LOCAL CODES.			2. BEFORE CHANGES OR DISCREPANCIES FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT OR DEVELOPER PRIOR TO CONSTRUCTION.				
HOUSE EXISTING	1491 SQ. FT.				3. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.				
NW LVL.	160 SQ. FT.				4. ALL DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED.				
EXISTING SHED	209 SQ. FT.				5. ALL TRUSS DRAWINGS TO BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO ISSUANCE OF BUILDING PERMIT.				
TOTAL EXISTING	2440 SQ. FT.				6. ALL OR EQUAL SUBSTITUTIONS MUST BE SUBMITTED TO ARCHITECT/DEVELOPER AND APPROVED BY CITY PRIOR TO INSTALLATION.				
TOTAL EXISTING FOOTPRINT	2248 SQ. FT.				P PARALLEL	S.S.T. STAINLESS STEEL	5 5" SOLID CORE (DOOR)	N NORTH	S SOLID CORE (DOOR)
TOTAL NEW FOOTPRINT	2248 SQ. FT.				PC CONC. PRECAST CONCRETE	ST STANDING	SD SMOKE DETECTOR	NO NORTH	SD SMOKE DETECTOR
DEMO-AREA	1130 SQ. FT.				PF POCKER	STR STRUCTURAL	SI SHIELD	NR NORTH	SI SHIELD
DEMO-AREA FOOTPRINT	1130 SQ. FT.				PI PORTCELAIN ENAMEL	SQS SQUARE	SM SMOKE DETECTOR	NH NORTH	SM SMOKE DETECTOR
GARAGE/DOG AREA	902 SQ. FT.				PK POKER	SQS SQUARE	SN SINGLE INS OR SHELL (VINS)	NS NORTH	SN SINGLE INS OR SHELL (VINS)
SECOND FLOOR	450 SQ. FT.				PKN PENKETER	S/S SMOOTH FOUR SIDES	SH SINGLE INS OR SHELL (VINS)	NTS NOT TO SCALE	SH SINGLE INS OR SHELL (VINS)
TOTAL NEW	1352 SQ. FT.				PL PLATE (HEIGHT)	2X4# DOUBLE SHELF / DOUBLE POLE	SI SINGLE INS OR SHELL (VINS)	NTS NOT TO SCALE	SI SINGLE INS OR SHELL (VINS)
UPPER DECK	441 SQ. FT.				PLAM PLASTIC LAMINATE	254# DOUBLE SHELF / SINGLE POLE	SP SHELF (VINS)	NTS NOT TO SCALE	SP SHELF (VINS)
					PLA PLASTER	254# DOUBLE SHELF / SINGLE POLE	SPK SPEAKER (SPEAKERS)	NTS NOT TO SCALE	SPK SPEAKER (SPEAKERS)



ARIAL MAP

SHEET INDEX

- A1 Cover Sheet
- A2 massing street scenes
- A3 Architectural Site Plan
- C1 CIVIL EXISTING SUR...
- C2 CIVIL SITE PLAN DES...
- C3 CIVIL SITE PLAN SPE...
- A4 Plans
- A5 EXISTING_DEMO PLAN
- A6 Sections
- A7 Elevations (1)
- A8 Elevations (2)

JOB NO. **004**
 PROJ. MGR. **M BLASH**
 DRAWN BY **M BLASH**
 CHECKED BY **M BLASH**

GENERAL NOTES

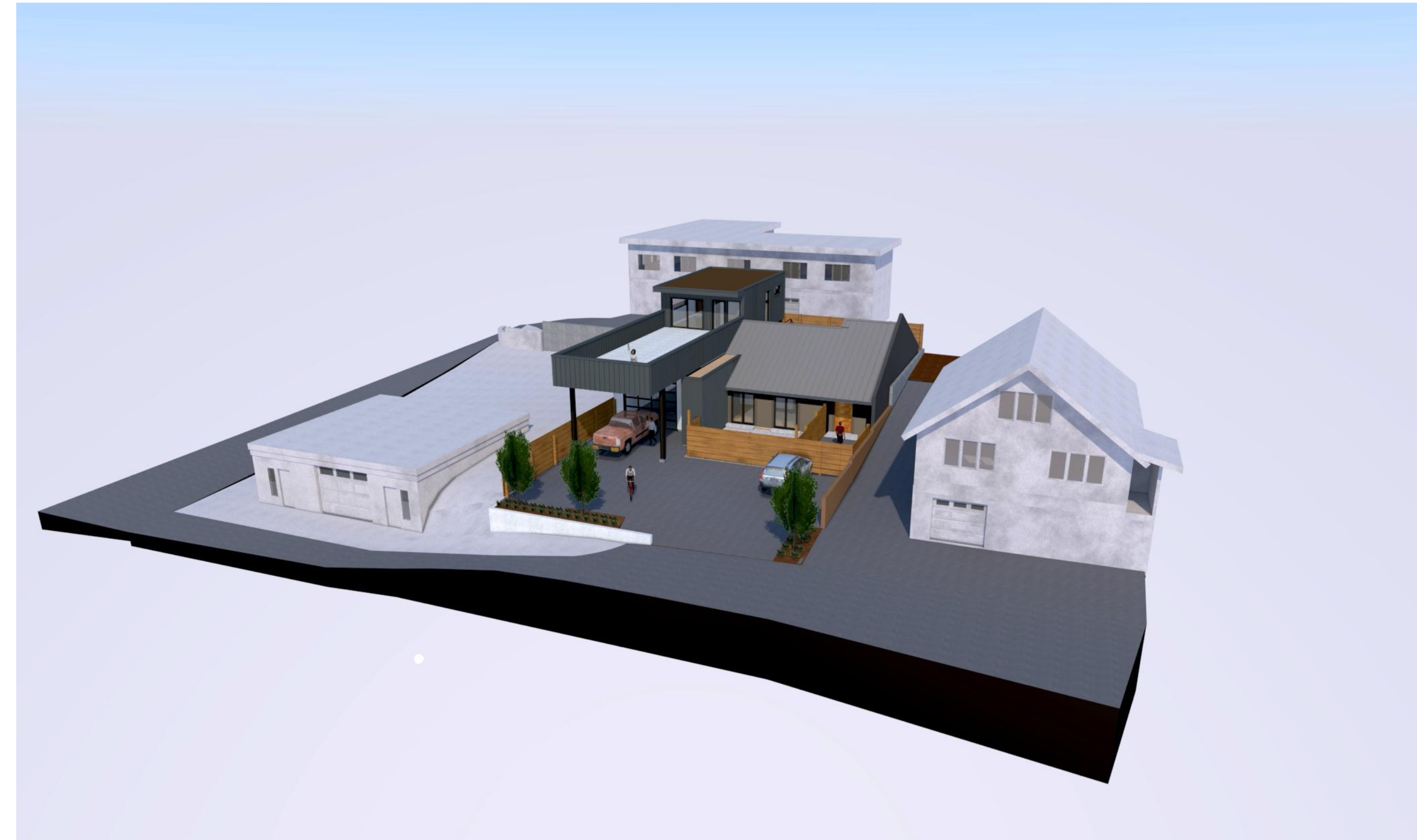
ISSUED: **2-9-22**
 REVISED: **4-20-22**
 REVISED: **5-11-22**

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 SHEET TITLE





LEADVILLE AVE VIEW



SW BIRDSEYE



NW BIRDSEYE



10TH STREET ELEVATION 1' = 1'-0"



MICHAEL BLASH ARCHITECTS
 PH. 208-720-3597
 PO BOX 2523 SUN VALLEY
 IDAHO, 83353
 michaelblash@cox.net

THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS. ©MICHAEL BLASH AND ASSOCIATES ARCHITECTS OWNERSHIP OF SUCH AND ALL RIGHTS AND PRIVILEGES.



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 SHEET TITLE



COOPER Lighting Solutions

Brands: Indoor Outdoor Controls Solutions Markets Resources

Brands: HALO Commercial HCC4 LED 4" Cylinder Downlight Series

HALO Commercial
HCC4 LED 4" Cylinder Downlight Series

- Lumens: 1,000, 1,500 and 2,000
- 4 color temperatures: 2700K, 3000K, 3500K, 4000K CCT, CRI: 80 or 90
- Distributions: Precision-formed reflectors in Narrow, Medium and Wide
- Wall wash distribution with exclusive rotatable linear spread lens
- Specular, Semi-Specular and White reflectors, Black or White baffles
- Cylinder colors: Matte White, Matte Black, Bronze and Silver
- Universal Voltage 120V - 277V, 0-10V analog dimming down to 1%
- Mounting: wall, surface, pendant and aircraft cable
- L70 at 50,000 hours (70% lumen maintenance at 50,000 hours)

Sconce lighting at new addition 6'

Brands: HALO Commercial PR8 LED 8" SeleCCTable™ Downlight Series

HALO Commercial
PR8 LED 8" SeleCCTable™ Downlight Series

- 8" aperture new construction/remodel, retrofit and surface downlights
- Choose from 2 shallow lensed modules: Low Lumen or High Lumen
- Lumens: 1,000, 1,500, 2,000, 3,000, 4,000 options, ordered separately
- 3 selectable color temperatures: 3000K, 3500K and 4000K, CRI: 80
- Distributions: Medium and Wide interchangeable lens options
- Retrofits 7", 8" and 9" housings, Wall wash accessory kit option
- Colors: Matte White, Matte Black and Matte Metallic Silver finishes
- Universal Voltage 120V - 277V, 0-10V dimming down to 1%
- Retrofit 12" housings with PR8R12RING accessory retrofit collar
- Connected lighting and emergency options (factory and field installed)

RECESSED DOWNLIGHT

GARAGE/STORAGE / DOG CLEANING

LIVING

DOG SLEEPING/ STORAGE/ FEEDING / OFFICE

RECESSED DOWNLIGHT

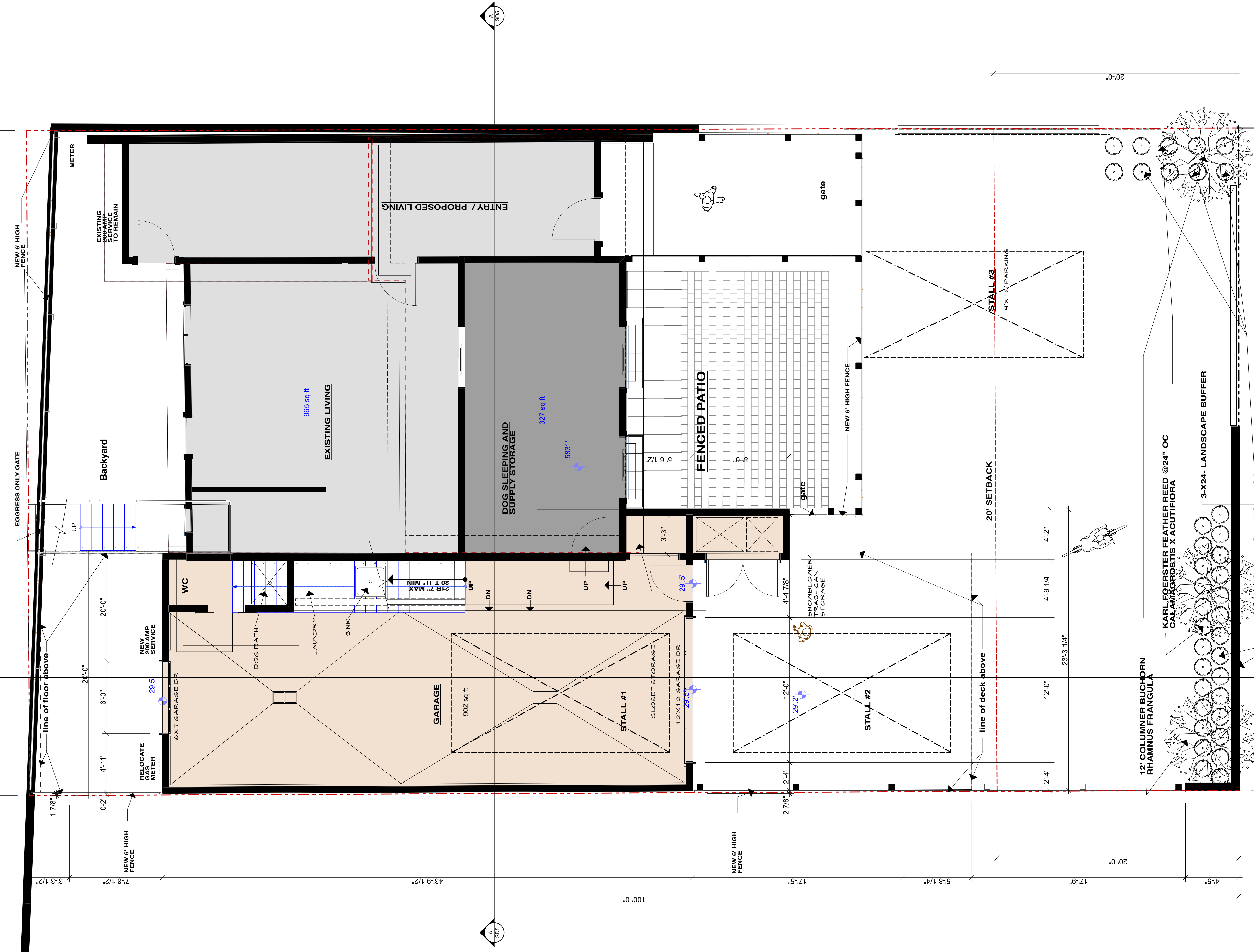
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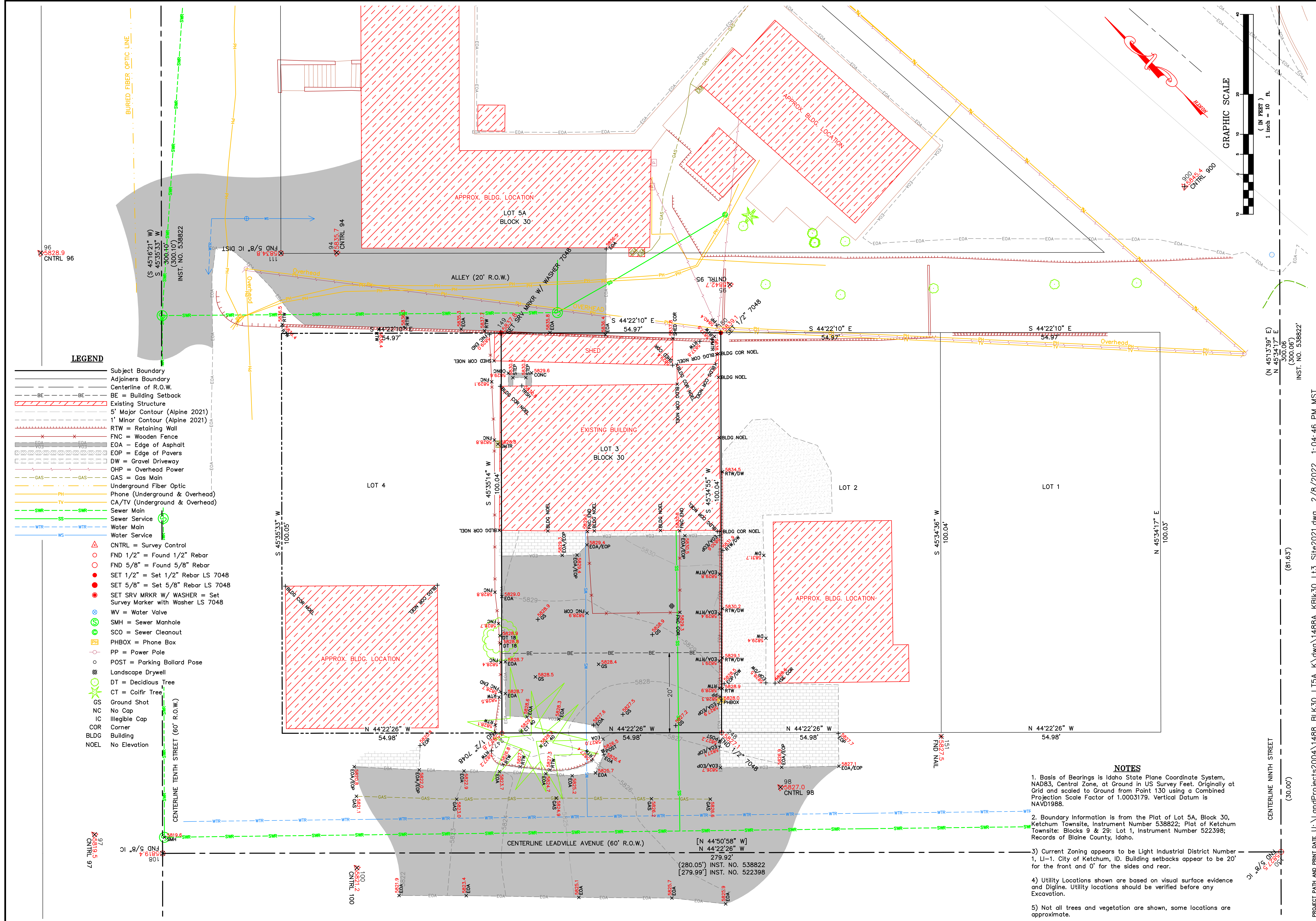
ISSUED: 2-9-22
 REVISED: 4-20-22
 REVISED: 5-11-22

SHEET TITLE



SITE PLAN

1/4" = 1'-0"



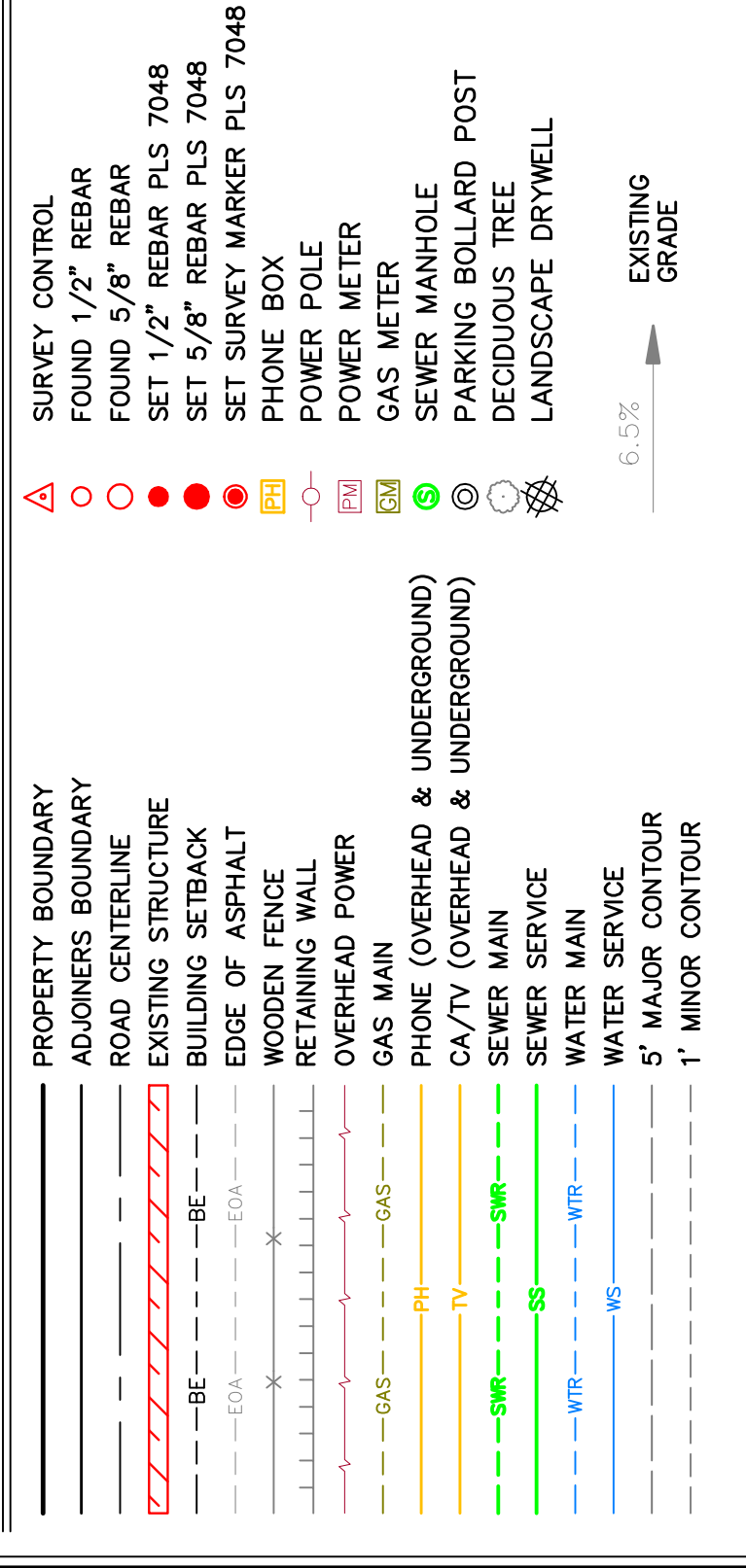
LEGEND

- Subject Boundary
- Adjoiners Boundary
- Centerline of R.O.W.
- BE = Building Setback
- Existing Structure
- 5' Major Contour (Alpine 2021)
- 1' Minor Contour (Alpine 2021)
- RTW = Retaining Wall
- FNC = Wooden Fence
- EOA = Edge of Asphalt
- EOP = Edge of Pavers
- DW = Gravel Driveway
- OHP = Overhead Power
- GAS = Gas Main
- Underground Fiber Optic
- Phone (Underground & Overhead)
- CA/TV (Underground & Overhead)
- Sewer Main
- Sewer Service
- Water Main
- Water Service
- CNTRL = Survey Control
- FND 1/2" = Found 1/2" Rebar
- FND 5/8" = Found 5/8" Rebar
- SET 1/2" = Set 1/2" Rebar LS 7048
- SET 5/8" = Set 5/8" Rebar LS 7048
- SET SRV MRKR W/ WASHER = Set Survey Marker with Washer LS 7048
- WV = Water Valve
- SMH = Sewer Manhole
- SCO = Sewer Cleanout
- PHBOX = Phone Box
- PP = Power Pole
- POST = Parking Bollard Pose
- Landscape Drywell
- DT = Deciduous Tree
- CT = Coifir Tree
- GS = Ground Shot
- NC = No Cap
- IC = Illegible Cap
- COR = Corner
- BLDG = Building
- NOEL = No Elevation

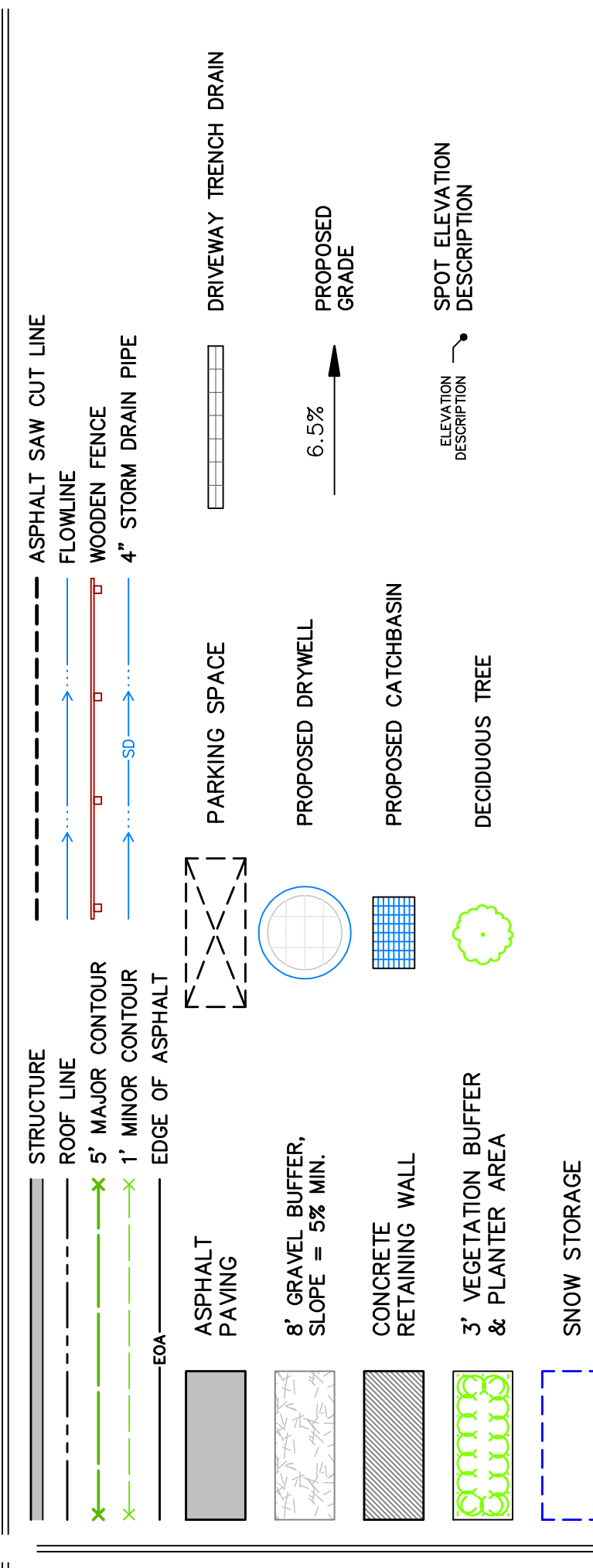
- NOTES**
1. Basis of Bearings is Idaho State Plane Coordinate System, NAD83, Central Zone, at Ground in US Survey Feet. Originally at Grid and scaled to Ground from Point 130 using a Combined Projection Scale Factor of 1.0003179. Vertical Datum is NAVD1988.
 2. Boundary Information is from the Plat of Lot 5A, Block 30, Ketchum Townsite, Instrument Number 538822; Plat of Ketchum Townsite: Blocks 9 & 29; Lot 1, Instrument Number 522398; Records of Blaine County, Idaho.
 3. Current Zoning appears to be Light Industrial District Number 1, LI-1. City of Ketchum, ID. Building setbacks appear to be 20' for the front and 0' for the sides and rear.
 4. Utility Locations shown are based on visual surface evidence and Digline. Utility locations should be verified before any Excavation.
 - 5) Not all trees and vegetation are shown, some locations are approximate.



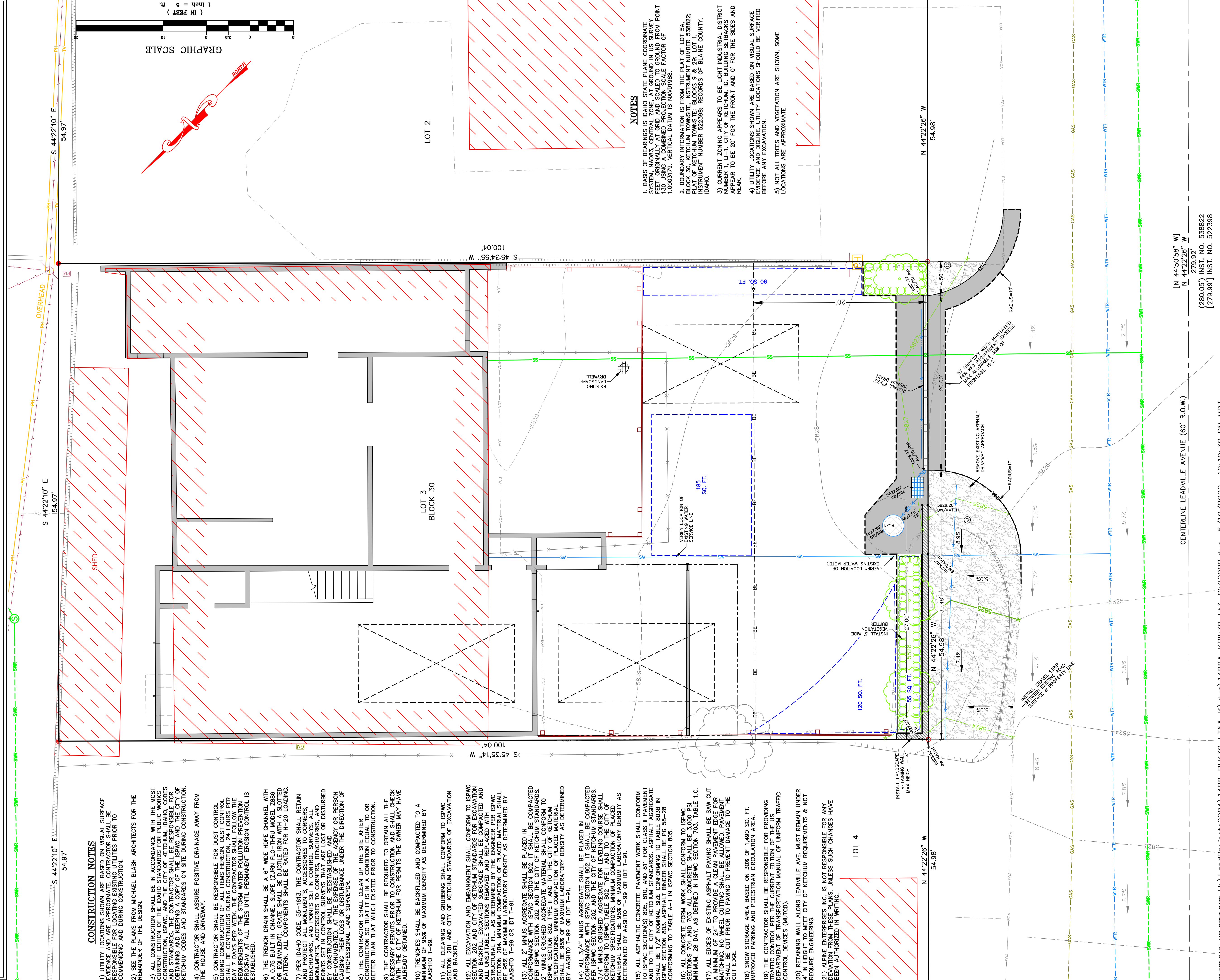
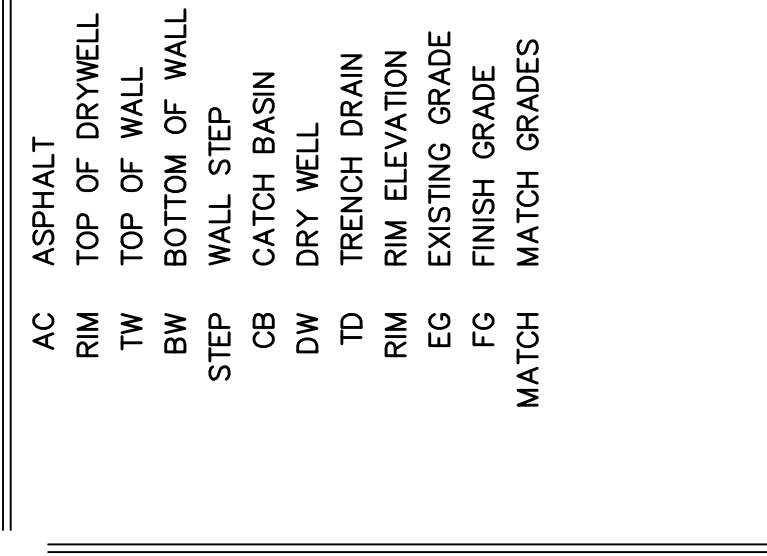
EXISTING



PROPOSED



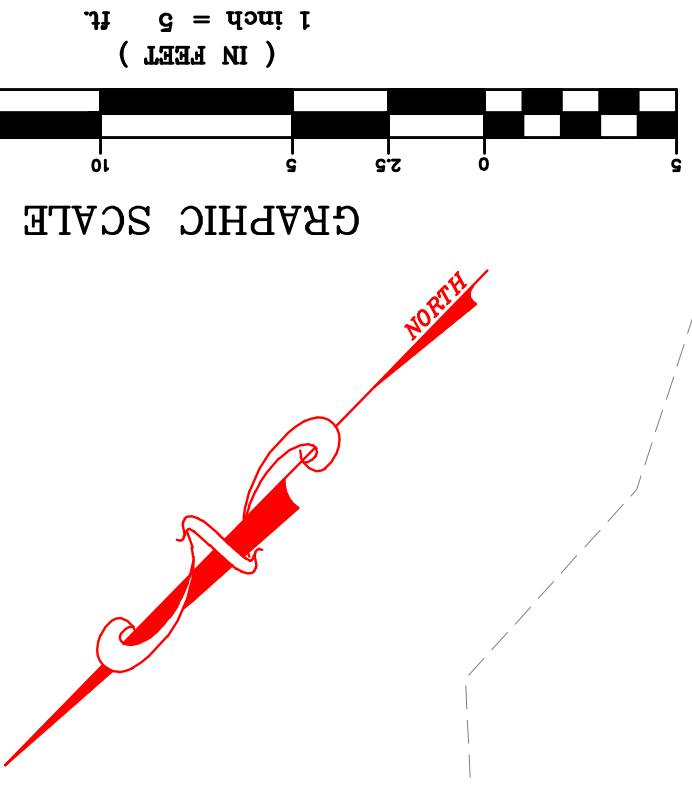
ABBREVIATIONS



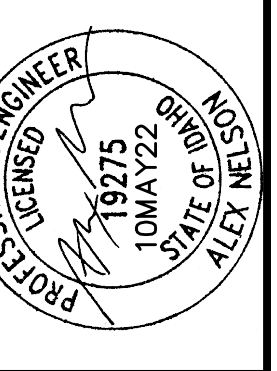
CONSTRUCTION NOTES

- UTILITY LOCATIONS SHOWN ARE BASED ON VISUAL SURFACE EVIDENCE AND ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING CONSTRUCTION.
- SEE THE PLANS FROM MICHAEL BLASH ARCHITECTS FOR THE REMAINDER OF THE DESIGN.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, ISPMC, AND THE CITY OF KETCHUM, IDAHO, CODES AND STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST EDITIONS OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, ISPMC, AND THE CITY OF KETCHUM, IDAHO, CODES AND STANDARDS ON SITE DURING CONSTRUCTION.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM THE HOUSE AND DRIVEWAY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING CONSTRUCTION OF ALL ITEMS HEREON. DUST CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS OF THE STORM WATER POLLUTION PREVENTION PROGRAM AT ALL TIMES UNTIL PERMANENT EROSION CONTROL IS ESTABLISHED.
- THE TRENCH DRAIN SHALL BE A 6" WIDE HDPE CHANNEL WITH A 0.75" BUILT IN CHANNEL SLOPE (ZURN FLO-THRU MODEL Z886 OR EQUIVALENT). GRATE SHALL BE DUCTILE IRON WITH A SLOTTED PATTERN. ALL COMPONENTS SHALL BE RATED FOR H-20 LOADING.
- PER IDAHO CODE, 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS, AND POINTS SET IN CONTROL SURVEYS. ALL POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND REVISIONS DOCUMENTED AT THE EXPENSE OF THE AGENCY OR PERSON RESPONSIBLE FOR THE LOSS OR DISTURBANCE UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.
- THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION IS COMPLETE. THE SITE SHALL BE LEFT IN BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL THE NECESSARY PERMITS FROM THE CITY OF KETCHUM AND IF NECESSARY WITH THE CITY OF KETCHUM FOR PERMITS THE OWNER MAY HAVE ALREADY OBTAINED.
- TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
- ALL CLEARING AND GRUBBING SHALL CONFORM TO ISPMC AND CITY OF KETCHUM STANDARDS OF EXCAVATION AND BACKFILL.
- ALL EXCAVATION AND EMBANKMENT SHALL CONFORM TO ISPMC AND CITY OF KETCHUM STANDARDS. ALL EXCAVATION SHALL BE BACKFILLED AND BACKFILL EXCAVATED SUBGRADE SHALL BE COMPACTED AND ALL UNSUITABLE MATERIALS REMOVED AND REPLACED WITH STRUCTURAL FILL AS DETERMINED BY THE ENGINEER PER ISPMC AND CITY OF KETCHUM STANDARDS. ALL EXCAVATION SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ID T-91.
- ALL 2" MINUS AGGREGATE SHALL BE PLACED IN CONFORMANCE WITH ISPMC SECTION 802. IT SHALL BE COMPACTED PER ISPMC SECTION 202 AND THE CITY OF KETCHUM STANDARDS.
- MINUS CRUSHED AGGREGATE MATERIAL SHALL CONFORM TO ISPMC SECTION 802 AND THE CITY OF KETCHUM STANDARDS. ISPMC SECTION 802 TYPE I AND TO THE CITY OF KETCHUM STANDARDS. ALL CRUSHED AGGREGATE SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ID T-91.
- ALL 3/4" MINUS AGGREGATE SHALL BE PLACED IN CONFORMANCE WITH ISPMC SECTION 802. IT SHALL BE COMPACTED PER ISPMC SECTION 202 AND THE CITY OF KETCHUM STANDARDS.
- 3/4" MINUS CRUSHED AGGREGATE FOR LEVELING COURSE SHALL CONFORM TO ISPMC SECTION 802 AND THE CITY OF KETCHUM STANDARDS. ALL CRUSHED AGGREGATE SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ID T-91.
- ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPMC SECTIONS 805, 810, AND 811 FOR CLASS II PAVEMENT AND TO THE CITY OF KETCHUM STANDARDS. ASPHALT AGGREGATE SHALL BE 1/2" NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPMC SECTION 805 AND TO THE CITY OF KETCHUM STANDARDS CONFORMING TO TABLE 4-1 IN ISPMC SECTION 805.
- ALL CONCRETE FORM WORK SHALL CONFORM TO ISPMC SECTIONS 704 AND 705. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPMC SECTION 705, TABLE 1.C.
- ALL EDGES OF EXISTING ASPHALT PAVING SHALL BE SAW CUT A MINIMUM OF 24" TO PROVIDE A CLEAN PAVEMENT EDGE FOR THE NEW PAVEMENT. THE SAW CUT SHALL BE CUT PRIOR TO PAVING TO PREVENT DAMAGE TO THE CUT EDGE.
- SNOW STORAGE AREA BASED ON 20% OF 1,480 SQ. FT. IMPROVED PAVING AND PEDESTRIAN CIRCULATION AREA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PER THE CURRENT EDITION OF THE US DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- RETAINING WALL ALONG LEADVILLE AVE. MUST REMAIN UNDER 4' IN HEIGHT TO MEET CITY OF KETCHUM REQUIREMENTS & NOT REQUIRE ENGINEERING.
- ALPINE ENTERPRISES INC. IS NOT RESPONSIBLE FOR ANY DEVIATION FROM THESE PLANS, UNLESS SUCH CHANGES HAVE BEEN AUTHORIZED IN WRITING.

- NOTES**
- BASIS OF BEARINGS IS IDAHO STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE, AT GROUND IN US SURVEY FEET, ORIGINALLY AT GRID AND SCALED TO GROUND FROM POINT TO POINT USING A SCALING FACTOR OF 1.0003178. VERTICAL DATUM IS NAVD1988.
 - BOUNDARY INFORMATION IS FROM THE PLAT OF LOT 5A, SUBDIVISION OF KETCHUM TOWNSITE BLOCKS 9 & 28, LOT 3, 38862; PLAT OF KETCHUM TOWNSITE BLOCKS 9 & 28, LOT 3, 38862; INSTRUMENT NUMBER 522398; RECORDS OF BLAINE COUNTY, IDAHO.
 - CURRENT ZONING APPEARS TO BE LIGHT INDUSTRIAL DISTRICT NUMBER 1, U-1, CITY OF KETCHUM, ID. BUILDING SETBACKS APPEAR TO BE 20' FOR THE FRONT AND 0' FOR THE SIDES AND REAR.
 - UTILITY LOCATIONS SHOWN ARE BASED ON VISUAL SURFACE EVIDENCE AND DIGLINE. UTILITY LOCATIONS SHOULD BE VERIFIED BEFORE ANY EXCAVATION.
 - NOT ALL TREES AND VEGETATION ARE SHOWN, SOME LOCATIONS ARE APPROXIMATE.



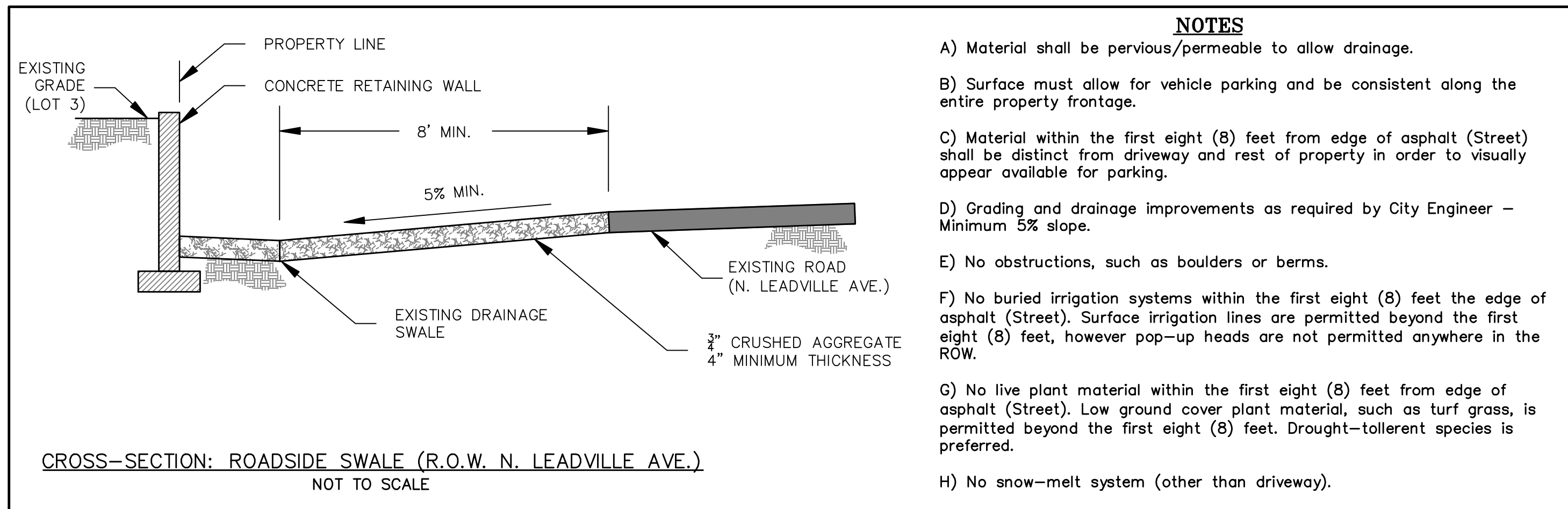
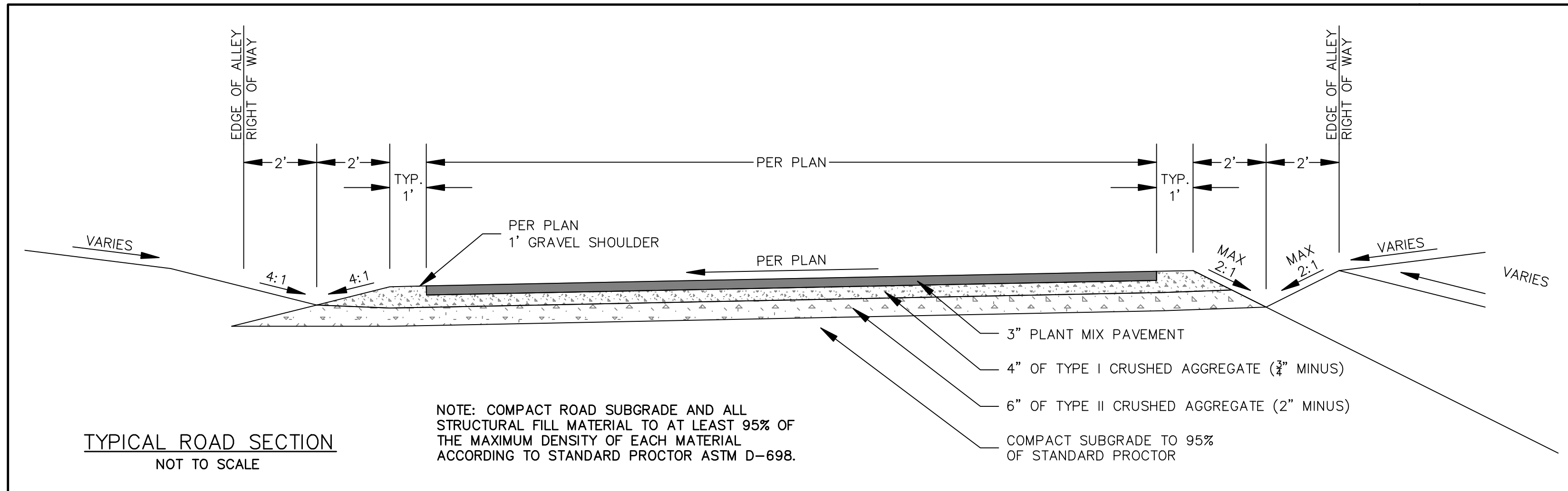
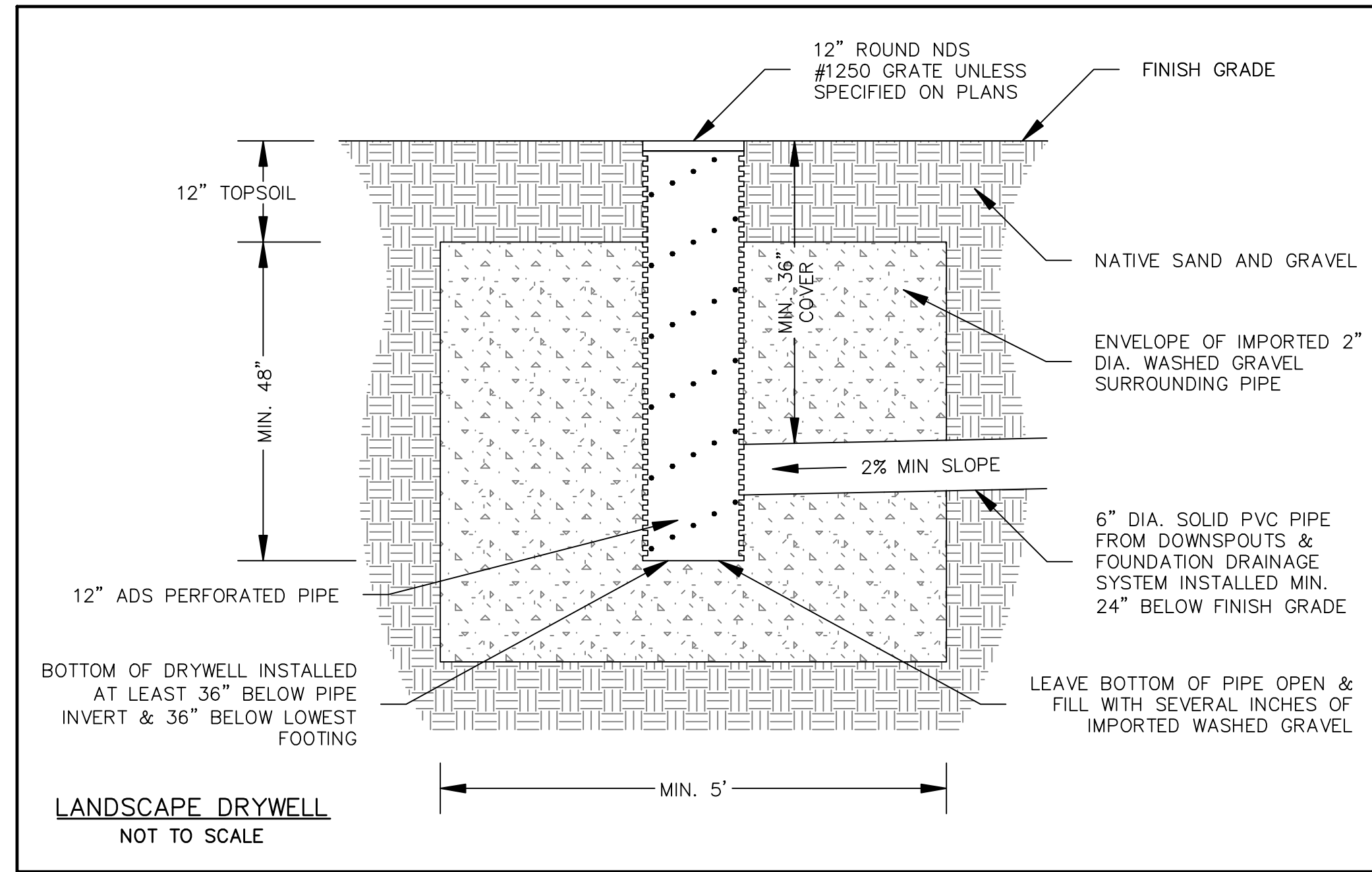
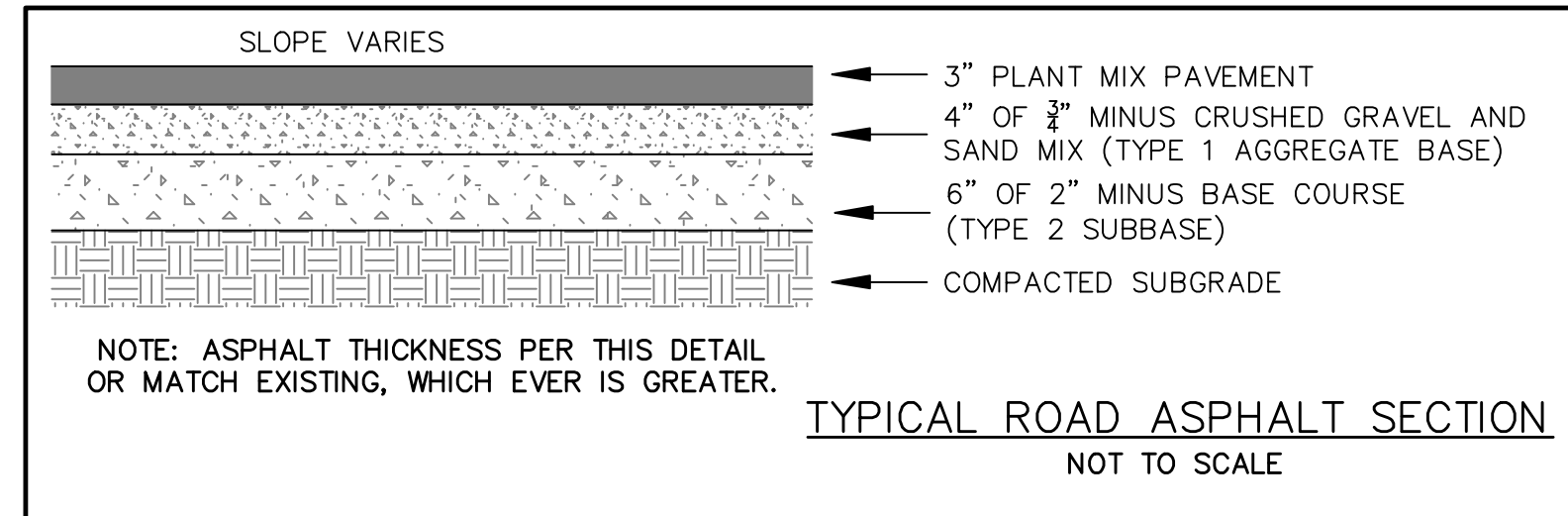
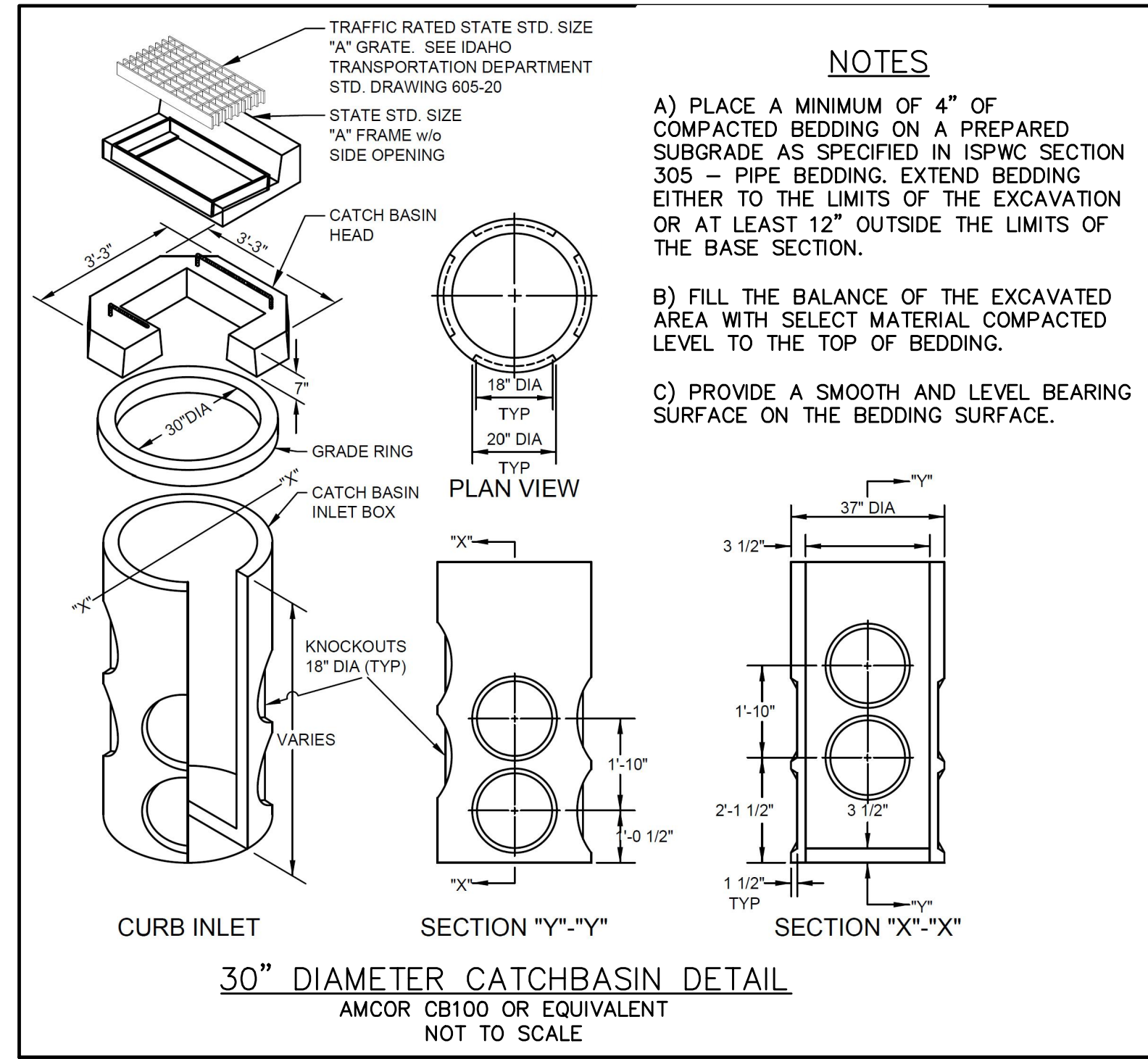
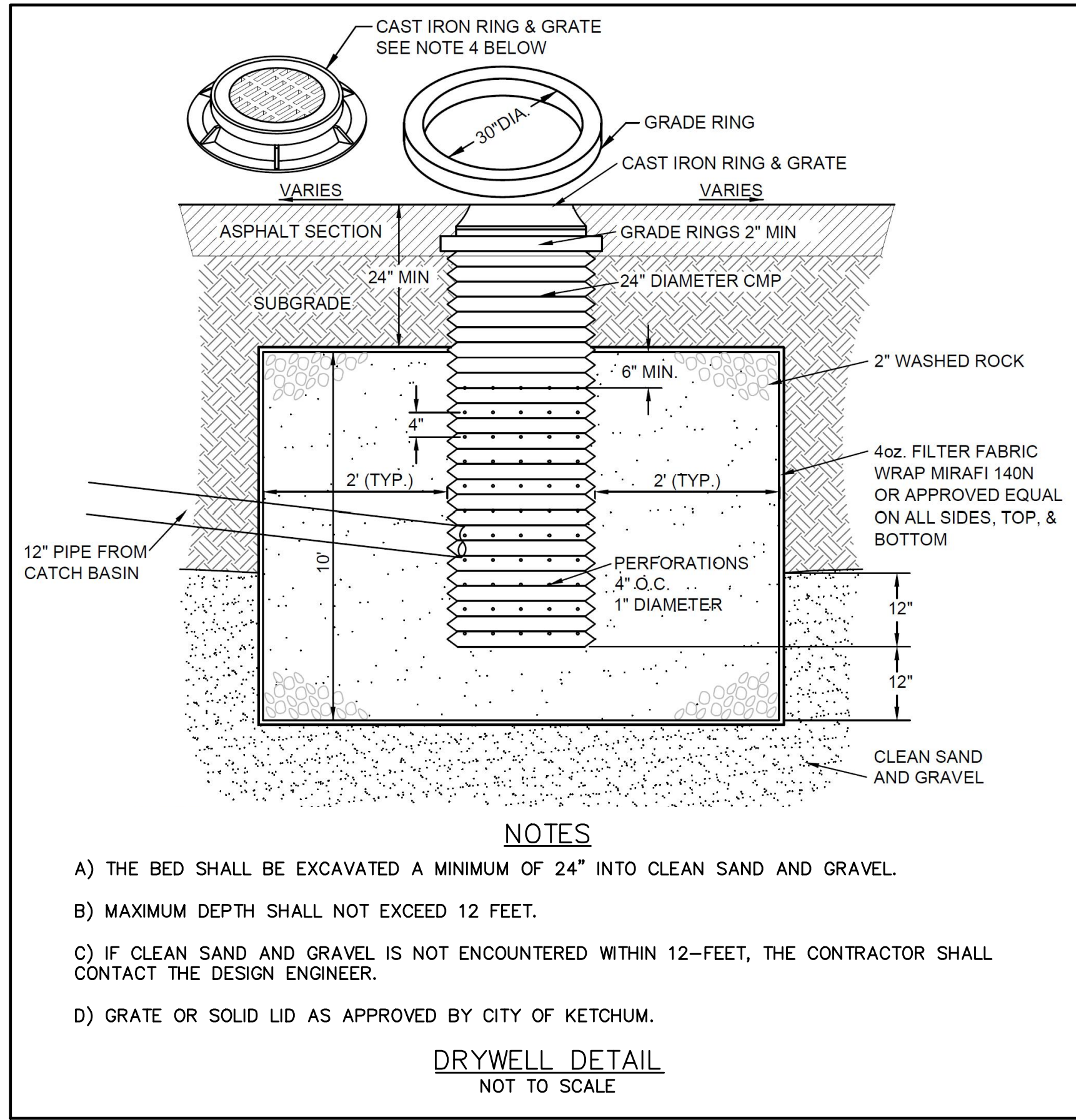
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Alpine Enterprises Inc.
 Surveying, Mapping, Civil Engineering,
 and Natural Hazards Consulting
 660 Bell Dr., Unit 3349 USA
 P.O. Box 2037, Ketchum, ID 83340
 Phone: 208.338.7277
 email: bamith@alpineenterprisesinc.com

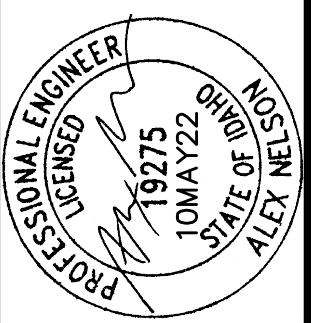
A ROW ENCROACHMENT PLAN
 LOT 3, BLK 30, KETCHUM TOWNSITE
 WITHIN S13, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR AMY MARTIN

REVISIONS	NO	DATE	BY
PRELIMINARY ONLY: NOT FOR CONSTRUCTION			
DESIGN REVIEW SUBMITTAL			
DESIGN REVIEW CLARIFICATION UPDATES	1	29MAR22	AHN
DESIGN REVIEW CLARIFICATION UPDATES	2	10MAY22	AHN



PROJECT PATH AND PRINT DATE: U:\LandProjects\2004\1488_BLK30_LT5A_K.dwg, 1488A_KB130_LT13_Civil\2022.dwg, 5/10/2022, 12:19:30 PM, MDT

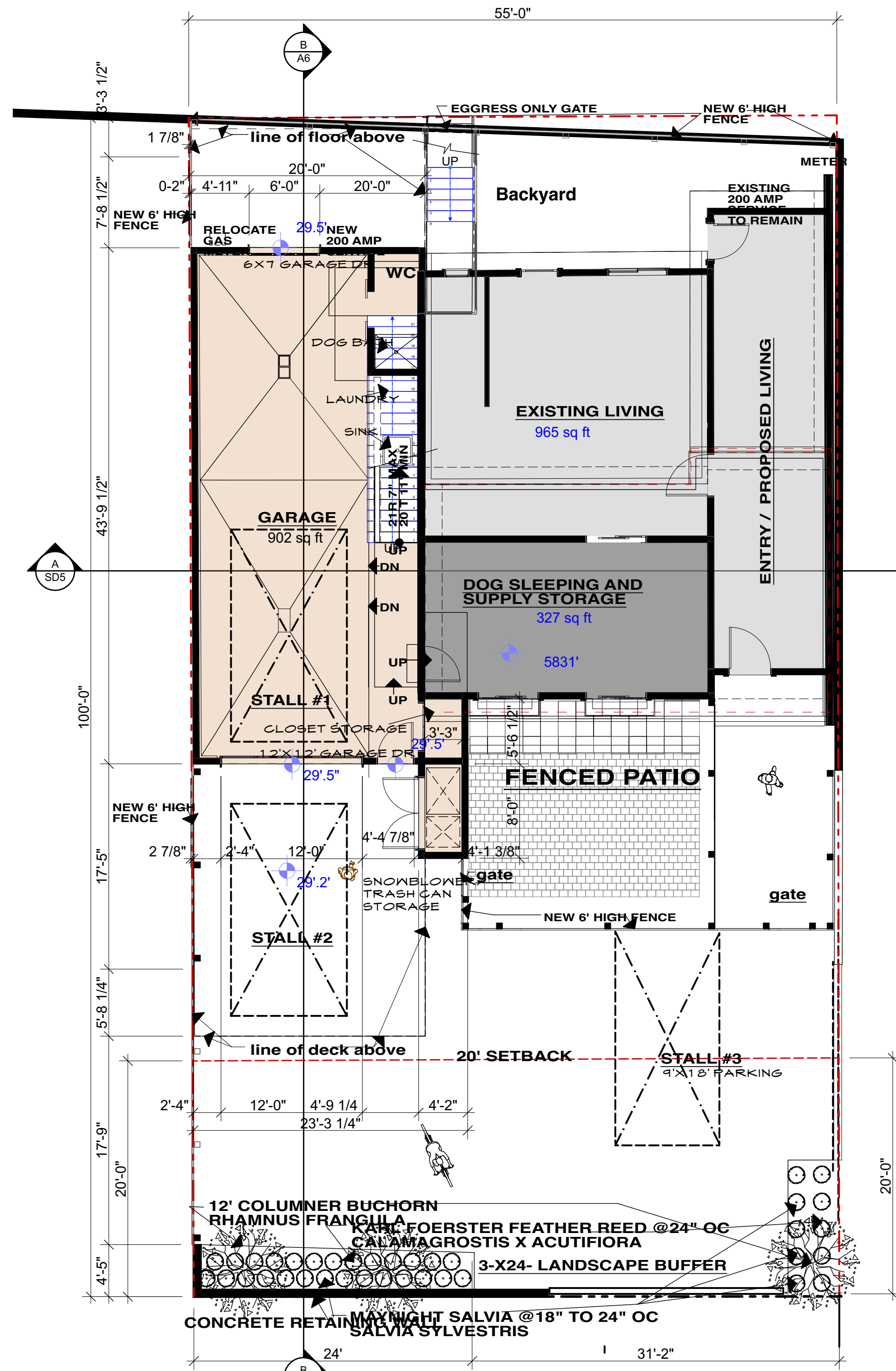
Alpine Enterprises Inc.
Surveying, Mapping, Civil Engineering,
and Natural Hazards Consulting
660 Bell Dr., Unit 1
P.O. Box 2037, Ketchum, ID 83340 USA
(208) 727-1808
email: bsmith@alpineent.com



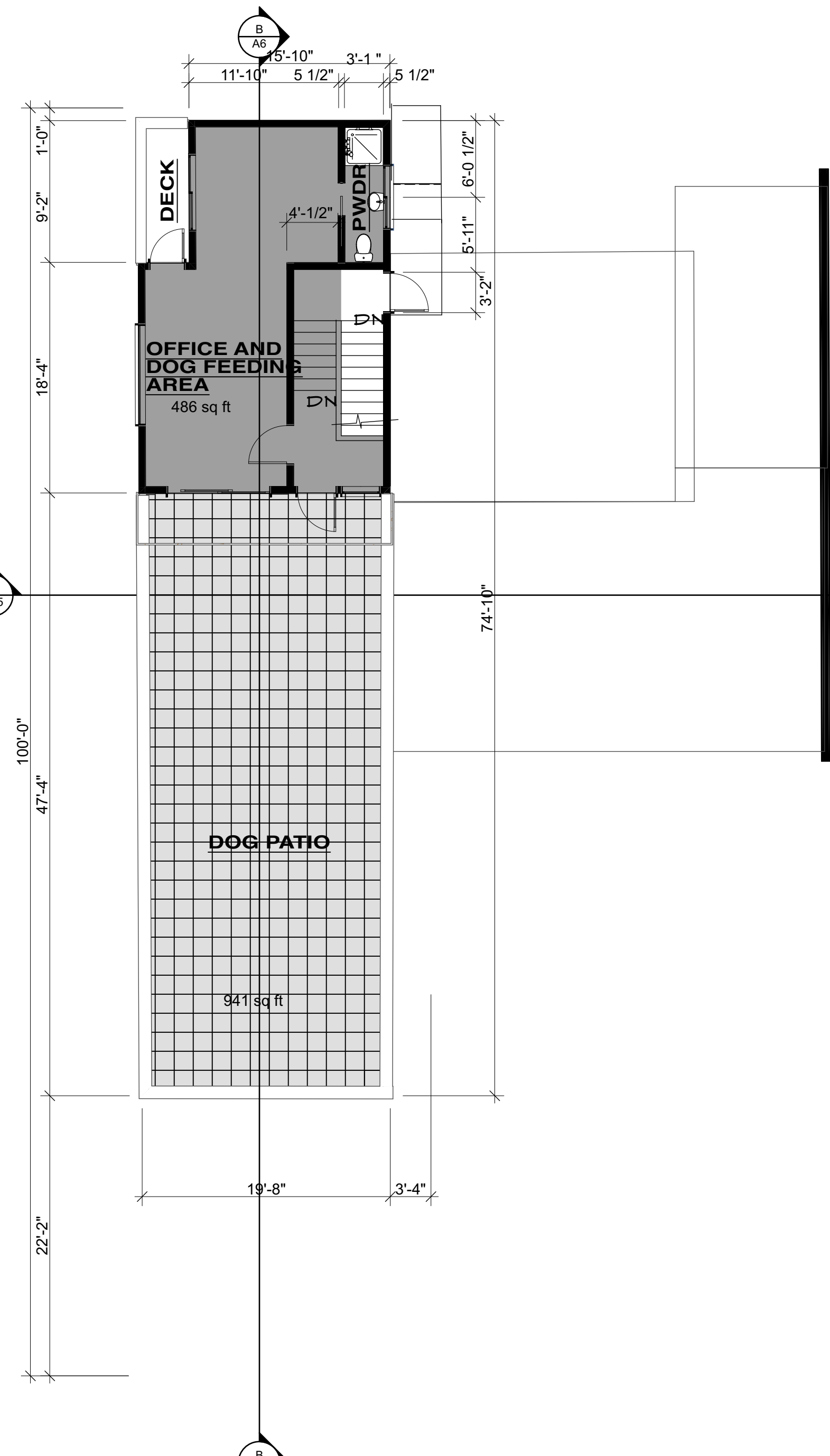
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PRELIMINARY ONLY: NOT FOR CONSTRUCTION			
DESIGN REVIEW SUBMITTAL			
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SHEET 2 OF 2

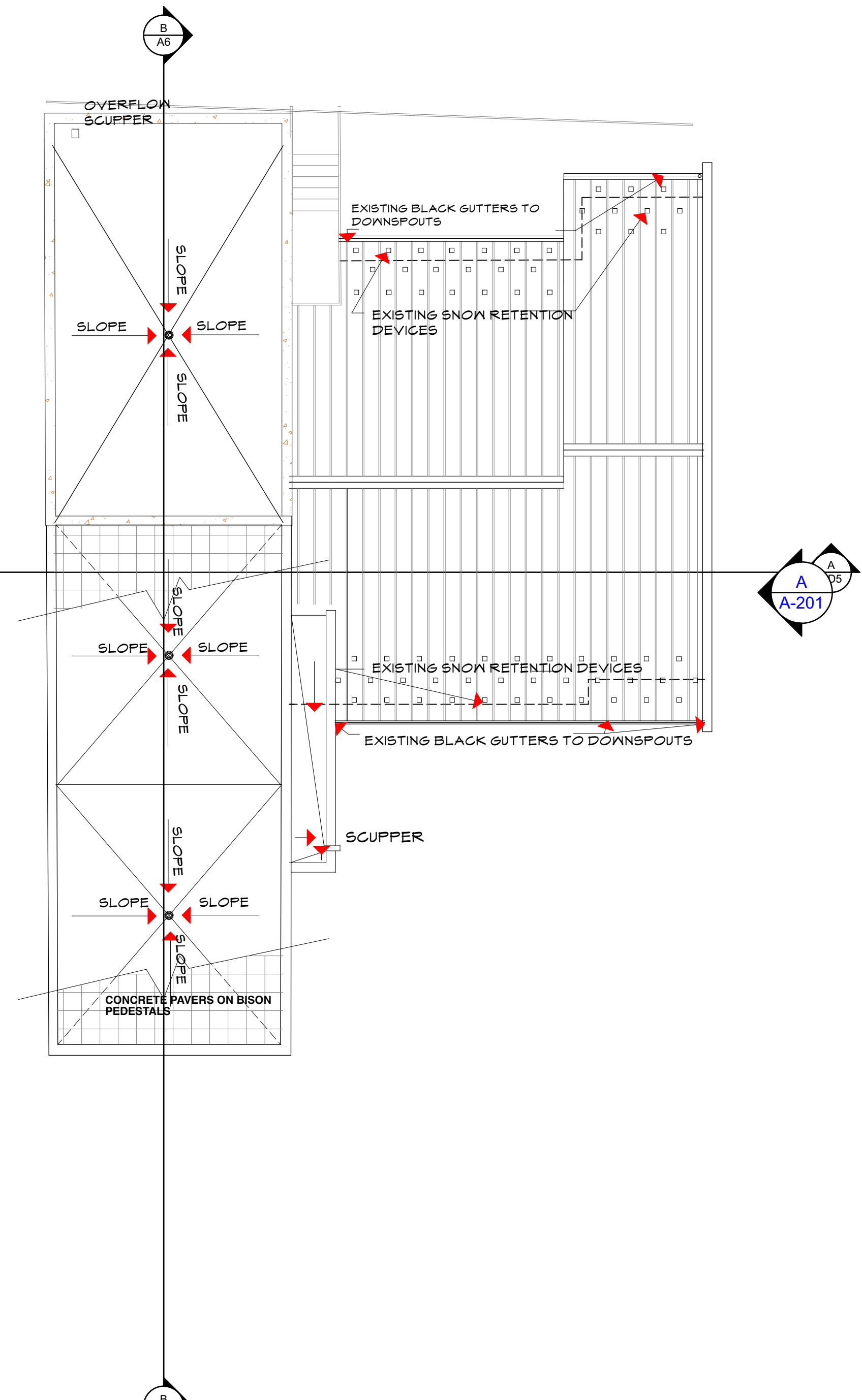
A ROW ENCROACHMENT PLAN
LOT 3, BLK 30, KETCHUM TOWNSITE
WITHIN S13, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR AMY MARTIN



FIRST LEVEL PLAN 1/8" = 1'-0"



SECOND LEVEL PLAN 1/8" = 1'-0"



ROOF PLAN 1/8" = 1'-0"

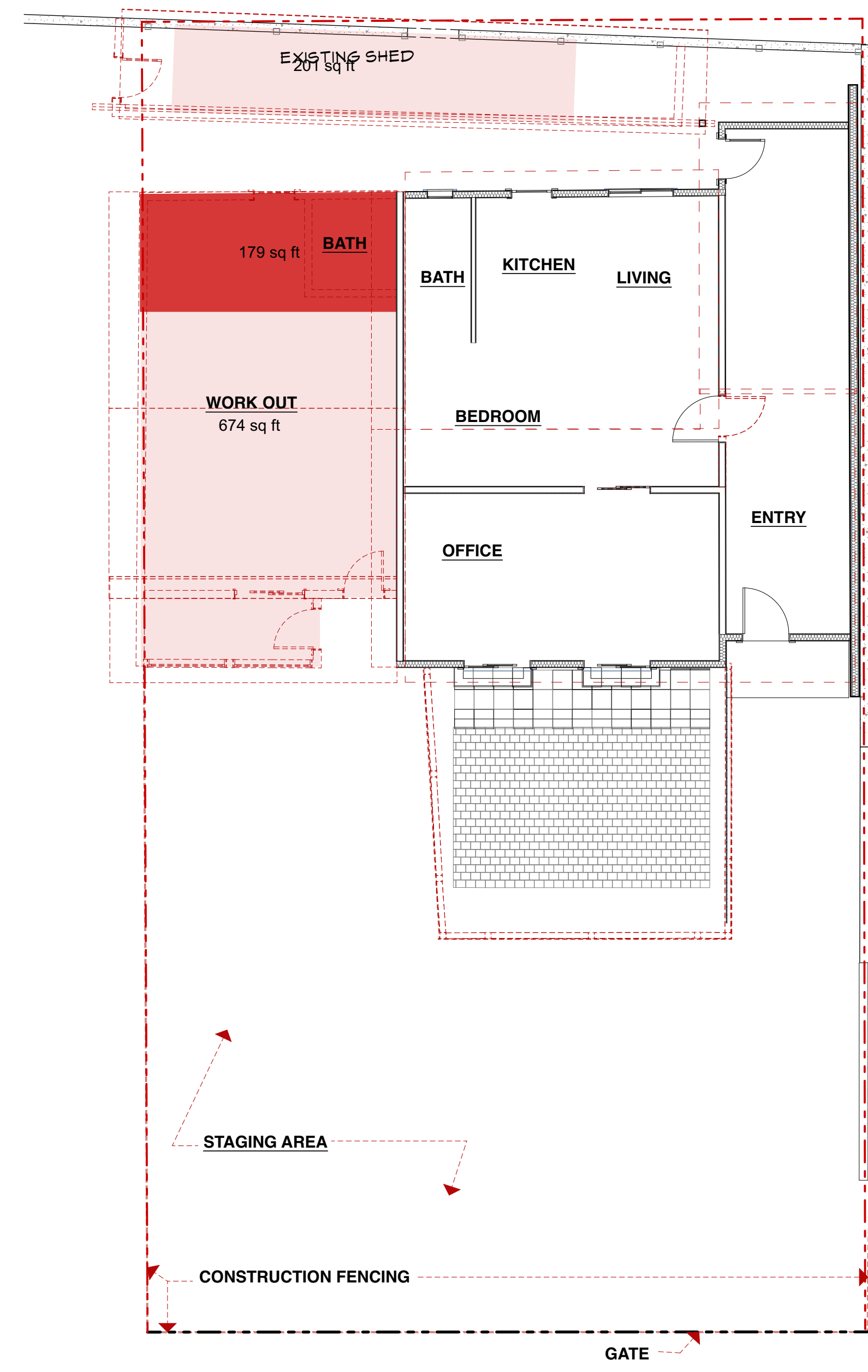
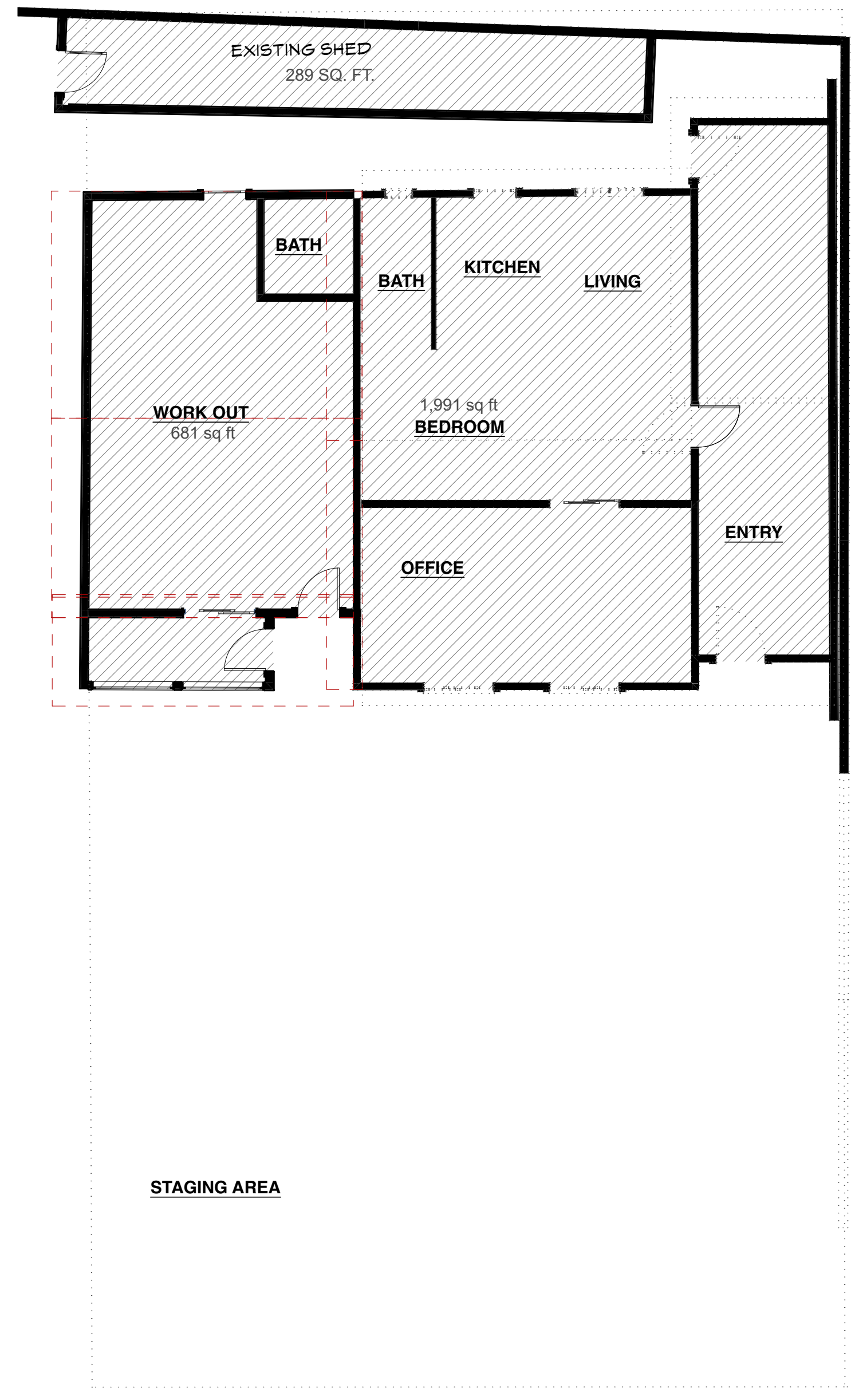
- GARAGE/STORAGE / DOG CLEANING**
- LIVING**
- DOG SLEEPING/ STORAGE/ FEEDING / OFFICE**

JOB NO. 004
 PROJ. MGR. M BLASH
 DRAWN BY M BLASH
 CHECKED BY M BLASH

GENERAL NOTES

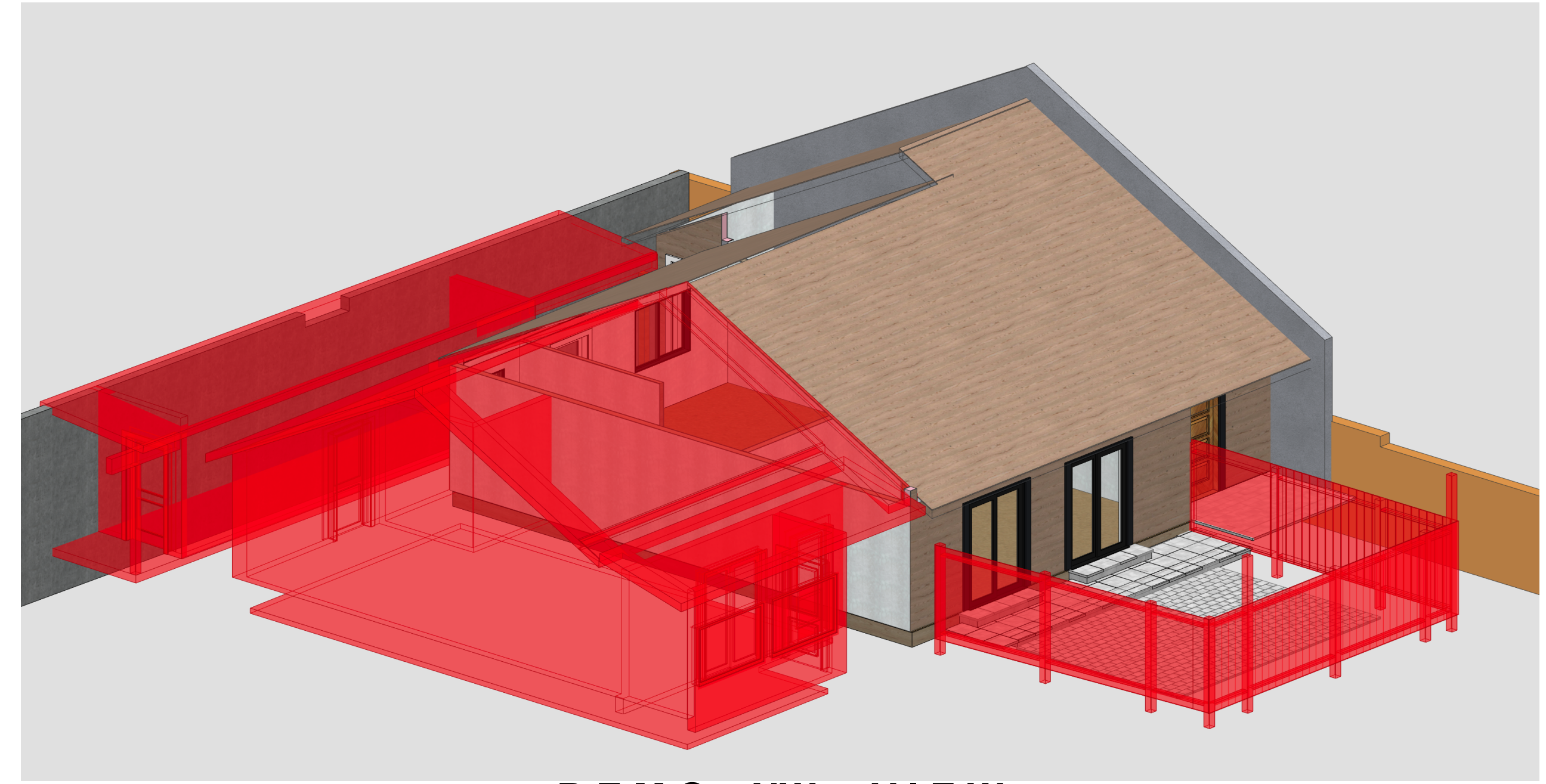
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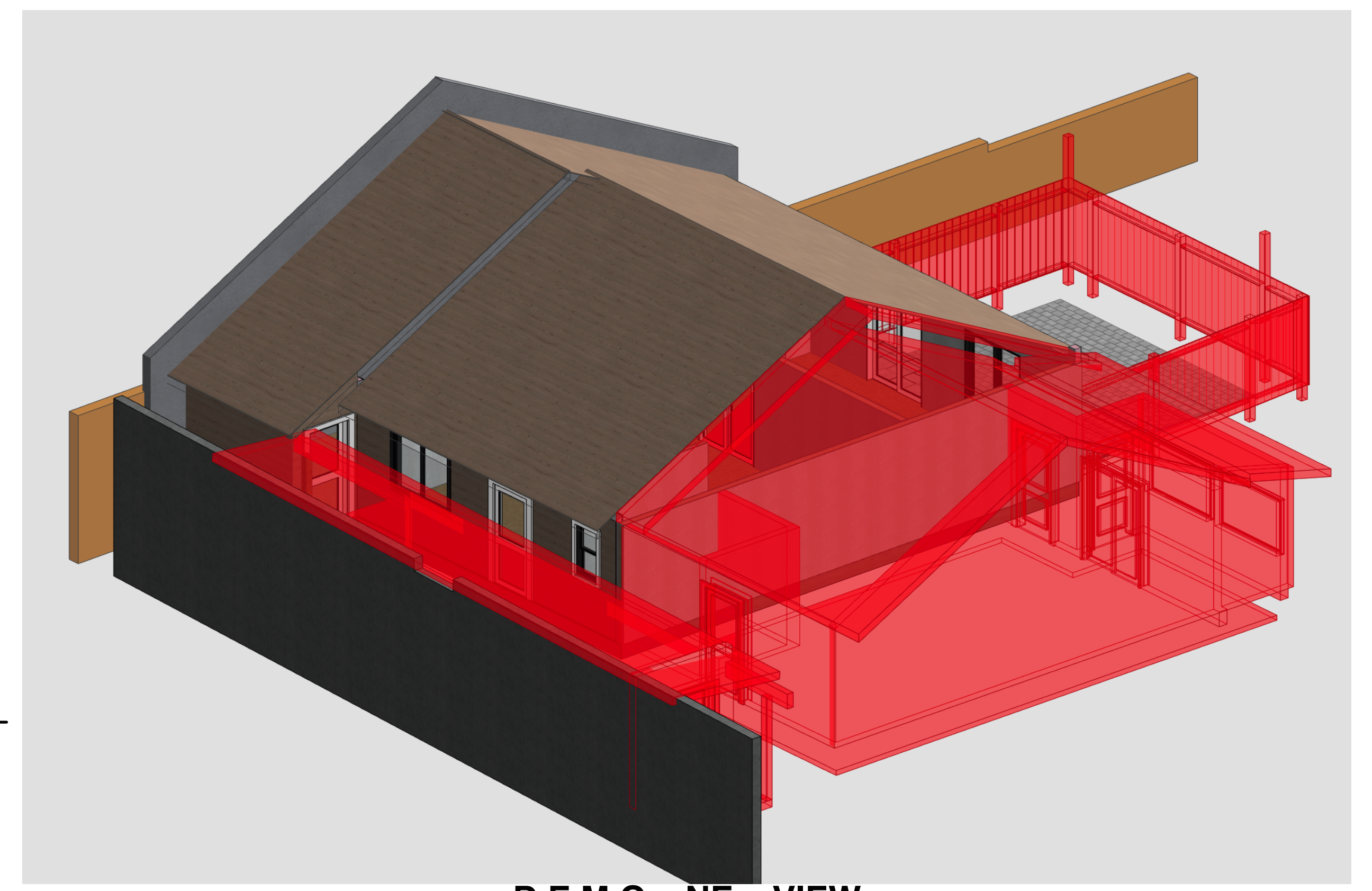


EXISTING PLAN
 1/8" = 1'-0"

DEMOLITION PLAN
 1/8" = 1'-0"



DEMO NW VIEW



DEMO NE VIEW

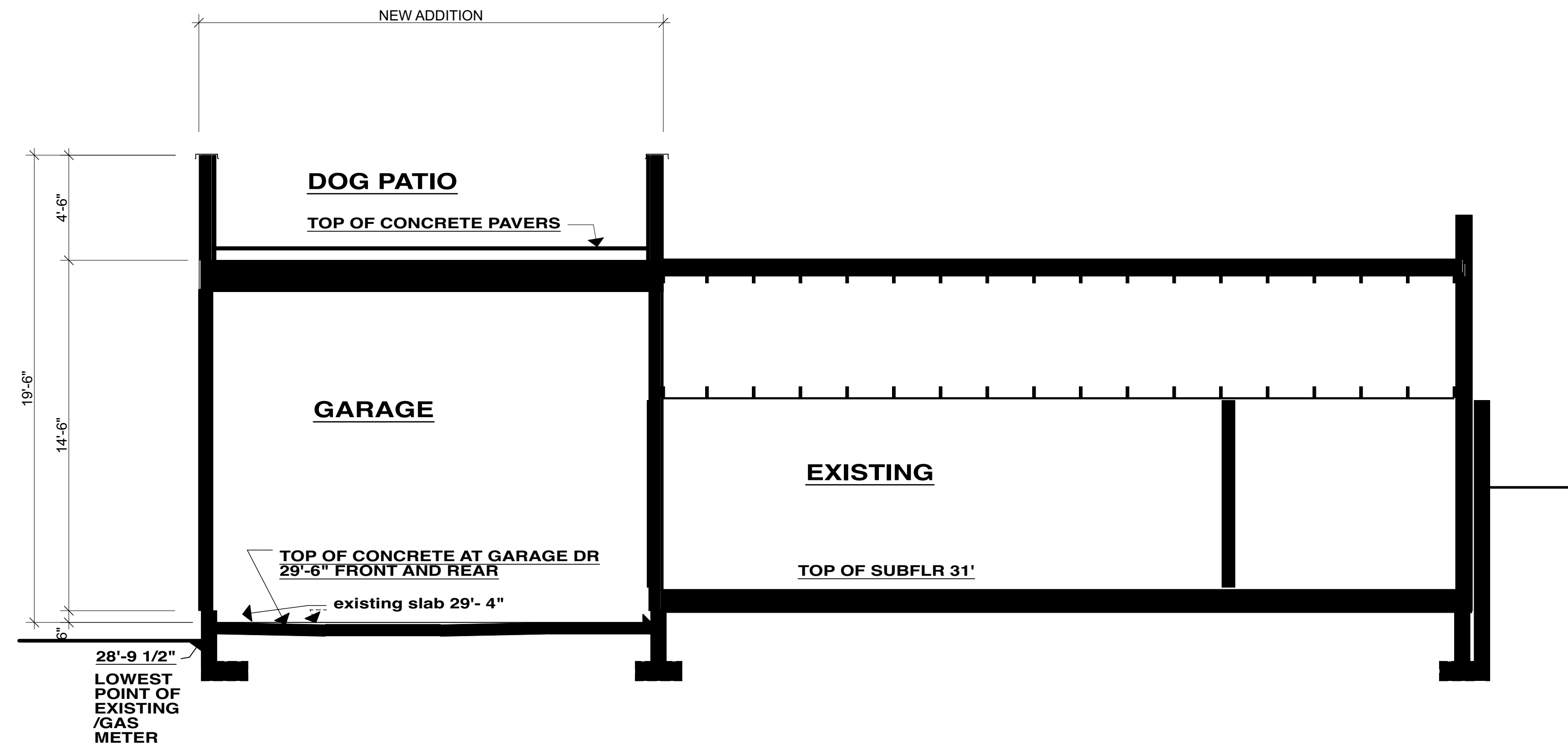
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JOB NO. **004**
 PROJ. MGR. **M BLASH**
 DRAWN BY **M BLASH**
 CHECKED BY **M BLASH**

GENERAL NOTES

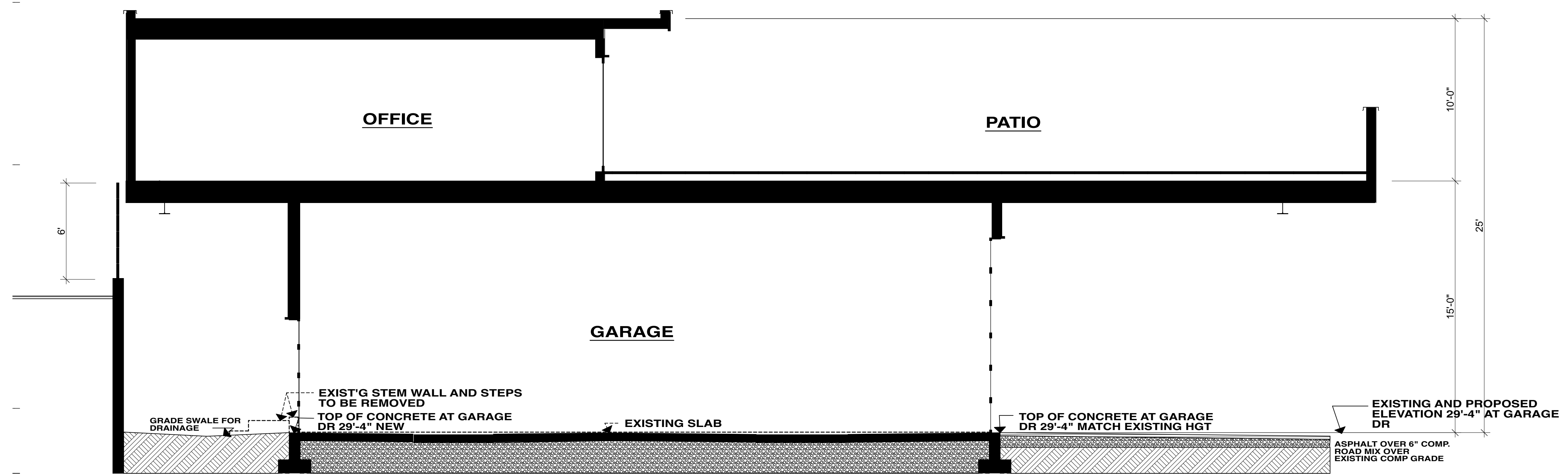
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BUILDING SECTION A

1/4" = 1'-0"



BUILDING SECTION B

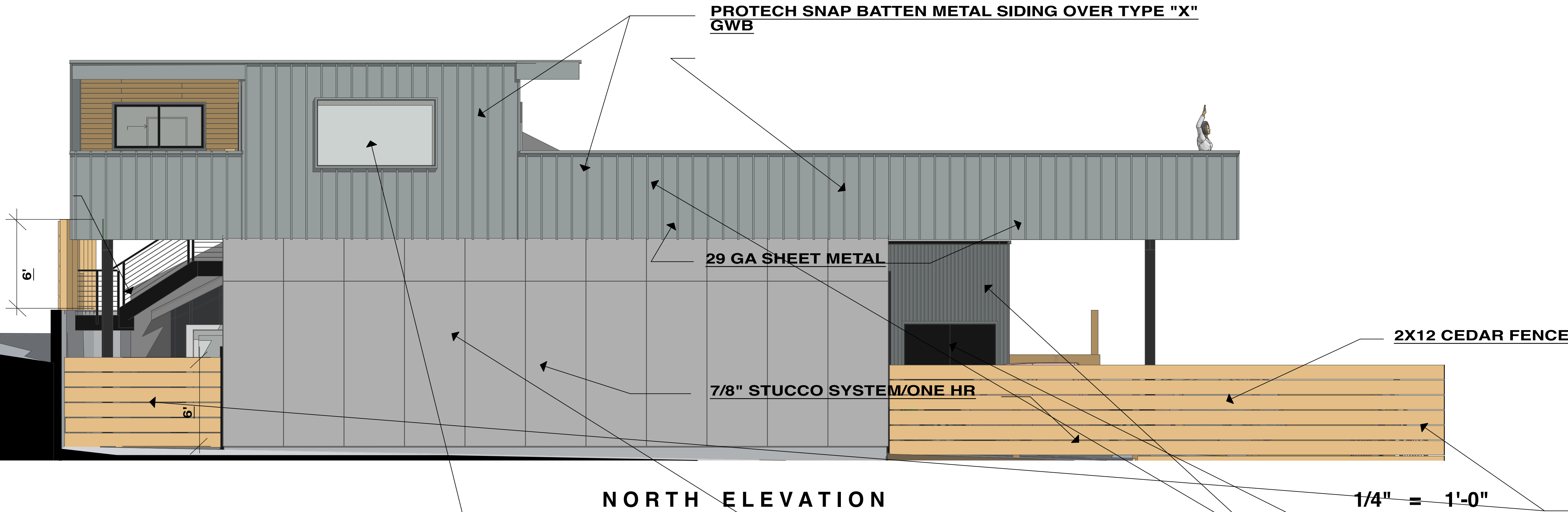
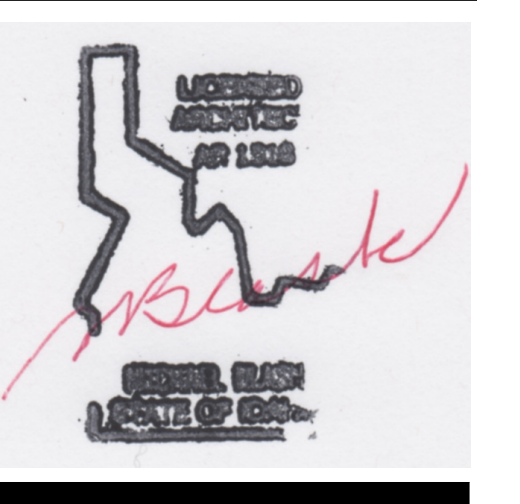
1/4" = 1'-0"

JOB NO. 004
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GENERAL NOTES

ISSUED: 2-9-22
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 SHEET TITLE



NORTH ELEVATION

Exterior Walls: Openings

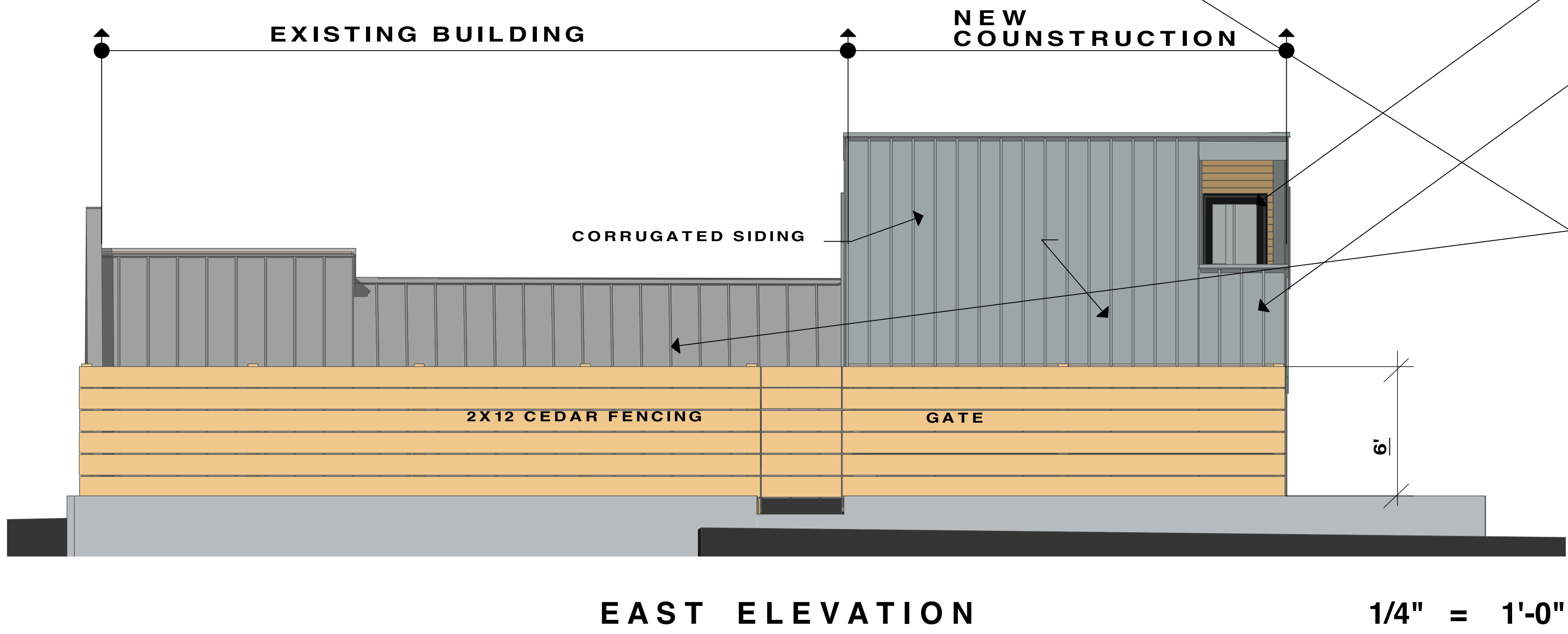
3 Options for Protection of Openings in Exterior Walls:

- Unprotected in a non-sprinklered building (UP, NS)
- Unprotected in a sprinklered building (UP, S)
- Protected (P)

Note that a building with an NFPA 13R sprinkler system is considered non-sprinklered for the purposes of opening protection. Only an NFPA 13 system is considered sprinklered in this context.

ONE HR WINDOW ASSEMBLY

- PLATINUM GREY** BENJAMIN MOORE
- CEDAR/TEAK** AUSTRALIAN TIMBER OIL
- ABYSS** BENJAMIN MOORE
- BLACK** ENAMEL ALUM CLADDING
- DK GREY** PROTECH STEEL 29GA SNAP BATTEN PANELS
- DK GREY** PROTECH STEEL 26 GA CORRUGATED SHEET
- LT GREY**



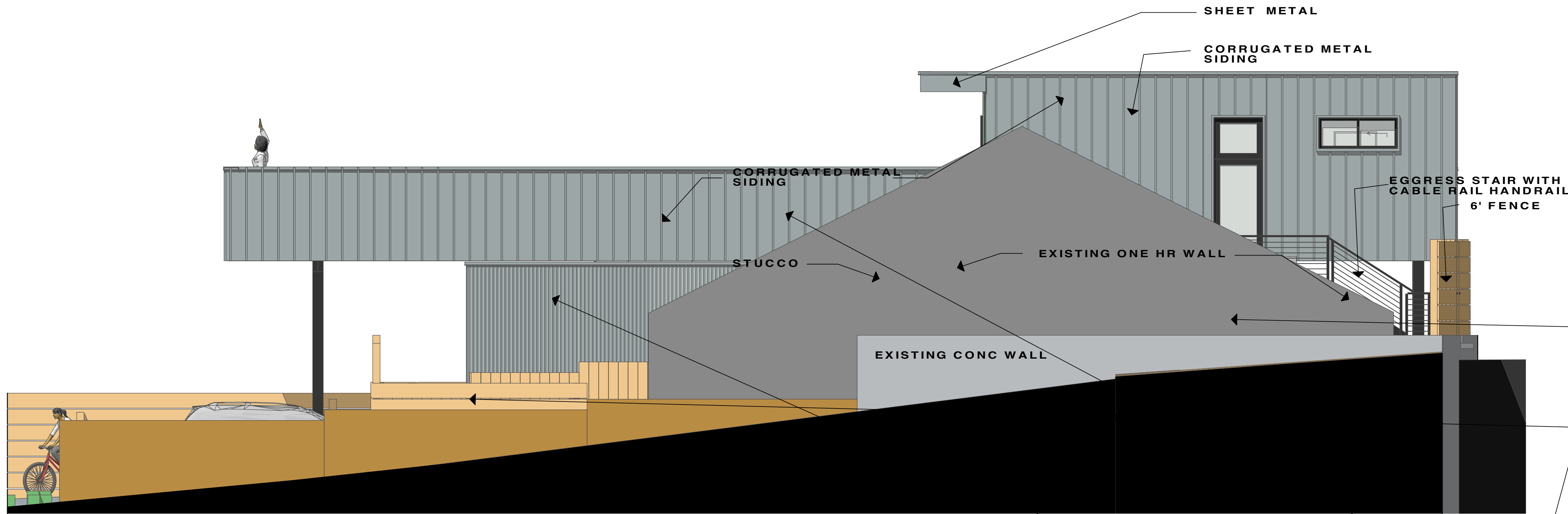
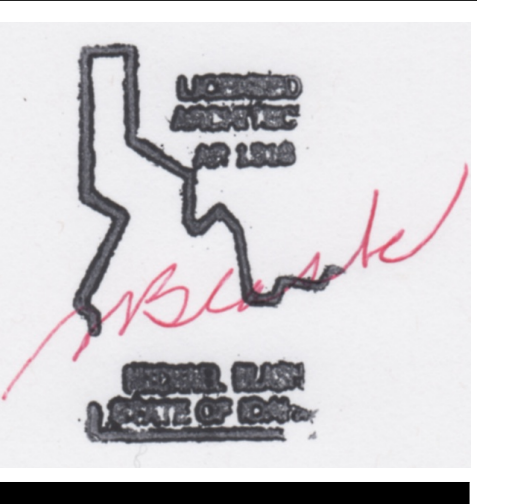
EAST ELEVATION



JOB NO. 004
 PROJ. MGR. M BLASH
 DRAWN BY M BLASH
 CHECKED BY M BLASH



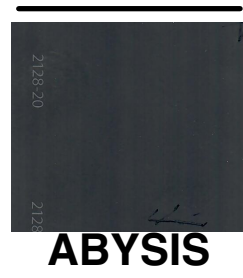
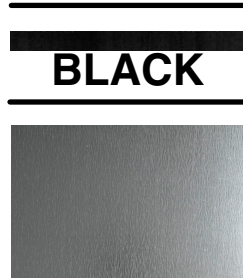



GENERAL NOTES

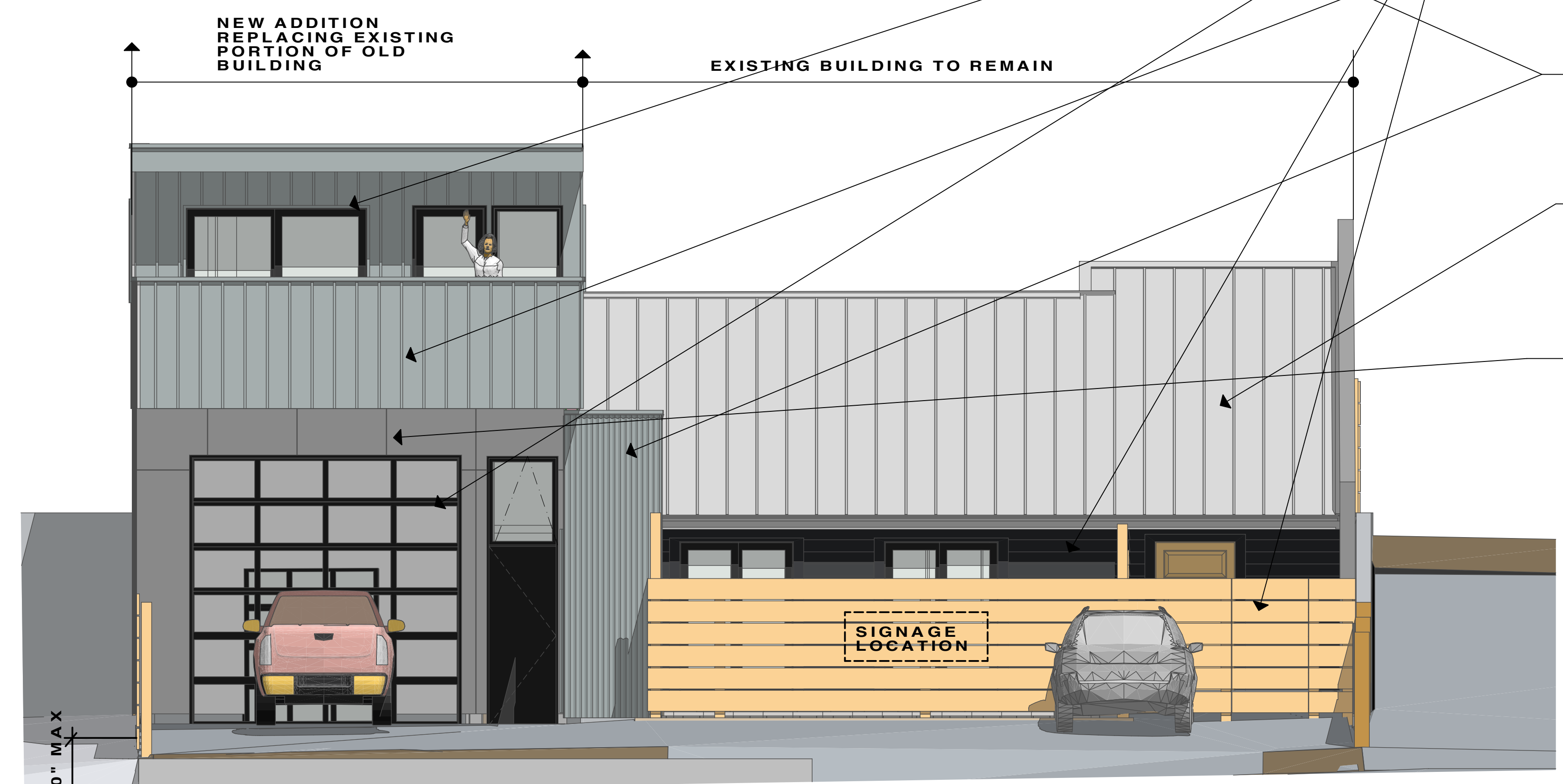
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 SHEET TITLE



SOUTH ELEVATION

1/4" = 1'-0"

-  BENJAMIN MOORE
PLATINUM GREY
-  AUSTRALIAN TIMBER OIL
CEDAR/TEAK
-  BENJAMIN MOORE
ABYSSIS
-  ENAMEL ALUM
CLADDING
BLACK
-  PROTECH STEEL 29
GA .SNAP
BATTENSHEET
DK GREY
-  PROTECH STEEL 29
GA . CORRUGATED
SHEET
DK GREY
-  PROTECH STEEL 29
GA . STANDING SEAM
LT GREY



WEST ELEVATION

1/4" = 1'-0"



JOB NO. 004
 PROJ. MGR. M BLASH
 DRAWN BY M BLASH
 CHECKED BY M BLASH

GENERAL NOTES

ISSUED: 2-9-22
 REVISED: 4-20-22
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 SHEET TITLE

ATTACHMENT D:
Zoning and Work/Live
Standards Analysis



City of Ketchum
Planning & Building

940 N LEADVILLE AVE - ZONING AND WORK/LIVE STANDARDS ANALYSIS

17.12.020 – District Use Matrix	Conformance
<i>Zone District: Light Industrial – One (LI-1)</i>	YES
<p>Finding: The building includes a “dog kennel” operation and a residential unit, together classified as a “work/live” unit. <u>KMC 17.12.020</u> outlines permissible uses in the LI-1 zone district. Dog Kennels are listed as a permitted use in the LI-1 zone district. Work/live units are permitted with a conditional use permit (CUP) approval. The applicant has requested approved of a CUP for the work/live which is being reviewed concurrently with the Design Review application.</p>	

17.12.040 – Dimensional Standards. CC District Matrix	Conformance
<i>Minimum Lot Size</i>	YES
<p>Finding: <u>Permitted:</u> 8,000 square feet</p> <p><u>Proposed:</u> 5,500 square feet – the subject property is Lot 3, Block 30 of the Ketchum Townsite (Village of Ketchum), platted in 1948. Per KMC 17.128.010, lots created prior to April 21, 1966 can be developed provided that all other dimensional limitations are met.</p>	

17.12.040 – Dimensional Standards. CC District Matrix	Conformance
<i>Minimum Lot Width</i>	YES
<p>Finding: <u>Required:</u> Minimum lot width of an average of 80 feet is required in the LI-2 zone district.</p> <p><u>Proposed:</u> The subject property is 55 feet wide as shown on the survey included in the project plans. The property was platted in 1948. Per KMC 17.128.010, lots with non-conforming lot widths created prior to April 21, 1966 can be developed provided that all other dimensional limitations are met.</p>	

17.12.040 – Dimensional Standards. CC District Matrix	Conformance
<i>Minimum Building Setbacks</i>	YES
<p>Finding: <u>Permitted:</u> Front (Leadville/west): 20 feet Side (Interior Lot Line/north): 0' 1 for internal side yards and, except for non-enclosed public use structures, a minimum of 10' for street side yards</p>	

Side (Interior Lot Line/south): 0' 1 for internal side yards and, except for non-enclosed public use structures, a minimum of 10' for street side yards
 Rear (Alley/east): 0' 1

Footnote 1: If the lot adjoins a more restrictive Residential District on the side or rear, the more restrictive setbacks of that district shall apply.

Proposed (per Sheet A3):

The lot is bordered on all sides by LI-1 zoned lots, therefore, no additional setbacks are required.

Front (Leadville/west): 22 feet 2 inches as measured to the second story dog deck

Side (Internal Lot Line/north): 0 feet

Side (Internal Lot Line/south): 0 feet

Rear (Alley/east): 0 feet

17.12.040 – Dimensional Standards. CC District Matrix	Conformance
<i>Maximum Building Heights</i>	YES
<p>Finding: <u>Permitted:</u> 35 feet Height of building/light industrial districts: The greatest vertical distance measured at any point from natural, existing, or finished grade, whichever is lowest, to the highest point of the roof, except where expressly exempted by section 17.12.050 of this title. No facade shall be greater than the maximum height permitted in the zoning district. Building heights in light industrial districts are subject to the qualifying ground floor heights and residential standards contained in section 17.124.090 of this title.</p> <p><u>Proposed:</u> 25 feet as shown on Sheet A6.</p>	

17.125.030 – Off Street Parking and Loading	Conformance
<i>Per KMC 17.125.020 all new development must comply with the off street vehicle parking requirements of the chapter.</i>	YES
<p>Finding: <u>Required per KMC 17.125.030:</u></p> <ul style="list-style-type: none"> - Parking space dimensions of 9x18 feet - Unobstructed access to and from streets - Located in the rear of a building or lot - Lighting and Screening - Requirements for alleys <p><u>Proposed:</u> As shown on Sheet A4 of the project plans, all surface parking spaces meet the minimum 9x18 feet dimensional requirements. All parking is located in the front of the</p>	

property rather than the alley; however, this is an existing building with only partial demolition and no changes to the parking area are proposed from what exists today. The project does not propose any parking area lighting except for downcast lighting under the carport, which complies with the city’s dark skies ordinance. The surface parking area is screened with landscaping along the front of the property except for the driveway curb cut.

17.125.040 – Off Street Parking and Loading Calculations 17.125.050 – Community Core District Off Street Parking and Loading Calculations	Conformance
<i>Minimum amount of parking spaces required per use.</i>	YES
<p>Finding: <u>Required:</u> 1 space per 1,000 gross square feet for the work unit 1 space per bedroom for the live unit</p> <p>The project proposes a single one-bedroom live unit and 1,715 square feet of work space. A total of three parking spaces is required.</p> <p><u>Proposed:</u> As shown on Sheet A3, the project proposes a total of three parking spaces. One garage space, one carport space, and one surface parking space.</p>	

17.125.060 – Bicycle Parking	Conformance
<i>Requirements</i>	YES Condition #3
<p>Finding: <u>Required:</u> 1 bicycle rack, accommodating at least two bicycles, for every four parking spaces required.</p> <p><u>Proposed:</u> A bike rack accommodating two bicycles exists on the property today but is not shown on the project plans. Staff recommends condition #3 to ensure the bicycle racks remains and is shown on the project plans submitted at building permit application.</p>	

17.125.030H – Curb Cut	Conformance
<i>Requirements</i>	YES
<p>Finding: <u>Required:</u> A maximum of thirty five percent (35%) of the linear footage of any street frontage may be devoted to access off street parking.</p> <p><u>Proposed:</u> The total lot frontage is 55 feet. The proposed plans show a curb cut, measured at the property line of 19.25 feet, 35% of the total lot frontage.</p>	

17.132 – Dark Skies	Conformance
<i>Compliance with Section 17.132 – Dark Skies.</i>	YES
<p>Finding: As shown on Sheet A3, the project proposes minimal exterior lighting for the project that does not trespass onto adjacent properties. The two fixtures proposed are both dark sky compliant. Final review of light fixtures for compliance with the city’s dark sky ordinance will be completed at the time of building permit application and review. There is one existing fixture that will be removed with the demolition of the project and replaced with the light fixtures proposed in the project plans.</p>	

17.124.090.A.5.a – Work/Live Units	Conformance
<p><i>The work portion of the unit meets the definition of work/live unit set forth in section 17.08.020 of this title, including that the project is subject to council approval of a restrictive covenant.</i></p>	<p>YES Condition #4</p>
<p>Finding: <u>Required:</u> Work/live units incorporate residential living space in a nonresidential building. Work/live units are held jointly in common ownership and the work and live spaces cannot be sold or platted as separate condominiums, as documented with a City-approved restrictive covenant recorded against the property.</p> <p><u>Proposed:</u> The living space is within a non-residential building that has been used as a bakery, surfboard shop, woodworking studio, and dog kennel. In all scenarios, the living space has been secondary to the work space and always within same ownership. To date, a restrictive covenant has not been recorded. Staff recommends condition #4 to ensure the covenant is recorded prior to issuance of a building permit for the project.</p>	

17.124.090.A.5.b – Work Unit Standards	Conformance
<p><i>The work unit is:</i> <i>(1) Suitable for on-site employees, foot traffic/customers, and meets applicable building and fire codes;</i> <i>(2) Signed and posted with regular hours of operation;</i> <i>(3) Served by the prominent means of access for the work/live unit; and</i> <i>(4) Associated with a business license for a use allowed (either conditionally or permitted) in the district.</i></p>	<p>YES Condition #5</p>
<p>Finding: The Alpenhound business has one full-time employee, owner Amy Martin. According to a letter written by the owner and applicant included in the application materials, one additional part-time employee provides coverage for the owner when she is out of town. There are three parking spaces proposed for the project which provide ample parking and access for the owner and employee. The business operations do not include pick-up and drop-off times like a traditional kennel. The owner goes to each dog owner’s business and</p>	

picks up the dogs from their residences or offices. No traffic from customers impacts the subject property. The building department and fire department reviewed the existing building and proposed addition. All requirements are met in the existing structure, compliance with building and fire codes for the addition will be reviewed at the time of building permit review for the project. Condition #5 requires the business hours to be posted and remain posted at all times.

As shown on Sheet A3, the work unit is access via the garage door and an entry door in the northern portion of the proposed project. This is the prominent access to the work unit. The residential unit is accessed through a separate door on the south end of the building which accesses the live unit specifically.

Alpenhound is a registered business in good standing with the City of Ketchum. The City requires renewal of business licenses annually.

17.124.090.A.5.c – Live Unit Standards	Conformance
<p><i>The residential portion of the living space is secondary to the primary use as a place of work. A finding that the residential space is secondary to the work space shall be based on measurable findings, including but not limited to:</i></p> <p><i>(1) The size of the live portion of the work/live unit is both smaller than the work portion of the unit and, further, the live portion of the work/live unit does not exceed 1,000 gross square feet;</i></p> <p><i>(2) Means of access to the residential portion of the unit is not prominent and, preferably, is located to the side or rear of the property; and</i></p> <p><i>(3) Suitable residential parking that does not interfere with snow removal or the operation of proximate LI uses and, further, is in accordance with the parking and loading requirements set forth in chapter 17.125 of this title.</i></p>	<p>YES</p>
<p>Finding:</p> <p>The total square footage of the proposed project is 2,680 square feet, 965 square feet of which is the live unit. This represents 36% of the total project. The residential unit is not readily visible from the street as it is located on the south side of the building, behind a portion of the work unit, and screened by a fenced in patio with six foot fence. The primary use is the dog kennel, which is the prominent space visible from the street. As shown on the right-of-way encroachment plan, the property meets all requirements for snow storage while maintaining access and circulation for all three required parking spaces including one space for the live unit. As outlined above, the project meets all parking and loading requirements outlined in Chapter 17.125 of the KMC.</p>	

ATTACHMENT E:
Design Review Standards
Analysis



City of Ketchum
Planning & Building

940 N LEADVILLE AVE - DESIGN REVIEW STANDARDS ANALYSIS

17.96.060.A.1 - Streets	Conformance
<i>The applicant shall be responsible for all costs associated with providing a connection from an existing City street to their development.</i>	YES Condition #5
<p>Finding: The subject property is on N Leadville Ave and currently connects to the right-of-way via the surface parking area asphalt. All proposed improvements to the right-of-way, including removal of some existing asphalt, regrading of the site, and installation of gravel parking area is at the expense of the applicant. The applicant requested a waiver from sidewalk construction; however, a fee-in-lieu of sidewalk construction is required per KMC 17.124.140. Staff recommends condition #5 to outline the timing of approval of the sidewalk waiver and payment of the in-lieu fee.</p>	

17.96.060.A.2 - Streets	Conformance
<i>All street designs shall be approved by the City Engineer.</i>	YES – condition #4
<p>Finding: No new streets are proposed for the project, however, all improvements to the right-of-way as shown on the project plans has been reviewed by the City Engineer. Final review of all improvements to the right-of-way will be completed prior to issuance of a building permit for the project per condition of approval #4.</p>	

17.96.060.B.1 - Sidewalks	Conformance
<i>All projects under subsection 17.96.010.A of this chapter that qualify as a "substantial improvement" shall install sidewalks as required by the Public Works Department.</i>	YES Conditions #4 and #5
<p>Finding: KMC 17.124.140 outlines the zone districts where sidewalks are required when substantial improvements are made, which include the LI-1 zone district. The applicant requested a waiver from sidewalk construction for the project per the requirements of KMC Section 17.124.140. City planning, engineering, and streets are supportive of the waiver as N Leadville is a local street with no direct thru traffic, operating more like a residential street than an industrial collector street like Lewis Street and Northwood Way. The project proposes to remove some existing asphalt, regrade the right-of-way to meet city standards, and place 8 feet of gravel along the right-of-way for on-street parking per city standards. All improvements to the right-of-way will be reviewed and approved by the City Engineer and Streets Department prior to issuance of a building permit as per recommended condition #4. Waiver of the sidewalk requirement must be approved by City Council following recommendation by the Commission. Staff recommends condition #5 outlining the timing of City Council approval and payment of the in-lieu fee.</p>	

17.96.060.B.2 - Sidewalks	Conformance
<p><i>Sidewalk width shall conform to the City's right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.</i></p>	<p>YES Condition #4</p>
<p>Finding: The city engineer supports the waiver of the sidewalk construction. Proposed right-of-way improvements in lieu of sidewalk construction have been reviewed and approved by the City Engineer. Final design of right-of-way improvements will be reviewed and approved by the City Engineer at the time of building permit review per condition #4.</p>	

17.96.060.B.3 - Sidewalks	Conformance
<p><i>Sidewalks may be waived if one of the following criteria is met:</i></p> <ul style="list-style-type: none"> <i>a) The project comprises an addition of less than 250 square feet of conditioned space.</i> <i>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.</i> 	<p>YES</p>
<p>Finding: As described above, the City Engineer agrees that sidewalks are not necessary for the proposed project per subsection b of this standard.</p>	

17.96.060.B.4 - Sidewalks	Conformance
<p><i>The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.</i></p>	<p>N/A</p>
<p>Finding: As described above, the sidewalk requirement has been waived for this project.</p>	

17.96.060.B.5 – Sidewalks	Conformance
<p><i>New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.</i></p>	<p>N/A</p>
<p>Finding: As described above, the sidewalk requirement has been waived for this project.</p>	

17.96.060.B.6 - Sidewalks	Conformance
<p><i>The City may approve and accept voluntary cash contributions in lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be 110 percent of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in lieu contribution shall be paid before the City issues a certificate of occupancy.</i></p>	<p>YES Condition #5</p>
<p>Finding: The applicant has requested a waiver of the sidewalk construction requirement and will pay a fee-in-lieu of construction as outlined in this standard. Staff recommends condition #5 which outlines the process for submitting design drawings and timing of payment of in-lieu fees.</p>	

17.96.060.C.1 - Drainage	Conformance
<p><i>All stormwater shall be retained on site.</i></p>	<p>YES</p>
<p>Finding: The subject property slopes downward to the right-of-way from the rear of the property. Per the site grading and drainage shown on the right-of-way improvements plan, all drainage from the property is being retained on site with proposed drainage infrastructure in the center of the front property line. The proposed drainage has been reviewed and approved by the City Engineer.</p>	

17.96.060.C.2 - Drainage	Conformance
<p><i>Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.</i></p>	<p>YES Condition #4</p>
<p>Finding: As shown on the right-of-way improvements plan, all stormwater is retained on-site. The project proposes to construct right-of-way improvements the length of the subject property, including a trench drain, dry well, and regrading of the right -of-way to meet city standards. Final design of drainage infrastructure will be reviewed and approved by the City Engineer prior to building permit issuance per condition #4.</p>	

17.96.060.C.3 - Drainage	Conformance
<p><i>The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.</i></p>	<p>N/A</p>
<p>Finding: The City Engineer did not identify any additional drainage improvements during department review.</p>	

17.96.060.C.4 - Drainage	Conformance
<i>Drainage facilities shall be constructed per City standards.</i>	YES Condition #4
Finding: Based on review of the project plans by the City Engineer during department review, all drainage facilities meet city standards. Final design of drainage facilities will be reviewed and approved by the city engineer prior to issuance of a building permit per condition #4.	

17.96.060.D.1 - Utilities	Conformance
<i>All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.</i>	YES
Finding: All project costs associated with the development, including installation of utilities, are the responsibility of the applicant. The applicant has not made requests for funding to the City, and no funds have been provided by the city for the project.	

17.96.060.D.2 - Utilities	Conformance
<i>Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.</i>	YES
Finding: All utilities to the existing structure are underground. Per comments from water and sewer, no changes to the existing services are required for the proposed project. An Idaho Power transformer is located at the southeast corner of the property on an above ground power pole. A service line runs from the pole to a meter on the southeast corner of the property and serves the existing building underground from there. Idaho Power conducted a review of the proposed project and determined that no upgrades to the existing power service is required per a letter dated April 11, 2022.	

17.96.060.D.3 - Utilities	Conformance
<i>When extension of utilities is necessary all developers will be required to pay for and install two-inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with City of Ketchum standards and at the discretion of the City Engineer.</i>	N/A
Finding: No extension of utilities is required for the project, therefore, this standard does not apply.	

17.96.060.E.1 – Compatibility of Design	Conformance
<i>The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.</i>	YES
<p>Finding: The adjoining structures to the west and south are primarily one and two-story structures of traditional residential architecture and materials. The structure to the south is log cabin construction with grouted river rock along the ground floor. To the west are two residential structures with horizontal wood/vinyl siding. To the north, the structures are more commercial in nature with flat roofs of cinder block or concrete construction. The proposed project includes a blend of horizontal wood siding on the existing structure with wood, stucco, and metal siding materials for the addition. The colors of materials are very complimentary of the adjoining structures.</p>	

17.96.060.E.2 – Compatibility of Design	Conformance
<i>Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.</i>	N/A
<p>Finding: The subject property includes a building that was built in the 1950s. Although the building housed many beloved business in its history, the building has not been identified as a local landmark and is not listed on the City of Ketchum’s Historic Building/Site List.</p>	

17.96.060.E.3 – Compatibility of Design	Conformance
<i>Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.</i>	N/A
<p>Finding: The existing building was built in the 1950s, therefore this standard does not apply.</p>	

17.96.060.F.1 – Architectural	Conformance
<i>Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.</i>	YES
<p>Finding: The project includes direct access to the nearest street, N Leadville Ave, which functions much like a local/residential street. These streets are known to provide pedestrian circulation within the public right-of-way. The project does not propose any improvements that would obstruct pedestrian access to the nearest street.</p>	

17.96.060.F.2 – Architectural	Conformance
<i>The building character shall be clearly defined by use of architectural features.</i>	YES
<p>Finding: The building character is a unique blend of traditional residential architecture and modern design elements. The existing building has a gabled roof running north to south and horizontal siding on the façade. The proposed addition is more modern with clean vertical and horizontal lines and stucco/metal/wood façade treatments. The proposed project blends the orientation of materials between the existing building and proposed addition well, specifically the vertical siding of the dog deck area and it’s cohesion with the vertical roofing material on the existing building.</p>	

17.96.060.F.3 – Architectural	Conformance
<i>There shall be continuity of materials, colors and signing within the project.</i>	YES
<p>Finding: The project uses a consistent set of materials including wood siding, metal siding, and stucco. The proposed materials for the addition blend well with the materials on the existing building, particularly the most visible elements such as the roof and front fence area.</p>	

17.96.060.F.4 – Architectural	Conformance
<i>Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.</i>	YES
<p>Finding: Existing accessory structures are being removed as part of the proposed project. No additional accessory structures are proposed. There are existing fences and retaining walls on the property. Fences are a vertical wood design that is being mirrored for the proposed fence along the north property line and the fenced in patio in the front of the property. All retaining walls are a poured concrete that match the color of the proposed stucco on the building.</p>	

17.96.060.F.5 – Architectural	Conformance
<i>Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.</i>	YES
<p>Finding: The existing building is a one-story structure, with the addition stepping to a second story. The maximum height of the building is at the rear of the addition near the alley. Various areas of relief are included in the proposed addition. The second-floor dog deck is uncovered and serves as the roof for the open carport below.</p>	

17.96.060.F.6 – Architectural	Conformance
<i>Building(s) shall orient toward their primary street frontage.</i>	YES
<p>Finding: The subject properties’ primary street frontage is N Leadville Ave. The project orients to the street frontage with the second floor dog deck and main entrance to the building facing Leadville. Signage for the business will be located on the fence that encloses the front patio area, as shown on the project plans, which draws attention from the street.</p>	

17.96.060.F.7 – Architectural	Conformance
<i>Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.</i>	YES
<p>Finding: As shown on Sheet A4 of the project plans, the garbage area is enclosed in a storage area between the carport and fenced patio area at the front of the building. The garbage area is fully enclosed by the building. No satellite receivers are proposed for the project.</p>	

17.96.060.F.8 – Architectural	Conformance
<i>Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.</i>	YES
<p>Finding: As shown on Sheet A4 of the project plans, snow retention exists on the gabled roof of the existing building. The roof and dog deck for the addition is designed to drain to a series of roof drains, scuppers, and downspouts.</p>	

17.96.060.G.1 – Circulation Design	Conformance
<i>Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.</i>	YES
<p>Finding: The project is connected directly to the street network on N Leadville Ave with paved access along the road. The closest sidewalk is on 10th Street at the corner of 10th and Highway 75, however, there is no sidewalk connectivity or easements on N Leadville. Bicycle access is from the road as well.</p>	

17.96.060.G.2 – Circulation Design	Conformance
<i>Awnings extending over public sidewalks shall extend five feet or more across the public sidewalk but shall not extend within two feet of parking or travel lanes within the right-of-way.</i>	N/A
Finding: No awnings are proposed for the project, therefore, this standard does not apply.	

17.96.060.G.3 – Circulation Design	Conformance
<i>Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.</i>	YES
Finding: No new roads are proposed with the project. Vehicular access from the proposed project is provided as a direct driveway connection from the subject property to the street. Bicycle and pedestrian access is also direct to the street from the property.	

17.96.060.G.4 – Circulation Design	Conformance
<i>Curb cuts and driveway entrances shall be no closer than 20 feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right-of-way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.</i>	N/A
Finding: The subject property is an interior lot located more than 55 feet from the nearest intersection to the north, and 140 feet from the nearest intersection to the south.	

17.96.060.G.5 – Circulation Design	Conformance
<i>Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.</i>	YES
Finding: During department review, the fire department reviewed the proposed project and determined adequate access to the structure in the event of an emergency. There is direct access to the property from N Leadville Ave and the rear alley. Per a letter from Clear Creek Disposal dated April 20, 2022, the property shall continue the existing garbage service with three garbage carts that the owner is responsible for bringing to the street for pick-up. This garbage management approach has existed for the past two years with no expressed concerns from city staff or Clear Creek Disposal.	

17.96.060.H.1 – Snow Storage	Conformance
<i>Snow storage areas shall not be less than 30 percent of the improved parking and pedestrian circulation areas.</i>	YES
Finding: The right-of-way improvements plan outlines snow storage locations on the proposed plan for the impervious surface in the front of the property. The total impervious area is 1,490 square feet. The total proposed snow storage is 395 square feet, 30% of the total impervious area.	

17.96.060.H.2 – Snow Storage	Conformance
<i>Snow storage areas shall be provided on site.</i>	YES
Finding: All proposed snow storage is on-site as shown on the right-of-way improvement’s plan.	

17.96.060.H.3 – Snow Storage	Conformance
<i>A designated snow storage area shall not have any dimension less than five feet and shall be a minimum of 25 square feet.</i>	YES
Finding: There are four snow storage areas proposed, all over 25 square feet and five feet in width or depth.	

17.96.060.H.4 – Snow Storage	Conformance
<i>In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.</i>	YES
Finding: The applicant is providing snow storage on site, therefore no snowmelt or hauling is being proposed.	

17.96.060.I.1 – Landscaping	Conformance
<i>Landscaping is required for all projects.</i>	YES
Finding: Sheet A3 of the project plans is the landscape plan for the project.	

17.96.060.I.2 – Landscaping	Conformance
<i>Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.</i>	YES
Finding: The landscape plan includes three columner buckhorn trees, a variety of salvia shrubs interspersed with karl forester grasses. All species proposed are common in the City of	

Ketchum and the microclimate. The placement of the landscaping no only screens the parking lot, but enhances the streetscape on an otherwise unimproved stretch of road.

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

17.96.060.I.4 – Landscaping	Conformance
<i>Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.</i>	YES
Finding: The landscaping provides a buffer between the road and the surface parking area of the project. Additionally, the landscaping provides a buffer between adjacent residential and commercial structures in the immediate vicinity of the project.	

17.96.060.J.1 – Public Amenities	Conformance
<i>Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.</i>	N/A
Finding: The applicant has requested a waiver from sidewalk construction, therefore, this standard does not apply.	

17.96.060.K.1 – Underground Encroachments	Conformance
<i>Encroachments of below grade structures into required setbacks are subject to subsection 17.128.020.K of this title and shall not conflict with any applicable easements, existing underground structures, sensitive ecological areas, soil stability, drainage, other sections of this Code or other regulating codes such as adopted International Code Council Codes, or other site features concerning health, safety, and welfare.</i>	N/A
Finding: The project does not propose any below grade structures.	

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

ATTACHMENT F:
Public Comment

From: [Participate](#)
To: [Morgan Landers](#)
Subject: Fwd: Boarding dog kennel
Date: Monday, May 16, 2022 8:42:45 AM

Public Comment

Begin forwarded message:

From: Jenny Jefferds <jtjefferds@gmail.com>
Date: May 15, 2022 at 6:12:56 PM MDT
To: Participate <participate@ketchumidaho.org>
Subject: Boarding dog kennel

I live at Frenchman's and I am opposed to having a dog kennel that will devalue my property besides the fact that I don't want the traffic, or the noise from the barking dogs
Thank you
Jenny jefferds

From: [Participate](#)
To: [Morgan Landers](#)
Subject: Fwd: Martin Conditional Use Permit and Design Review
Date: Tuesday, May 17, 2022 8:27:32 AM

Public comment

Begin forwarded message:

From: Edward Jacobs <edwardrjacobs@gmail.com>
Date: May 16, 2022 at 1:41:21 PM MDT
To: Participate <participate@ketchumidaho.org>
Subject: Martin Conditional Use Permit and Design Review

Dear Ketchum P&Z Commission,

My name is Edward Jacobs and I own a residential unit in the Frenchman's Condominium Complex. I have a concern about the impact of noise from the proposed modifications for an outdoor dog area to the nearby residential neighborhood. I respectfully request that the P&Z Commission consider what noise mitigations that might incorporated into the proposed modifications to the existing property for the addition of the outdoor dog area.

Thank you,
Edward Jacobs