City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF DECEMBER 12, 2023

PROJECT:	200 North Main
APPLICATION TYPE:	Design Review (Application File No. P23-049) Conditional Use Permit (Application File No. P23-49A)
PROPERTY OWNER:	200 North Main LLC, Kenneth & Ann Dudunakis, Owner Members
REPRESENTATIVE:	Michael Doty Associates, Architects
REQUEST:	Final Design Review for the development of a new 12,405 gross-square-foot mixed-use building and Conditional Use Permit for a residential unit greater than 3,000 square feet as required by Interim Ordinance 1234.
LOCATION:	200 North Main Street (Ketchum Townsite: Block 3: Lots 1)
ZONING:	Community Core – Subdistrict 1 – Retail Core (CC-1)
REVIEWER:	Abby Rivin – 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 November 22, 2023. The public hearing notice was published in the Idaho Mountain Express on November 22, 2023. A notice was posted on the project site and the city's website on November 27, 2023. The building corners were staked and the story pole was installed on the project site on December 5, 2023. Public comment is included as Attachment I.

I. EXECUTIVE SUMMARY

The applicant is proposing to develop a new 12,405-gross-square-foot mixed-use building, called 200 North Main (the "project"), at the northeast corner of Main and 2nd Streets (the "subject property") located within the Retail Core of the Community Core ("CC-1 Zone"). As proposed, the project includes 2,979 square feet of restaurant space on the ground-level with frontage along both Main and 2nd Streets, six one-bedroom apartments ranging in size from 505 to 642 square feet on the second floor, and a penthouse on the third floor. Two of the apartments on the second floor will be deed-restricted community housing units for rent. Figure 1 shows a rendering of the proposed mixed-use building from the vantage point of the street corner. The project plans are included as Attachment B to the staff report.

Figure 1: Rendering View from Street Corner

Figure 2 shows an aerial map of the subject property. The project site is adjacent to: (a) the Casino to the north along Main Street, (b) the Rocky Mountain Hardware building to the south along Main Street, (c) the Leadville Trading building currently under construction to the east across the alley, and (d) the Sun Valley Culinary Institute and Sawtooth Club buildings to the west across Main Street. The subject property is comprised of one lot within the original Ketchum townsite that was created in 1948. The corner lot is developed with an existing building that was originally constructed in 1959 and is proposed to be demolished.

Figure 2: Aerial Map of Subject Property

The project is subject to the standards of Interim Ordinance 1234 ("interim ordinance") as the applications were deemed complete after the effective date of the interim ordinance and prior to the adoption of permanent Ordinance 1249. Staff has provided an analysis of how the project complies with the interim ordinance standards as Attachment G.

The development of the proposed mixed-use building is subject to Design Review pursuant to Ketchum Municipal Code ("KMC") §17.96.010.A4. The Conditional Use Permit application requests an adjustment to the interim ordinance standard requiring that individual residential units not exceed a total floor area of 3,000 square feet. The proposed third-floor penthouse has a total floor area of 3,400 square feet. The Planning and Zoning Commission (the "Commission") has the authority to review and approve the applicant's Design Review and Conditional Use Permit requests pursuant to KMC §17.96.030.B and §17.116.040.

The six one-bedroom apartments on the second floor are less than 750 square feet in size and do not require parking pursuant to KMC §17.125.040.C1b. In addition, two of these apartments are proposed to be deed-restricted community housing units, which are exempt from providing parking pursuant to KMC §17.125.040.C.1a. All six apartments have 50-square-foot storage areas on the second floor designated to each unit. The restaurant is exempt from providing parking pursuant to KMC §17.125.040.C.1b. The third-floor penthouse requires two parking spaces. Parking and storage for the penthouse is provided within a private garage on the ground floor accessed from the alley.

The project will construct right-of-way improvements, including new sidewalks, alley asphalt, drainage facilities, streetlights, and street trees, in accordance with city standards. The City Engineer, Streets Department, and City Arborist have conducted a preliminary review of the project plans and believe the proposed right-of-way improvements comply with city standards. All city department comments pertaining to the proposed right-of-way improvements are preliminary and subject to change depending on the final design of the Main Street reconstruction project. The City Engineer, Streets Department, City Arborist, and Planning Department will conduct a final review of the proposed right-of-way improvements prior to issuance of a building permit for the project. The applicant must obtain a Right-of-Way Encroachment Permit approved by City Council for the sidewalk paver and snowmelt system as well as the architectural projections, including the awnings and architectural coursing.

The project is proposing to take advantage of the Floor Area Ratio (FAR) bonus in exchange for community housing. The applicant has proposed mitigating the additional floor area by dedicating two on-site community housing units as deed-restricted rentals targeted for Blaine County Housing Authority Income Category 4. The mixed-use building is 12,405 gross square feet and the proposed FAR is 2.25. The FAR calculations and exceedance analysis is provided in Staff's zoning and dimensional standards evaluation included as Attachment E.

Staff believes the project complies with all zoning code requirements, Design Review standards, interim ordinance standards, and Conditional Use Permit criteria and recommends the Commission approve the 200 North Main Design Review and Conditional Use Permit applications subject to conditions.

II. BACKGROUND

The Planning & Building Department received the 200 North Main Design Review and Conditional Use Permit applications on May 30, 2023 and the submittals were deemed complete on June 1, 2023. The applications and project plans were transmitted to city departments for review. Staff comments identifying code compliance issues and providing feedback on Design Review criteria were provided to the applicant on July 11, 2023. The applicant submitted revised project plans on October 20, 2023. After staff's second round of review, the project was scheduled for a public hearing. All city department comments have either been resolved by the applicant or addressed through conditions of approval.

III. CONFORMANCE WITH ZONING AND DESIGN REVIEW STANDARDS

Pursuant to KMC §17.96.050.A, the Commission must determine that a project meets the following criteria before granting Design Review approval:

1. The project doesn't jeopardize the health, safety, or welfare of the public.
2. The project conforms to all Design Review standards and zoning regulations.

Section 13 of the interim ordinance requires that all development subject to Design Review must meet an additional criterion that, "The design and uses of the development generally conform with the goals, policies, and objectives of the comprehensive plan."

Health, Safety, and Welfare of the Public & General Conformance with the Comprehensive Plan

The 2014 Comprehensive Plan ("comprehensive plan") is the foundational guiding document for land use decisions within the city. The comprehensive plan provides the strategy to achieve the community's vision for the future of Ketchum. This strategy establishes goals and policies for long-term growth and future development within the city.

The comprehensive plan describes ten core values that shape the community's vision for the desired future of Ketchum. The ten core values include a vibrant downtown, community character, a variety of housing options, and a strong and diverse economy. Downtown's built environment plays a key role in realizing the community's vision for the future of Ketchum.

The comprehensive plan designates the future land use of the subject property as Retail Core—the city's key gathering place for residents and visitors for shopping, dining, and entertainment. The future land use plan states:

> *The community's primary shopping district is the Retail Core. The Retail Core provides a variety of mixed-use buildings that have ground-floor storefronts. Specialty shops, restaurants, and outdoor seating areas line the sidewalks, creating an active pedestrian-friendly environment. Convenient shopping and dining is served by sidewalks, parking, and bike access. Upper floors include a mix of residential uses and offices* (page 69).

200 North Main aligns with the future land use plan for the Retail Core. The project provides a restaurant on the ground-floor that fronts Main and 2nd Streets. The design includes an outdoor dining area at the street corner with custom-built tables, bar top, and seating. The outdoor dining area facilitate an activated, pedestrian-friendly environment by bringing people to the street corner. The six apartment units on the second floor will give life to this building 24 hours a day. The project will enliven downtown by encouraging the social connections that build community.

The comprehensive plan identifies downtown as an appropriate place for housing density due to its proximity to jobs and transportation options. Policy H-1.4 of the comprehensive plan states that "housing should be integrated into the downtown core" (page 20), and Policy H-3.1 encourages the siting of housing in new developments near public transportation and retail districts (page 21). Pursuant to the interim ordinance's minimum residential density requirements, the project is required to include at least three dwelling units. 200 North Main exceeds the minimum density requirements by providing a total of seven multi-family dwelling units. These housing units are within walking distance to jobs, retail stores, coffee shops, and restaurants in downtown Ketchum. Additionally, the project is located within walking distance to Mountain Rides bus stops at Main & 1st Streets and Main & 4th Streets, providing access to all the major transit routes that can connect future residents to the ski bases and other areas of Ketchum. Goal H-1 of the comprehensive plan states that, "Ketchum will increase its supply of homes including rental and special-needs housing for low-, moderate-, and median-income households." The project provides six apartments on the second floor, two of which will be deed-restricted community housing units.

Compatibility with Surrounding Neighborhood

Policy CD-1.3 of the comprehensive plan states that, "Infill and redevelopment projects should be contextually appropriate to the neighborhood and development in which they occur. Context refers to the natural and manmade features adjoining a development site; it does not imply a certain style"(page 26). The subject property is located within an area of downtown that is characterized by both older, smaller-scaled buildings and new, larger-scaled developments like Argyros Performing Arts Center and the Leadville Trading project, which is currently under construction across the alley to the east of the subject property. The project site neighbors multiple buildings that are designated as historic within the city, including the Casino building (Historic Name: Ketchum Kamp Hotel) to the north on Main Street, the Rocky Mountain Hardware building (Historic Name: Lewis Bank) to the south across 2nd Street, the Culinary Institute (Historic Name: Greenhow & Rumsey Store) to the west across Main Street, and Vintage Restaurant (Historic Name: Bert Cross Cabin) to the east across the alley.

200 North Main celebrates Ketchum's historic architecture. The ground level and second floor of the building are comprised of brick and form a two-story, rectangular building mass at the street frontages. This design is representative of Ketchum's early mercantile and bank buildings constructed in the 1880s. Figure 3 shows a Sanborn map of downtown Ketchum from 1955. The map shows the building footprints. The red, blue, and yellow colors denote buildings materials. Red indicates brick buildings. The Sanborn map illustrates the rectangular form of these historic brick buildings that were built all the way up to the front, side, and rear property lines.

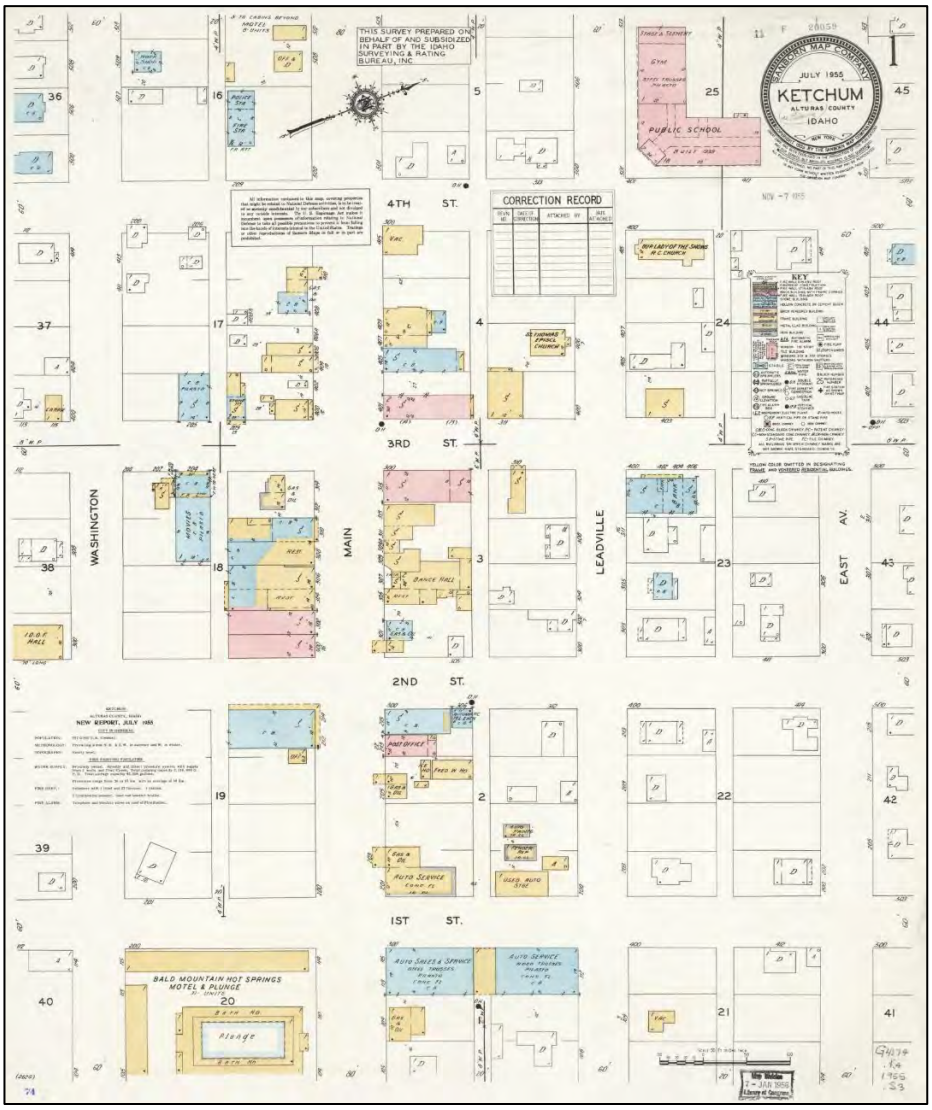

Figure 3: 1955 Sanborn Map

Figure 4: Comstock & Clark Mercantile

The Lewis Bank, Greenhow & Rumsey Store, and Comstock & Clark Mercantile (See Figure 4) are the only three brick buildings extant from this period of construction in Ketchum. These historic buildings are characterized by rectangular building forms, zero lot lines, brick masonry and detailing, and false building fronts.

Figure 5: Project Inspiration and Context--Historic Ketchum (Project Plans Sheet DR-2)

The projecting awning supported by columns at the street corner is also a nod to downtown's historic architecture (See Figure 5). Gabled porch entries and covered boardwalks like the Comstock & Clark Mercantile building's colonnade along Main Street are characteristic of western vernacular architecture. Historic awnings and canopies sheltered walkways from snow and provided a connection to the public realm along the street.

The design celebrates character-defining features of Ketchum's historic architecture without mimicry or replication. The project blends character-defining features that honor Ketchum's historic architecture with more contemporary design elements like black metal accents to create a high-quality design that appears as a product of its own time. The project respects local context successfully integrating within the surrounding neighborhood and enhances downtown's textured urban fabric with its unique and authentic design.

Casino: The Historic Ketchum Kamp Hotel

200 North Main neighbors the Casino—a designated historic building listed on the city's historic building/site list. The west elevation on sheet A-311 shows the project and the Casino building along Main Street. The north elevation on sheet A-314 shows the project's interior side wall with an outline of the Casino building. The ground level and second floor of the building are built to the interior side property forming an uninterrupted brick mass. A majority of this two-story, brick wall is covered by the Casino. A mural is proposed on the exposed portion of this side wall to add visual interest (See Figure 6).

Figure 6: Interior Side Wall with Mural (Project Plans Sheet A-360)

As shown on the existing and proposed south perspectives on sheets A-357 and A-358 (See Figure 7), the first two floors of the building will block the south side of the iconic Casino sign from public view along Main Street. Preserving the view of the iconic Casino sign would require the applicant to setback the second floor. Staff believes that eroding the mass of the second floor would detract from the building's rectangular form diminishing the design's tribute to Ketchum's historic brick buildings.

Figure 7: Existing & Proposed South Perspectives (Project Plans Sheets A-357 & A-358)

Conformance with Zoning Regulations and Design Review Standards

Conformance with Zoning Regulations

During city department review, planning staff reviewed the project for conformance with all applicable zoning code requirements, including permitted uses, dimensional standards, signage, parking, and dark skies. Staff's comprehensive analysis of how the project complies with zoning code requirements and dimensional standards is provided in Attachment E.

Outdoor Dining Area Lighting

The project's exterior lighting plan includes two different exterior lighting fixtures that illuminate the outdoor dining area at the street corner—the Hinkley Aria hanging lanterns (fixture type C on sheet LSK-03) and the Lutron recessed can lights (fixture type B on sheet LSK-03). Note 2 on sheet L1.1 states that the outdoor dining area lights will be on a dimmer and only on during operating business hours.

Pursuant to Ketchum Municipal Code §17.132.030.I, canopy lighting must be fully shielded and meet light trespass standards. The Light Trespass and Overlighting Matrix (KMC §17.132.030.B1) sets maximum footcandle limits for the acceptable amount of light trespass from the zone of the light

source to the impacted zone. The matrix does not set maximum footcandle limits for light trespass emanating from a CC-Zoned property and impacting a CC-Zoned property or the public right-of-way. The photometric study on sheet LSK-01 shows the amount of light emanating from the outdoor dining area. The outdoor dining area lighting illuminates the uncovered portions of the sidewalk beyond the awning up to 6.7 footcandles. Staff is concerned that the outdoor dining area lighting will cause significant light trespass outside of the awning and onto the uncovered portions of the sidewalk. Staff recommends the following condition of approval to ensure that the outdoor dining area lighting does not shine excessive light outside of the area covered by the awning:

> The applicant shall revise the outdoor dining area lighting plan and submit an updated photometric study that shows an average of 0.2 footcandles outside of the awning onto the uncovered areas of the sidewalk along Main and 2nd Streets for final review and approval by the City Engineer prior to issuance of a building permit for the project.

Conformance with Design Review Standards

During department review, city staff reviewed the project for conformance with all design review standards and required improvements specified in KMC §17.96.060 and requirements for developments within the Community Core specified in KMC §17.96.070. Additionally, staff reviewed the project for conformance with all city code requirements for right-of-way improvements, including but not limited to sidewalks, streetlights, and drainage. Staff believes that these requirements are either: (a) met, (b) not applicable, or (c) have been addressed by conditions of approval. Please see Attachment F for staff's comprehensive analysis of all design review standards. The following analysis highlights key points for the Commission's consideration.

Building Articulation and Mass Modulation

Pursuant to KMC §17.96.060.F5, "Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness." The third-floor setback diagram on sheet A-251 of the project plans (See Figure 8) provides average setbacks from the front, side, and rear property lines.

Figure 8: Third-Floor Setback Diagram (Project Plans Sheet A-251)

The third floor is setback an average of:

- 17'-9'' from the front property line along Main Street,
- 5'-11'' from the side property line along 2nd Street,
- 9'-9'' from the rear property line along the alley, and
- 6'-10'' from the interior south side property line.

The third floor is setback 20'-3'' at southwest corner, 16'-10'' at the northwest corner, and 28'-7'' at the northeast corner. These third-floor setbacks provide relief from the visual appearance building bulk and mass. In addition, the use of the warmer gray Oko Skin Antracite panels across the third-floor facades helps diminish the visual prominence of the third-floor penthouse.

Garbage Disposal

Pursuant to KMC §17.96.060.F7, "Garbage storage areas and satellite receivers shall be screened from public view and located off alleys." In addition, KMC §17.96.070.C2 requires that, "Trash disposal areas and shipping and receiving areas shall be located within parking garages or to the rear of buildings. Trash disposal areas shall not be located within the public right-of-way and shall be screened from public views." The site plan on sheet A-103 shows that two different garbage disposal areas are provided on the ground floor of the mixed-use development—one for the residences and another for the restaurant. Providing a separate commercial trash room is necessary for restaurant operations within the mixed-use building. The restaurant garbage disposal area is accessed off the alleyway and is comprised of two dumpsters and recycling bins. The residential trash and recycling area is located within the rear, northeast corner of the building and is comprised of individual bins.

Garbage disposal in new construction projects within the Community Core are encouraged to utilize a consolidated dumpster so that individual waste bins are not left lingering within the alley right-of-way after service by Clear Creek Disposal. The applicant has submitted a letter from Clear Creek Disposal dated May 11, 2023, which states that, "Special services are available to transport the carts to and from the residential garbage room." Staff recommends the following condition of approval to ensure that individual waste bins are stored in the residential garbage room within the building and are not left lingering within the alley right-of-way:

> The property owner must utilize and maintain the special service provided by Clear Creek Disposal to transport the waste bins to and from the residential garbage room, as shown on sheet A-103 of Exhibit A, at all times. The waste bins must always be stored within the residential garbage room except for when Clear Creek Disposal transports the carts to and from the residential garbage room for servicing. If Clear Creek Disposal's special services are discontinued in the future, the HOA must provide evidence of similar transport services.

IV. CONFORMANCE WITH CONDITIONAL USE PERMIT CRITERIA

Pursuant to Section 11C of the interim ordinance, "Individual residential units cannot exceed a total square footage of 3,000 square feet." Section 12 of the interim ordinance allows applicants to request relief from this requirement by applying for a conditional use permit. The applicant has requested a conditional use permit to allow for the third-floor penthouse with a total floor area of 3,400 square feet. A conditional use permit may only be granted by the Commission if the applicant demonstrates compliance with all criteria specified in Ketchum Municipal Code §17.116.030. Staff's comprehensive analysis of the conditional use permit criteria is included in Attachment H.

The intent of the interim ordinance standard limiting the size of penthouses was to encourage more dwelling units with a variety of sizes, room layouts, and configurations within a building. Even though the penthouse is greater than 3,000 square feet, the applicant has programmed the building to provide six one-bedroom apartments on the second floor. The project exceeds the minimum residential density requirements with seven total housing units, providing four more dwelling units than required by section 4 of the interim ordinance. The Commission recommended and the City Council approved removing the residential unit size cap for the permanent adoption of the interim ordinance standards through Ordinance 1249. Staff does not believe the third-floor penthouse will cause any public health, safety, or welfare concerns and believes the applicant has demonstrated compliance with all conditional use permit criteria.

V. STAFF RECOMMENDATION

Staff believes the project, as conditioned, all zoning code requirements, Design Review standards, interim ordinance standards, and Conditional Use Permit criteria. Staff recommends approval of the applications with the following recommended conditions of approval:

Design Review: Recommended Conditions of Approval

1. The Design Review approval is subject to Conditional Use Permit Application File No. P23-049A. All associated conditions of approval shall apply to the project.
2. This Design Review approval is based on the plans dated October 19, 2023 and information presented and approved at the December 12, 2023 Planning and Zoning Commission Meeting, included as Exhibit A to these findings. The building permit plans must conform to the approved Design Review plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal.
3. As a voluntary contribution, in exchange for an increase in FAR, a total community housing contribution of 1,173 square feet is required. A FAR Exceedance Agreement between the applicant and the City to memorialize the community housing contribution shall be signed and recorded prior to issuance of a building permit for the project.
4. Each individual apartment shall have a dedicated detached storage unit as shown on sheet A-221 of Exhibit A.
5. The applicant shall revise the outdoor dining area lighting plan and submit an updated photometric study that shows an average of 0.2 footcandles outside of the awning onto the uncovered areas of the sidewalk along Main and 2nd Streets for final review and approval by the City Engineer prior to issuance of a building permit for the project.
6. The property owner must utilize and maintain the special service provided by Clear Creek Disposal to transport the waste bins to and from the residential garbage room, as shown on sheet A-103 of Exhibit A, at all times. The waste bins must always be stored within the residential garbage room except for when Clear Creek Disposal transports the carts to and from the residential garbage room for servicing. If Clear Creek Disposal's special services are discontinued in the future, the HOA must provide evidence of similar transport services.
7. All city department comments pertaining to the proposed right-of-way improvements are preliminary and subject to change depending on the final design of the Main Street reconstruction project. The applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all right-of-way improvements, including sidewalks, alley asphalt, streetlights, utilities, street trees, and drainage facilities, for

review and approval by the City Engineer, Streets Department, Utilities Department, City Arborist, and Planning Department prior to issuance of a building permit for the project.

8. The project requires a Right-of-Way Encroachment Permit approved by City Council for the sidewalk paver and snowmelt system as well as the architectural projections, including the awnings and architectural coursing. The applicant shall submit the Right-of-Way Encroachment Permit application for review by the City Engineer, Streets Department, and Planning Department concurrently with the building permit application.
9. Pursuant to Ketchum Municipal Code §17.127.030.B, separate sign permits shall be required for all new signs prior to installation.
10. The term of Design Review approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations (KMC §17.96.090). Any extension shall comply with KMC §17.96.090.
11. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.

Recommended Conditional Use Permit Conditions of Approval

1. This Conditional Use Permit approval is based on the plans dated October 19, 2023 and information presented and approved at the December 12, 2023 Planning and Zoning Commission Meeting, included as Exhibit A to these findings. The building permit plans must conform to the approved plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal.
2. The Conditional Use Permit is not transferable from one parcel of land to another.
3. The term of this Conditional Use Permit shall be that of the term of approval for Design Review Application File No. P23-049. In the event the Design Review approval expires, this Conditional Use Permit approval shall also expire and become null and void.
4. In addition to the requirements set forth in this Conditional Use Permit approval, this project shall comply with all applicable local, state, and federal laws.

Recommended Motions

1. “I move to approve the 200 North Main design review application subject to conditions 1-11 and direct staff to return with findings of fact.”
2. “I move to approve the 200 North Main conditional use permit application subject to conditions 1-4 and direct staff to return with findings of fact.”

VI. ATTACHMENTS:

A. Application Materials: Design Review Application & Supplemental Materials
B. Application Materials: Design Review Plan Set
C. Story Pole & Staking Plan
D. Application Materials: Conditional Use Permit Application & Supplemental Materials
E. Zoning and Dimensional Standards Evaluation
F. Design Review Standards Evaluation
G. Interim Ordinance Analysis
H. Conditional Use Permit Criteria Analysis
I. Public Comment

Attachment A

Application Materials:

Design Review Application

&

Supplemental Materials

City of Ketchum
Planning & Building

OFFICIAL USE ONLY
File Number:
Date Received:
By:
Pre-Application Fee Paid:
Design Review Fee Paid:
Approved Date:
Denied Date:
By:
ADRE: Yes ☐ No ☐

Design Review Application

APPLICANT INFORMATION	
Project Name: 200 North Main	Phone: (206) 521-7216
Owner: 200 North Main, LLC, Kenneth Paul Dudunakis, Owner's Member and Kristina Ann Dudunakis, Owner's Member	Mailing Address: 2637 134th Avenue NE, Seattle, WA 98005
Email: kenny.dudunakis@berkadia.com, kris.dudunakis@frontier.com	
Architect/Representative: Michael Doty Associates, Architects	Phone: (208) 726-4228
Email: mike@mda-arc.com	Mailing Address: PO Box 2792, Ketchum, ID 83340
Architect License Number: AR-1612	
Engineer of Record: Judsen Williams	Phone: 208-336-6985
Email: judsen.williams@kpff.com	Mailing Address: 412 E Parkcenter Blvd #200, Boise, ID 83706
Engineer License Number: 12033	

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.

PROJECT INFORMATION			
Legal Land Description: Lot 1, BLK 3, Ketchum Townsite			
Street Address: 200 Main Street Ketchum, ID 83340			
Lot Area (Square Feet): ±5,503 SF			
Zoning District: CC-1 Community Core, Retail			
Overlay District: ☐Floodplain	☐ Avalanche	☐Mountain	
Type of Construction: ■New	☐Addition	☐Remodel	☐Other
Anticipated Use: Commercial (Restaurant) & Residential		Number of Residential Units: 7	

TOTAL FLOOR AREA	Proposed	Existing
Basements	2,117 (Not included in total) Sq. Ft.	N/A Sq. Ft.
1st Floor	4,403 (Subtracts area of 2 parking spaces) Sq. Ft.	N/A Sq. Ft.
2nd Floor	4,602 Sq. Ft.	N/A Sq. Ft.
3rd Floor	3,400 Sq. Ft.	N/A Sq. Ft.
Mezzanine	N/A Sq. Ft.	N/A Sq. Ft.
Total	12,405 Sq. Ft.	N/A Sq. Ft.

FLOOR AREA RATIO		
Community Core: 2.25	Tourist: N/A	General Residential-High: N/A

BUILDING COVERAGE/OPEN SPACE
Percent of Building Coverage: N/A

DIMENSIONAL STANDARDS/PROPOSED SETBACKS			
Front: 0	**Side:** 0	**Side:** 0	**Rear:** 3'
Building Height: Main Street: 41'-7 1/4" Alley: 38'-11 1/2"			

OFF STREET PARKING
Parking Spaces Provided: 2 Parking Spaces
Curb Cut: N/A Sq. Ft. N/A %

WATER SYSTEM	
■ Municipal Service	☐ 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.

05/30/2023

Signature of Owner/Representative 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.

IMPROVEMENTS AND STANDARDS FOR ALL PROJECTS: 17.96.060	
City Code	**City Standards and *Applicant Comments***
17.96.060(A)(1) Streets	The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development.
Comments	*Applicant will provide and be responsible for all costs associated with providing connections from the existing city street to the development. If KURA funds become available, the applicant may request the organization grant funds to cover a portion of the cost of the work.*
17.96.060(A)(2) Streets	All street designs shall be approved by the City Engineer.
Comments	*The proposed street design has been prepared by Galena-Benchmark Engineering to meet the city's right-of-way standards.*
17.96.060(B)(1) Sidewalks	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.
Comments	*The applicant will demolish and replace sidewalks at North Main Street and East Second Street as required by the Public Works Department.*
17.96.060(B)(2) Sidewalks	Sidewalk width shall conform to the City's right-of-way standards; however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.
Comments	*Galena-Benchmark Engineering has designed the sidewalk to conform to the City's right-of-way standard 8'-0" width and other requirements established by the City Engineer.*
17.96.060(B)(3) Sidewalks	Sidewalks may be waived if one of the following criteria is met:
17.96.060(B)(3)(a) Sidewalks	The project comprises an addition of less than 250 square feet of conditioned space.
17.96.060(B)(3)(b) Sidewalks	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.
Comments	*N/A.*
17.96.060 (B)(4) Sidewalks	The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.
Comments	*The sidewalk improvements will equal the length of the property lines adjacent to both North Main Street and East Second Street frontages.*
17.96.060 (B)(5) Sidewalks	New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.
Comments	*Galena-Benchmark Engineering has designed the sidewalks to provide pedestrian connections to the existing sidewalk adjacent to 220 N Main Street and to the future sidewalk adjacent to the Second Street frontage of 211 N Leadville. Sidewalk improvements extend beyond the property only as much as required to transition to these neighboring sidewalks. New sidewalks will include radiant snowmelt to further provide safe pedestrian access to and around the building.*
17.96.060 (B)(6) Sidewalks	The City may approve and accept voluntary cash contributions in lieu of the above-described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be 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.

Comments	*N/A. The applicant will not pursue an in-lieu contribution to avoid sidewalk improvements. If KURA funds become available, the applicant may request funds be granted to cover a portion of the cost of the work.*
17.96.060(C)(1) Drainage	All storm water shall be retained on site.
Comments	*Storm water will be retained on site. Storm water falling on the building's roofs/terraces, awnings, and overhangs will be directed via internal roof drains and drain leaders to on-site dry-wells designed by Galena-Benchmark Engineering.*
17.96.060(C)(2) Drainage	Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.
Comments	*Drainage improvements will be constructed equal to the length of the subject property lines adjacent to Main and Second Streets and the alley. If KURA funds become available, the applicant may request funds be granted to cover a portion of the cost of the work.*
17.96.060(C)(3) Drainage	The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.
Comments	*Proposed drainage improvements have been designed by Galena-Benchmark Engineering and will include any additional improvements deemed necessary by the City Engineer.*
17.96.060(C)(4) Drainage	Drainage facilities shall be constructed per City standards
Comments	*Drainage facilities have been designed per City standards by Galena-Benchmark Engineering and will be constructed accordingly.*
17.96.060(D)(1) Utilities	All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.
Comments	*Applicant will provide funds for improvement and installation of all utilities necessary for the development. If KURA funds become available, the applicant may request funds be granted to cover a portion of the cost of the work.*
17.96.060(D)(2) Utilities	Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.
Comments	*Applicant will work with utility companies to meet City standards.*
17.96.060(D)(3) Utilities	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.
Comments	*N/A. Project needs are met without the need to extend utilities.*
17.96.060(E)(1) Compatibility of design	The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.
Comments	*The project's proposed materials, colors, and signing will complement the townscape, surrounding neighborhoods, and adjoining structures. See below 17.96.060(F)(2) & (3). A digital exterior finish materials board is included with the design review submission.*
17.96.060(E)(2) Compatibility of design	Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.
Comments	*N/A.*
17.96.060(E)(3) Compatibility of design	Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.
Comments	*N/A.*
17.96.060(F)(1) Architectural	Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.
Comments	*The building's main entryways on North Main Street are clearly defined and differentiated according to their private and public functions and have unobstructed access to the sidewalk. Brick pillars and a comparatively low overhang surround*

	the recessed residential entry door, suggesting a more private realm by deemphasizing its presence. In contrast, immediately adjacent to that residential entrance, yet separated by a brick pillar, lies the main restaurant entrance. A higher ceiling, patio, floor to ceiling glass window and door system, and an awning that seamlessly extends the ceiling over the sidewalk emphasize the commercial area of the building through transparency and outdoor space that blends the public and commercial domain. The patio comprises the entire length of the ground floor at Main Street apart from the residential entry. It wraps the corner to include a portion of the length along Second Street. The window and door system includes bi-folding doors that open in warmer months to further meld the interior of the restaurant and the street.
17.96.060(F)(2) Architectural	The building character shall be clearly defined by use of architectural features.
Comments	*The building character recalls historic early American architecture. Clad in brick, the building evokes a historic masonry structure and relates to the neighboring historic brick buildings on Main Street. Metal accents reference the late 19th century vernacular of industrializing America where traditional masonry construction incorporated newly mass-produced steel to allow greater transparency. The façade adheres to the rules of load bearing masonry construction where gravity dictates an ordered wall with windows occurring in bays. Steel c-channels and brick string courses create shadow lines to delineate floors and break the façade into human scale horizontal bands. Precast stone lintels span the second-floor door heads and provide another horizontal datum to relate to the street. An awning that creates a strong horizontal datum further defines the human scale. Whereas the building's first and second floor facades evoke the vernacular of main street, the third-floor facade steps back from that principal mass and allows passersby to perceive a historic building with a contemporary, yet respectful, addition.*
17.96.060(F)(3) Architectural	There shall be continuity of materials, colors and signing within the project.
Comments	*Four materials comprise the façade. Red sand-molded brick clads the building's first and second floors. Warm-gray precast stone lintels and a band of the same material mark second floor apertures and provide a consistent datum that breaks the façade. Gray precast concrete panels clad the penthouse and help the third-floor façade withdraw from prominence. Blackened metal elements mark entries and provide horizontal datums to break the façade, relate the building to the street, and reduce the perceived scale. Window and door frames and mullions are similarly colored.*
17.96.060(F)(4) Architectural	Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.
Comments	*Landscape features complement the building: Raised blackened steel planters and outdoor built-in seating areas of wood and blackened steel create visual interest and an active patio along Main and Second Streets.*
17.96.060(F)(5) Architectural	Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.
Comments	*The walls along Main Street and Second Street step back from the property line at the ground floor to provide relief and create an inviting patio, activating the street front intersection. This carved out space, bounded by window walls, and including folding doors that allow the interior and exterior to blend in the temperate seasons, provides relief in the form of ample covered outdoor space while shadow and transparency further provide perceived relief from the building's façade. The third-floor facades step back from the brick façade beneath, undulating in both the vertical and horizontal planes, and its exterior finish differs from the base of the building. Awnings extending over the sidewalk at street level disrupt the verticality of the walls and create a strong human-scale horizontal datum through their*

	linearity and daytime shadow creation. Windows and doors—and brick, steel, and precast stone details—consistently punctuate the walls. Additionally, the brick, by its nature, provides undulation and relief at the scale of the human hand. The irregularities of the brick and slight relief of the mortar joints provide texture and fleck the sunlit surface with subtle shadows. Together these gestures reduce any sense of bulk or flatness on the building.
17.96.060(F)(6) Architectural	Building(s) shall orient towards their primary street frontage.
Comments	*The main residential and restaurant entrances to the building are on the Main Street frontage. The patio and glass window wall of the restaurant space wrap the corner to activate both the primary frontage on Main Street and the secondary frontage along 2nd Street. A dual-sided see-through fireplace on the front patio further emphasizes the building's orientation toward Main Street and connects outside with in. Large windows into the restaurant animate the Second Street frontage.*
17.96.060(F)(7) Architectural	Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.
Comments	*A trash room with an overhead roll-up door along the alley houses two rollout dumpsters and four rolling trash/recycling bins serving the restaurant. Another set of rolling auto cart bins for trash and recycling serves the residential portion of the building. As discussed and provided for in Clear Creek's will-serve letter, these bins will not remain in the alley, but will be immediately returned to the room as part of the regular garbage service. No satellite receivers are contemplated at this time. Should they be included as the design progresses, they will be screened.*
17.96.060(F)(8) Architectural	Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.
Comments	*All proposed roof elements are flat roofs, which will be drained internally. Pedestrians will be able to shelter at entrances, which are recessed, by the building itself and by awnings or overhangs. Pedestrians on the sidewalk will have the option of sheltering along nearly the entire perimeter of the building beneath an overhang at the residential entry or a larger awning at the perimeter of the commercial space along Main and Second Streets.*
17.96.060(G)(1) Circulation design	Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.
Comments	*Existing sidewalks will be replaced with new 8-foot wide sidewalks per city standards. Refer to* 17.96.060(B)(2), (4), & (5). *One bicycle parking rack for two (2) bicycles will be provided in the patio area adjacent to the sidewalk on Second Street.*
17.96.060(G)(2) Circulation design	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.
Comments	*An awning runs from just south of the residential entry along the Main Street frontage and around along most of the Second Street frontage, tracking the perimeter of the commercial space. It extends 5'-0" over the 8'-0" wide public sidewalk, leaving 3'-0" clear to parking and travel lanes.*
17.96.060(G)(3) Circulation design	Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.
Comments	*Traffic flow to and from the site will be on the adjacent streets, alley, and sidewalks. Improvements to these have been designed by Galena-Benchmark Engineering to conform to city standards. See above.*
17.96.060(G)(4) Circulation design	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.
Comments	*N/A. No new curb cuts or driveways are being proposed.*
17.96.060(G)(5) Circulation design	Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.
Comments	*Garbage trucks will have unobstructed access to the alley where the restaurant trash room and access to the residential trash room are located. Emergency vehicles, snowplows, and service vehicles will have access to the site from the rights-of-way.*
17.96.060(H)(1) Snow storage	Snow storage areas shall not be less than 30 percent of the improved parking and pedestrian circulation areas.
Comments	*Refer to 17.96.060(H)(4), below.*
17.96.060(H)(2) Snow storage	Snow storage areas shall be provided on site.
Comments	*Refer to 17.96.060(H)(4), below.*
17.96.060(H)(3) Snow storage	A designated snow storage area shall not have any dimension less than five feet and shall be a minimum of 25 square feet.
Comments	*Refer to 17.96.060(H)(4), below.*
17.96.060(H)(4) Snow storage	In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.
Comments	*In lieu of providing snow storage, the sidewalk improvements will include snowmelt via hydronic heat tubing along the property-adjacent portions of the Main Street and Second Street sidewalks. There are no suitable areas on site large enough to be dedicated as snow storage. Management of any un-melted snow will be accomplished by hauling it off-site, as noted on the architectural site plan.*
17.96.060(I)(1) Landscaping	Landscaping is required for all projects.
Comments	*Four street trees are proposed for the project, one (1) along Main Street, and three (3) along Second Street. Tree species will be coordinated with and approved by the City Arborist prior to installation. Tree grates will be coordinated with the City Engineer. Additionally, planters in the restaurant patio along Main and Second Streets and planters and other landscaping on the third-floor terraces will have native or regionally-appropriate plantings adaptable to the site's microclimate as recommended by the landscape designer.*
17.96.060(I)(2) Landscaping	Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.
Comments	*Refer to 17.96.060(I)(1), above.*
17.96.060(I)(3) Landscaping	All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.
Comments	*Refer to 17.96.060(I)(1), above.*
17.96.060(I)(4) Landscaping	Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.
Comments	*Refer to 17.96.060(I)(1), above.*
17.96.060(J)(1) Public amenities	Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.

Comments	*The project will include these pedestrian amenities: street trees; awnings, overhangs, and recessed entries, which provide shade and shelter; snowmelt, which provides a safe winter walking surface; a bike rack; and a restaurant patio with seating and planters immediately adjacent to the sidewalk.*
17.96.060(K)(1) Underground encroachments	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.
Comments	*Below grade concrete footings encroach into the 3-foot alley setback.*
17.96.060(K)(2) Underground encroachments	No below grade structure shall be permitted to encroach into the riparian setback.
Comments	*N/A.*
IMPROVEMENTS AND STANDARDS: COMMUNITY CORE (CC) PROJECTS In addition to the requirements of section 17.96.060, unless otherwise specified, the below standards apply to projects in the Community Core district.	
17.96.070 A(1) Streets	Street trees, streetlights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department.
Comments	*The landscape designer and general contractor will coordinate with the Public Works Department during construction to ensure the approved design will be installed and constructed as determined by the Public Works Director.*
17.96.070 A(2) Streets	Street trees with a minimum caliper size of three inches, shall be placed in tree grates.
Comments	*The landscape designer will specify, and the landscape contractor will install street trees according to City requirements and coordinate City Arborist approval.*
17.96.070 A(3) Streets	Due to site constraints, the requirements of this subsection A may be modified by the Public Works Department.
17.96.070 B(1) Architectural	Facades facing a street or alley or located more than five feet from an interior side property line shall be designed with both solid surfaces and window openings to avoid the creation of blank walls and employ similar architectural elements, materials, and colors as the front facade.
Comments	*Brick is the principal material on all facades of the first and second floor, including the north/interior lot line wall. Windows and doors punctuate the west/Main Street, south/Second Street, and east/alley facades. Brick, stone, and steel details wrap the entire building. The applicant plans to have a mural—in the style of a ghost sign or featuring a subject drawn from the history of Ketchum/Sun Valley—painted to be visible from Main Street on the north wall. The north/interior lot line wall only continues without a break at the ground floor level. Second and third floor step-backs allow the placement of windows, avoiding a blank, lot line to lot line wall. On the second floor, a window perpendicular to the step-back allows one of the deed-restricted residential units to receive natural light from multiple exposures.*
17.96.070 B(2) Architectural	[At] nonresidential portions of buildings, front building facades and facades fronting a pedestrian walkway shall be designed with ground floor storefront windows and doors with clear transparent glass. Landscaping planters shall be incorporated into facades fronting pedestrian walkways.
Comments	*A storefront window wall system with folding doors comprises 36'-7 1/2", or approximately 67%, of the length of ground floor façade along the Main Street frontage; along Second Street, a storefront window wall comprises 18'-1 1/2", or approximately 19% of the ground floor façade length. A brick wall with windows along 50% of its length and the transformer screen comprise the remainder of the frontage along Second Street.*

17.96.070 B(3) Architectural	For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows.
Comments	*Refer to 17.96.070(B)(2) above and: The storefront window wall system is floor to ceiling excepting the fireplace where the window begins approximately five feet above the patio floor. The windows along the south wall average approximately 3'-4" above the sidewalk at the sill and extend up to the underside of the awning.*
17.96.070 B(4) Architectural	Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.
Comments	*All proposed roofs, including the awning along Main and Second and the overhang at the Main Street residential entry, are flat. The membrane is non-reflective and, on the roof, will be covered by stone ballast. Blackened steel c-channels or wide-flange fasciae of the awning and overhang contribute substantially to the overall style and character of the building. Refer to 17.96.060(F)(1)-(5) for more.*
17.96.070 B(5) Architectural	All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters, and downspouts.
Comments	*N/A.*
17.96.070 B(6) Architectural	Roof overhangs shall not extend more than three feet over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Department.
Comments	*One overhang extends 3'-0" over the public sidewalk at the residential entry toward the north property line at the Main Street frontage. The applicant will obtain an encroachment permit for this overhang.*
17.96.070 B(7) Architectural	Front porches and stoops shall not be enclosed on the ground floor by permanent or temporary walls, windows, window screens, or plastic or fabric materials.
Comments	*N/A. No front porches or stoops are included in this project.*
17.96.070 C(1) Service areas and mechanical/electrical equipment	Trash disposal areas and shipping and receiving areas shall be located within parking garages or to the rear of buildings. Trash disposal areas shall not be located within the public right of way and shall be screened from public views.
Comments	*Refer to 17.96.060(F)(7).*
17.96.070 C(2) Service areas and mechanical/electrical equipment	Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.
Comments	*Roof mounted mechanical equipment, consisting of ventilation systems for the restaurant and air-conditioning systems for the third floor, will be fully screened by blackened perforated steel in keeping with other steel elements. All ground floor level or ground mounted electrical and mechanical equipment is located along the alley. A niche just north of the garbage room houses gas meters; a niche just south houses electrical equipment. Per discussions with the city, these will not be screened. The three-phase transformer sits in a niche complying with Idaho Power's clearance requirements at the Second Street/alley corner. It is fully screened by blackened perforated steel panels and gates.*
17.96.070 D(1) Landscaping	When a healthy and mature tree is removed from a site, it shall be replaced with a new tree. Replacement trees may occur on or off site.
Comments	*The applicant and landscape designer will work with the city arborist to determine if any of the existing trees removed as part of the construction of this project will be replaced, and if so, where they will be located.*
17.96.070 D(2) Landscaping	Trees that are placed within a courtyard, plaza, or pedestrian walkway shall be placed within tree wells that are covered by tree grates.
Comments	*Refer to 17.96.060(I)(1) also. Trees located within the City right-of-way pedestrian walkways on North Main Street and Second Street East will be placed in tree wells and covered by tree grates as approved by the City Engineer.*
17.96.070 D(3) Landscaping	The city arborist shall approve all parking lot and replacement trees.

Comments	*The applicant and landscape designer will work with the city arborist on the selection of replacement trees should they be required.*
17.96.070 E(1) Surface parking lots	Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.
Comments	*N/A.*
17.96.070 E(2) Surface parking lots	Surface parking lots shall incorporate at least one tree and one additional tree per ten on site parking spaces. Trees shall be planted in landscaped planters, tree wells and/or diamond shaped planter boxes located between parking rows. Planter boxes shall be designed so as not to impair vision or site distance of the traveling public.
Comments	*N/A.*
17.96.070 E(3) Surface parking lots	Ground cover, low lying shrubs, and trees shall be planted within the planters and planter boxes. Tree grates or landscaping may be used in tree wells located within pedestrian walkways.
Comments	*Trees located within the City right-of-way pedestrian walkways on North Main Street and Second Street East will be placed in tree wells and covered by tree grates as approved by the City Engineer.*
17.96.070 F(1) Bicycle parking	One bicycle rack, able to accommodate at least two bicycles, shall be provided for every four parking spaces as required by the proposed use. At a minimum, one bicycle rack shall be required per development.
Comments	*Two parking spaces are required for the residential portions of the development. All other uses fall below the threshold requiring parking spaces. Accordingly, one (1) bicycle rack, providing two (2) bicycle spaces will be provided near the intersection of Main and Second Streets on the Second Street side of the restaurant patio.*
17.96.070 F(2) Bicycle parking	When the calculation of the required number of bicycle racks called for in this section results in a fractional number, a fraction equal to or greater than one-half shall be adjusted to the next highest whole number.
Comments	*N/A.*
17.96.070 F(3) Bicycle parking	Bicycle racks shall be clearly visible from the building entrance they serve and not mounted less than 50 feet from said entrance or as close as the nearest non-ADA parking space, whichever is closest. Bicycle racks shall be located to achieve unobstructed access from the public right-of-way and not in areas requiring access via stairways or other major obstacles.
Comments	*The bicycle rack will be located near the intersection of Main and Second Streets on the Second Street side of the restaurant patio, adjacent to the sidewalk, approximately 70'-0" and 82'-0" from the Main Street restaurant and residential entrances, respectively. Placing the bike rack on the Main Street side of the restaurant patio would detract from the potential of that gathering space. The bicycle rack still features prominently within the more public sphere of the building. Additionally, each residential unit has a private lockable storage space of approximately 50 square feet in which residents can store bicycles.*

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

May 11, 2023

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

Re: 200 Main Street N

To whom it may concern,

Please allow this letter to serve that Mike Doty & Brett Simon of Michael Doty Associates, Architects PC. have engaged in conversations with me, regarding the above mentioned site. The conversations have been to the following:

This site will provide enough space for dumpster(s) for garbage and cardboard & carts for residential garbage and recycling. There is enough space and access to service these dumpsters adequately, utilizing a "Garbage Glider" as indicated on the enclosed plan. Special services are available for the transport of the carts to and from the residential garbage room from CCD. This scenario will only work with a mechanized mode of transporting the dumpsters to the alley for servicing. (Snow, Ice, Weight) The Dumpster will be transported to the alley for servicing as per the enclosed plan.

This site when finished as per the plans will satisfy any and all concerns for the safe and efficient removal of garbage. I would like to mention that this is an example of high-quality planning that will benefit the owner(s) of this site, building, and the City. If I may be of further assistance during this process or in the future, please call.

Sincerely,

Mike Goitiandia
Clear Creek Disposal

Enclosures

CC. Mike Doty & Brett Simon

.200 Main St N – 1

CLEAR CREEK DISPOSAL

INTERMOUNTAIN® GAS COMPANY
451 Alan Dr. Jerome Idaho 83338 • (208) 737-6300 FAX (208)737-6342
www.intgas.com

Michael Doty Associates, Architects PC
Mike Allaire, AIA
PO Box 2792
371 Washington Avenue North
208-726-4228

December 8, 2022

RE: 200 N Main St., Ketchum Idaho 83340. NE Intersection of N Main St., and 2nd St E. Ketchum Idaho, Blaine County.

This letter is to serve as verification of the availability of natural gas currently to the above referenced project in Ketchum, Idaho.

The total estimated cost of extending our natural gas infrastructure and satisfying current tariffs in order to serve the above entity is the responsibility of the contractor/ owner of said project and must be paid in advance of construction.

Extensions of our natural gas mains and services will be provided and installed in accordance with our current tariffs, guidelines, policies, and provisions on file with the Idaho Public Utilities Commission.

If you need further information regarding this project, please call me at 208-737-6314.

Sincerely,

Lance D. McBride

Lance D. McBride
Energy Services Representative Sr.
lance.mcbride@intgas.com
208-737-6314

April 06, 2023

KENNY DUDUNAKIS
2637 134TH AVE NE
BELLEVUE, WA 98005

To whom it may concern,

Thank you for your inquiry about electrical service at 200 N MAIN ST
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 regulatros. Tariffs include the General Rules and Regulations that covers new service attachments and distribution line installations or alterations.

A three phase padmount transformer is required to serve this project. The location of the new transformer has been sited at the south east corner of the customer's property, facing 2nd St E., with clearance requirements met shown on Michael Doty Architects sheet DR-011, dated 3/23/23. Transformer screening is not required by Idaho Power Company.

Sincerely,

Cyndi Bradshaw

Cyndi Bradshaw
PO Box 3909
Hailey ID 83333

Attachment B

Application Materials:

Design Review Plan Set

INDEX OF DRAWINGS

SHEET NUMBER	SHEET NAME
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DR-2	KETCHUM HISTORICAL PHOTOS
DR-3	VICINITY MAP
C0.10	CIVIL ENGINEERING COVER
C0.20	EXISTING SITE CONDITIONS
C1.00	DETAIL SHEET
C1.01	DETAIL SHEET
C1.02	DETAIL SHEET
C1.10	DEMOLITION AND SITE GEOMETRY PLAN
C1.20	SITE GRADING, DRAINAGE, AND UTILITY PLAN
L1.0	SITE PLAN
L1.1	OUTDOOR DINING
L2.0	OUTDOOR DINING DESIGN FEATURE HEIGHTS
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LSK-01	FIRST FLOOR LIGHTING PHOTOMETRIC PLAN
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A-241	PROPOSED ROOF PLAN
A-251	THIRD FLOOR SETBACK DIAGRAM
A-301	PROPOSED EXTERIOR FINISHES
A-311	PROPOSED BUILDING ELEVATIONS - WEST
A-312	PROPOSED BUILDING ELEVATIONS - SOUTH
A-313	PROPOSED BUILDING ELEVATIONS - EAST
A-314	PROPOSED BUILDING ELEVATIONS - NORTH
A-315	PROPOSED BUILDING SIGNAGE
A-321	PROPOSED RIGHT-OF-WAY ENCROACHMENT
A-331	PROPOSED BUILDING SECTION
A-351	EXISTING WEST PERSPECTIVE
A-352	PROPOSED WEST PERSPECTIVE
A-353	EXISTING WEST PERSPECTIVE
A-354	PROPOSED WEST PERSPECTIVE
A-355	EXISTING SOUTH PERSPECTIVE
A-356	PROPOSED SOUTH PERSPECTIVE
A-357	EXISTING SOUTH PERSPECTIVE
A-358	PROPOSED SOUTH PERSPECTIVE
A-359	EXISTING NORTH PERSPECTIVE
A-360	PROPOSED NORTH PERSPECTIVE
A-361	PROPOSED NORTH PERSPECTIVE
A-362	EXISTING EAST PERSPECTIVE
A-363	PROPOSED EAST PERSPECTIVE
A-364	EXISTING MAIN STREET PERSPECTIVE
A-365	PROPOSED MAIN STREET PERSPECTIVE

DESIGN REVIEW SHEET TOTAL: 57

MATERIAL SYMBOLS

PLAN AND SECTION

- EARTH / TOP SOIL
- WASHED ROCK
- ASPHALT PAVING / ROADBED MATL.
- CONCRETE
- BRICK
- CONCRETE MASONRY UNIT
- CUT STONE
- STEEL
- ALUMINUM
- PLYWOOD
- FINISH WOOD
- SAND, PLASTER, GYPSUM BOARD
- BATT INSULATION
- BIBS INSULATION
- RIGID INSULATION
- SPRAY FOAM INSULATION
- WALL - NEW CONSTRUCTION
- WALL - EXISTING TO REMAIN
- WALL - TO BE DEMOLISHED

ELEVATION

- SIDING - WOOD
- SIDING - FIBER CEMENT PANEL/PHENOLIC CORE PANEL
- BRICK
- CONCRETE
- STUCCO
- GLASS
- CONCRETE MASONRY UNIT

PROJECT TEAM

OWNER: 200 N. Main, LLC
Kenny and Kristina Dudunakis
2637 134th Avenue NE,
Seattle, Washington 98005
(206) 521-7216
Kenny.Dudunakis@berkadia.com

ARCHITECT: Michael Doty Associates, Architects, PC
Mike Doty
PO Box 2792
371 Washington Avenue North
Ketchum, Idaho 83340
(208) 726-4228
mike@mda-arc.com

GENERAL CONTRACTOR:

STRUCTURAL ENGINEER: KPFF Structural Engineers
Judsen Williams
412 E Parkcenter Blvd 83706
Boise, Idaho 83706
(208) 336-6985
Judsen.williams@kpff.com

LANDSCAPE DESIGNER: Ash Boand Consulting+Design
Ashley Boand
PO Box 5136
Ketchum, Idaho 83340
(208) 720-2089
ash@ashboand.com

CIVIL ENGINEER: Galena-Benchmark Engineering
Matt Smithman
P.O. Box 733
Ketchum, Idaho 83340
(208) 726-9512
matt@galena-engineering.com

LIGHTING DESIGNER: LightPlan
Lindsey Arvan
159 Western Avenue W, Suite 480
Seattle, Washington 98119
(208) 709-8123
lindsey@lightplannw.com.com

PROJECT DATA

PARCEL NUMBER:	RPK0000003001A
STREET ADDRESS:	200 NORTH MAIN STREET KETCHUM, IDAHO 83340
LEGAL DESCRIPTION:	LOT 1, BLK 3 KETCHUM TOWNSITE, KETCHUM, IDAHO
ZONING:	CC-1 COMMUNITY CORE, RETAIL
CONSTRUCTION TYPE:	TYPE V-B
OCCUPANCY:	RESIDENTIAL GROUP R-2 BUSINESS GROUP B STORAGE GROUP S-2 ASSEMBLY GROUP A-3
BUILDING AREA (GROSS):	TOTAL: 12,405 SF
FIRE SPRINKLER SYSTEM:	NFPA 13 THROUGHOUT
SITE AREA:	±5503 SF (0.126) ACRES
CODES:	2018 INTERNATIONAL BUILDING CODE (2018 IBC) AS ADOPTED BY CITY OF KETCHUM BUILDING DEPT.
JURISDICTIONS:	CITY OF KETCHUM PLANNING & ZONING CITY OF KETCHUM BUILDING DEPARTMENT CITY OF KETCHUM FIRE DEPARTMENT

200 NORTH MAIN

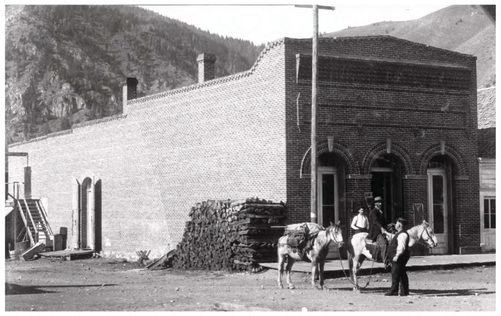
200 N. MAIN ST.
KETCHUM, ID 83340

DESIGN REVIEW
10/19/2023

Michael Doty Associates

© Michael Doty Associates, Architects PC

PROJECT INSPIRATION AND CONTEXT: HISTORIC KETCHUM



LEWIS LEMON/POST OFFICE/GOLDEN RULE/GRIFFITH BUILDING—CURRENTLY SUN VALLEY CULINARY INSTITUTE—AT MAIN AND SECOND STREETS, LATE 19TH CENTURY.

SALOON AT MAIN AND SECOND STREETS, LATE 19TH CENTURY.

VIEW OF MAIN STREET, LOOKING SOUTH, LATE 19TH CENTURY. IT LOOKS LIKE THE GRIFFITH BUILDING IS AT THE CENTER LEFT OF THE PHOTO, WHICH WOULD PLACE THE PHOTOGRAPHER OUTSIDE OF THE LANE MERCANTILE BUILDING.

MAIN STREET, BLOCK BETWEEN SUN VALLEY ROAD AND SECOND STREET, CIRCA LATE 1950S.

SALOON, KETCHUM, LATE 19TH CENTURY.

FIRST NATIONAL BANK BUILDING—CURRENTLY ROCKY MOUNTAIN HARDWARE—ALONG MAIN STREET, BETWEEN FIRST AND SECOND STREETS, KETCHUM, LATE 19TH CENTURY.

MAIN STREET, LOOKING NORTH, MID-1930S.

MAIN STREET, LOOKING NORTH, CIRCA 1970S.

LANE MERCANTILE BUILDING AT MAIN STREET AND SUN VALLEY ROAD CIRCA MID-20TH CENTURY.

VIEW FROM MAIN AND SECOND STREET INTERSECTION TOWARD WARM SPRINGS, CIRCA 1930S.

200 NORTH MAIN

200 N. MAIN ST.
KETCHUM, ID 83340

DESIGN REVIEW
10/19/2023

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VICINITY MAP

SCALE: 1" = 100'-0"

200 NORTH MAIN

200 N. MAIN ST.
KETCHUM, ID 83340

DESIGN REVIEW
10/19/2023

Michael Doty Associates

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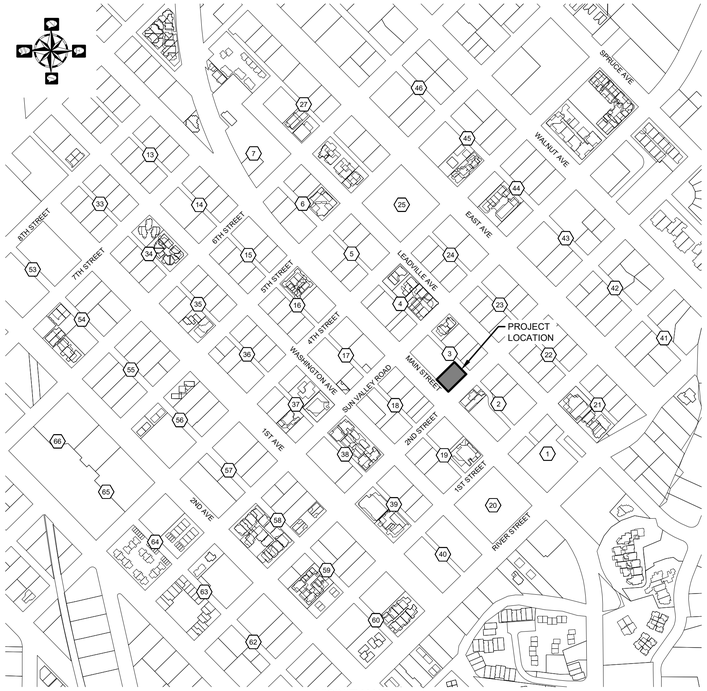
200 N. MAIN STREET

KETCHUM, IDAHO

MAY 2023

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO REGULATIONS FOR PUBLIC DRINKING WATER SYSTEMS," THE CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPWC), AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPWC ON SITE DURING CONSTRUCTION.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES.
3. THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, EPA'S NPDES CONSTRUCTION GENERAL PERMIT.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
5. CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.
6. CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.
7. ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANSI/NSF STD. 61 COMPLIANT.
8. ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL COMPLY WITH THE LOW LEAD ACT REQUIRING ALL MATERIALS TO HAVE A LEAD CONTENT EQUAL TO OR LESS THAT 0.25%.
9. THE CONTRACTOR SHALL USE ANSI/NSF STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.
10. CONTRACTOR SHALL COORDINATE LOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) NOT SHOWN ON THE DRAWING WITH IDAHO POWER.
11. ALL CLEARING & GRUBBING SHALL CONFORM TO ISPWC SECTION 201.
12. ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPWC SECTION 202. EXCAVATED SUBGRADE SHALL BE COMPACTED AND ALL UNSUITABLE SECTIONS REMOVED AND REPLACED WITH STRUCTURAL FILL AS DETERMINED BY THE ENGINEER. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
13. ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPWC 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
14. ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPWC 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
15. ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPWC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPWC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPWC SECTION 805.
16. ALL EDGES OF EXISTING ASPHALT PAVING SHALL BE SAW CUT 24" TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
17. 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).
18. ALL CONCRETE FORM WORK SHALL SHALL CONFORM TO ISPWC SECTION 701 AND 703. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPWC SECTION 703, TABLE 1.C.
19. ALL TRENCHING SHALL CONFORM TO ISPWC STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
20. TOPOGRAPHIC, SITE, AND BOUNDARY SURVEYS SHOWN HEREON WERE CONDUCTED BY GALENA ENGINEERING, INC., 10/21/2021. REFER TO TOPOGRAPHIC MAP FOR NOTES.
21. PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS; ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.



VICINITY MAP
N.T.S.

SHEET INDEX

SHEET#	DESCRIPTION
C0.10	COVER SHEET
C0.20	EXISTING SITE CONDITIONS
C1.00–C1.02	DETAIL SHEETS
C1.10	DEMOLITION AND SITE GEOMETRY
C1.20	SITE GRADING, DRAINAGE, AND UTILITY PLAN

REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any Project or extensions of this Project except by agreement in writing with Galena Engineering, Inc.

SITE IMPROVEMENT PLAN
200 N. MAIN STREET

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR 200 N MAIN LLC, KENNY & KRISTINA DUDUNAKIS

PROJECT INFORMATION
G:\BMA\Ketchum village\block 35\Lot 18\276 - 200 N Main\dwg\Construction\276 Civil 2023-04-17.dwg 09/05/23 11:55:50 AM

PROFESSIONAL ENGINEER LICENSED STATE OF IDAHO MATTHEW SMITHMAN 12741
PRELIMINARY NOT FOR CONSTRUCTION

DESIGNED BY:
DRAWN BY: CT
CHECKED BY: MS

GALENA–BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive
P.O. Box 733
Ketchum, Idaho 83340
(208) 726-9512
www.benchmark-associates.com

PURPOSE: ISSUE FOR DESIGN REVIEW (2023-09-19)

NO	DATE	BY	REVISIONS

C0.10

NOTES

1. The purpose of this map is to show topographical information as it existed on the date the field survey was performed. Changes may have occurred to site conditions since survey date (10/07/2021).
2. Boundary information is based on Found Centerline Monumentation. Please refer to the Official Map of the Village of Ketchum, Instrument No. 302967, records of Blaine County, Idaho.
3. Underground utility locations are based on above ground appurtenances, utilities visible at the time of the survey, and City maps. Utilities should be located prior to any excavation.
4. Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this map and may affect items shown hereon. It is the responsibility of the client to determine the significance of the Title Policy information and determine whether it should be included. If the client desires for the information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.
5. Benchmark is top of 1/2" rebar at the western corner of lot elevation = 5842.77. Vertical Datum is NAVD 1988.

GRAPHIC SCALE
0 5 10
Scale in Feet

220 N MAIN ST
LOT 2AA BLK 3
KETCHUM TOWNSITE

200 N MAIN ST
LOT 1, BLK 3
KETCHUM TOWNSITE
±5,503 S.F.
±0.126 AC.

N45° 36' 55"E 100.04'
S44° 23' 17"E 55.00'
S45° 37' 15"W 100.07'
N44° 21' 46"W 54.99'

207
5842.77
FD 1/2"NC

206
5843.89
FD 1/2"NC

N MAIN STREET (80' R/W)
SECOND STREET (60' R/W)
40'
30'

231 N LEADVILLE AVE
LOT 6, BLK 3
KETCHUM TOWNSITE

LOT 5, BLK 3
KETCHUM TOWNSITE

LEGEND

- Property Line
- Adjoiner's Lot Line
- Centerline of Right of Way
- FD1/2 = Found 1/2" Rebar
- CNTRL = Survey Control
- 5' Contour Interval
- 1' Contour Interval
- Curb & Gutter
- FNC = Fence Line
- Building
- Asphalt
- Concrete Sidewalk
- Pavers
- DT = Deciduous Tree
- SGN = Sign
- Overhead Power
- Buried Power
- Power Outlet
- EVAULT = Power Vault
- PBOX = Power Box
- PMTR = Power Meter
- Post
- TCB = Traffic Control Box
- Street Light
- Irrigation System Vault
- IS = Irrigation Service
- PHMH = Telephone Manhole
- Overhead Telephone Line
- Overhead Cable TV
- SMH = Sewer Manhole
- Sewer Main
- Sewer Service
- Storm Drain
- DWELL = Drywell
- CB = Catch Basin
- Water Main
- Water Service
- WMTR = Water Meter
- FH = Fire Hydrant
- WV = Water Valve
- AP = Angle Point
- BOW = Back of Walk
- CC = Curb Cut
- EOC = Edge of Concrete
- EOP = Edge of Pavers
- FF = Finished Floor
- LIP = Lip of Gutter
- NC = No Cap
- NG = Natural Ground
- PVC = Polyvinyl Chloride Pipe
- TP = Top of Pavement
- TBC = Top Back of Curb

REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any Project or extensions of this Project except by agreement in writing with Galena Engineering, Inc.

A TOPOGRAPHIC MAP SHOWING 200 N MAIN ST, LOT 1, BLOCK 3, KETCHUM TOWNSITE

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR 200 N MAIN, LLC

PROJECT INFORMATION
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PROFESSIONAL LAND SURVEYOR LICENSED 16670 10/21/21 STATE OF IDAHO MARK E. PHILLIPS

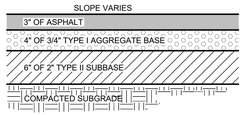
DESIGNED BY IDV
DRAWN BY SMF/MEP
CHECKED BY

GALENA ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
Hailey, Idaho 83333
(208) 788-1705
email galena@galena-engineering.com

PURPOSE:

NO	DATE	BY	REVISIONS

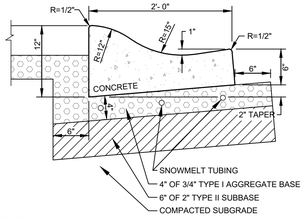
C0.20



NOTES:
1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

1 / C1.00 **TYPICAL ASPHALT SECTION**

N.T.S.



NOTES:
1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
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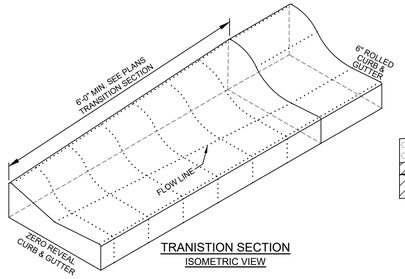
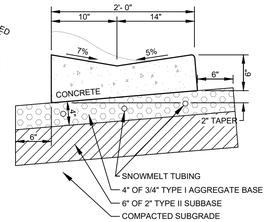
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
4. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
5. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET W/SIDEWALK).
6. SEE MECHANICAL DRAWINGS FOR FINAL SNOWMELT SYSTEM LAYOUT.

2 / C1.00 **HEATED 6" CONCRETE ROLLED CURB & GUTTER**

N.T.S.



TRANISTION SECTION
ISOMETRIC VIEW

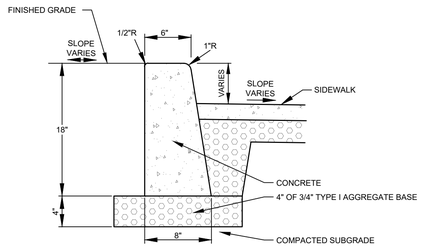


ZERO REVEAL CURB & GUTTER

NOTES:
1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
4. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
5. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET W/SIDEWALK).
6. SEE MECHANICAL DRAWINGS FOR FINAL SNOWMELT SYSTEM LAYOUT.

3 / C1.00 **TYPICAL HEATED ROLLED CURB TRANSITION DETAIL**

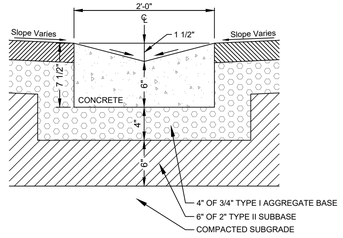
N.T.S.



NOTES:
1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
4. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
5. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET W/SIDEWALK).

4 / C1.00 **CONCRETE VERTICAL CURB**

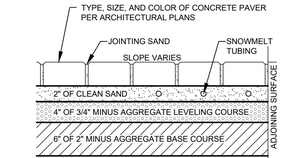
N.T.S.



NOTES:
1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
4. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
5. CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET W/SIDEWALK).

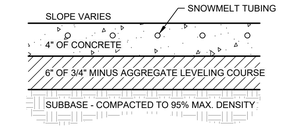
5 / C1.00 **24" WIDE CONCRETE VALLEY GUTTER**

N.T.S.



6 / C1.00 **HEATED PAVER DETAIL**

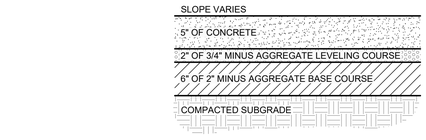
N.T.S.



NOTES:
1. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
2. CONTINUOUS PLACEMENT PREFERRED, SCORE AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING.
3. 1/2" TRANSVERSE PREFORMED BITUMINOUS JOINTS AT THE TERMINUS POINTS FOR CURVE AND WHERE SIDEWALK IS PLACED BETWEEN TWO PERMANENT FOUNDATIONS.
4. MATERIALS AND CONSTRUCTION IN COMPLIANCE WITH ISPWC SPECIFICATIONS.
5. SEE MECHANICAL DRAWINGS FOR FINAL SNOWMELT SYSTEM LAYOUT.

7 / C1.00 **TYPICAL CONCRETE SECTION #1**
(HEATED)

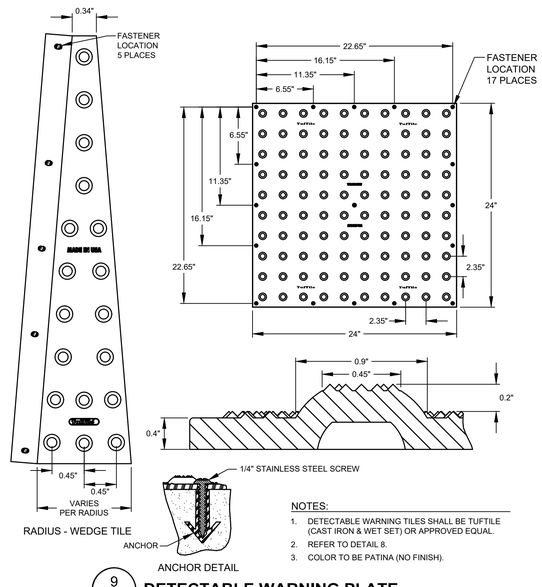
N.T.S.



NOTES:
1. INSTALL SCORE JOINTS AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING IN BOTH THE LONGITUDINAL AND TRANSVERSE DIRECTION FOR SIDEWALK GREATER THAN 5 FEET IN WIDTH. INSTALL EXPANSION JOINTS EVERY 10 FEET IN LONGITUDINAL DIRECTION.
2. 1/2"" TRANSVERSE PREFORMED BITUMINOUS JOINTS AT THE TERMINUS POINTS FOR CURVE AND WHERE SIDEWALK IS PLACED BETWEEN TWO PERMANENT FOUNDATIONS OR ADJACENT TO THE STRUCTURE, PLACE ½" EXPANSION JOINT MATERIAL ALONG THE BACK OF WALK THE FULL LENGTH.
3. SIDEWALK CONSTRUCTION JOINTS SHALL BE CONSTRUCTED APPROXIMATELY ¼" WIDE, ¾" IN DEPTH AND FINISHED AND EDGED SMOOTH. A PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED EVERY 40' FOR NEW SIDEWALK CONSTRUCTION.
4. WHEN TRANSITIONING NEW SIDEWALK TO EXISTING, A MINIMUM 5' TRANSITIONAL PANEL SHALL BE SEPARATED AND ISOLATED WITH EXPANSION MATERIAL.
5. SIDEWALK ALIGNMENT TRANSITIONS SHALL HAVE A MINIMUM RADIUS OF 30' TO THE BACK OF CURB.
6. MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
7. CONCRETE THICKNESS PER THIS DETAIL OR MATCH EXISTING, WHICHEVER IS GREATER.

8 / C1.00 **TYPICAL CONCRETE SECTION #2**

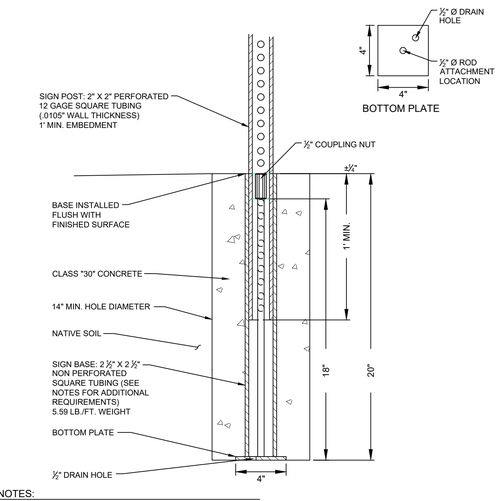
N.T.S.



NOTES:
1. DETECTABLE WARNING TILES SHALL BE TUFTILE (CAST IRON & WET SET) OR APPROVED EQUAL.
2. REFER TO DETAIL 8.
3. COLOR TO BE PATINA (NO FINISH).

9 / C1.00 **DETECTABLE WARNING PLATE**

N.T.S.



NOTES:
1. BASES SHALL BE INSTALLED TO BE FLUSH WITH SURFACE.
2. ALL INSTALLATIONS SHALL HAVE 14" Ø MINIMUM FOUNDATION OR GROUTED INTO SOLID ROCK.
3. ALL STREET SIGNS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE MUTCD.
4. SIGN PLACEMENT SHALL BE APPROVED BY THE CITY OF KETCHUM.
5. CITY TO PROVIDE BASES.

SIGN BASE MATERIAL & DIMENSION REQUIREMENTS
2 ½" OUTSIDE TUBE STEEL (20" LENGTH)
2 ¼" INSIDE TUBE STEEL
7/16" THICK
INTERNAL ROD MATERIAL & DIMENSION REQUIREMENTS
½" COLD ROLLED ROD (18" LENGTH)
½" COUPLING NUTS
BOTTOM PLATE MATERIAL & DIMENSION REQUIREMENTS
4" X 4" X ¼" STEEL STRAP

10 / C1.00 **TYPICAL SIGN BASE**

N.T.S.

DETAIL SHEET
200 N. MAIN STREET

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR 200 N MAIN LLC, KENNY & KRISTINA DUDUNAKIS

PROJECT INFORMATION
G:\BM\A\ketchum village\block 3\Lot 18\276 - 200 N Main\dwg\Construction\6276 Civil 2023-04-17.dwg 09/05/23 11:55:50 AM

PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF IDAHO MATTHEW SMITHMAN 12784
PRELIMINARY NOT FOR CONSTRUCTION

DESIGNED BY:
DRAWN BY: CT
CHECKED BY: MS

GALENA – BENCHMARK ENGINEERING
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100 Bell Drive
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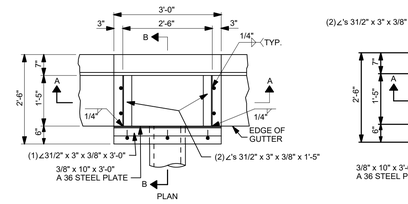
(208) 726-9512
www.benchmark-associates.com

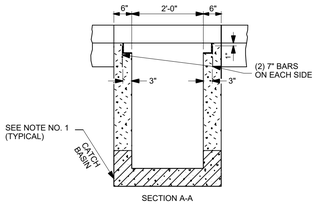
NO	DATE	BY	REVISIONS

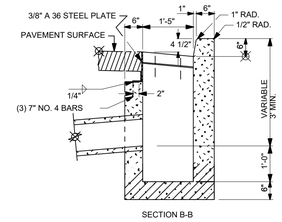
PURPOSE: ISSUE FOR DESIGN REVIEW (2023-09-19)

C1.00

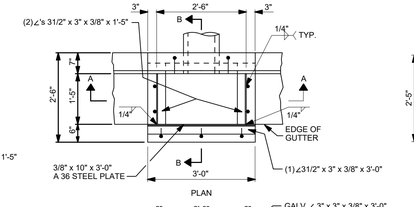
REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any Project or extensions of this Project except by agreement in writing with Galena Engineering, Inc.

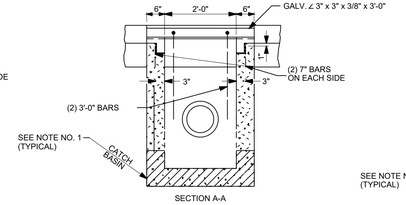


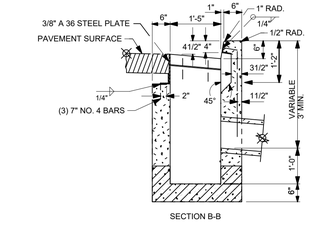




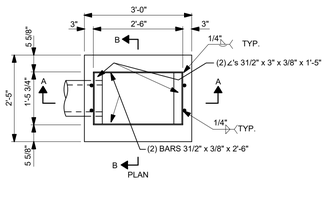
CATCH BASIN - TYPE 1

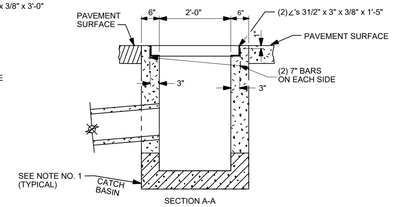


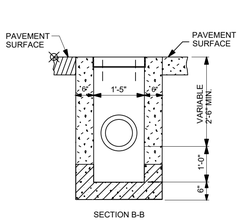




CATCH BASIN - TYPE 2





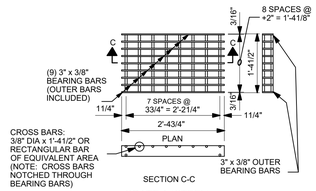


CATCH BASIN - TYPE 3

IDAHO DEPARTMENT OF TRANSPORTATION
CATCH BASINS TYPES 1, 2, & 3
STANDARD DRAWING NO. 605-20

1 / C1.01

N.T.S.

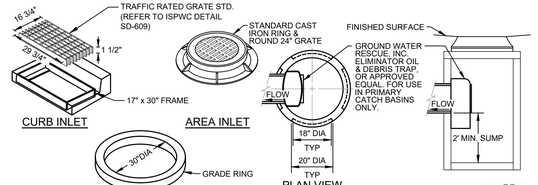


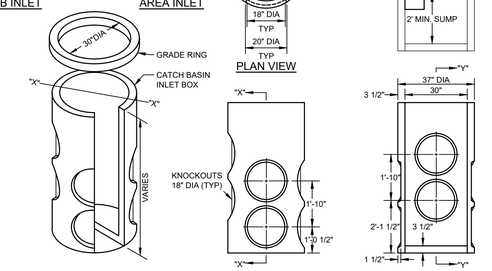
GRATE A (STEEL)

(WEIGHT: APPROXIMATELY 88 LBS., SEE NOTE 9 & 10)

NOTES

1. PATTERNS USED IN DRAWING:
   - INLET SECTIONS:
   - CATCH BASIN BOTTOMS:
   - PAVEMENT:
2. INLETS AND CATCH BASINS MAY BE EITHER PRECAST OR CAST-IN-PLACE. PRECAST UNITS SHALL MEET THE REQUIREMENTS OF ASTM C 913. (PRIOR APPROVAL OF SHOP DRAWINGS WILL BE REQUIRED ON MODIFIED UNITS.)
3. A 1" SIDE DRAFT IS ALLOWED FOR FORM REMOVAL.
4. CAST-IN-PLACE INLETS AND CATCH BASINS SHALL CONFORM TO SECTION 609 - MINOR STRUCTURES OF THE CURRENT ITD STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
5. THE GRADE LINE OF THE TOP INSIDE OF ANY PIPE SHALL ENTER AT A POINT NO LOWER THAN THE TOP INSIDE OF THE OUTLET PIPE.
6. PIPES CAN ENTER OR LEAVE THE BOX IN ANY DIRECTION. ALL CONNECTIONS AND BROKEN AREAS SHALL BE GROUTED SMOOTH.
7. STEEL ANGLES SHALL BE SET SO THAT EACH BEARING BAR OF PREFABRICATED GRATE SHALL HAVE FULL BEARING ON BOTH ENDS. THE FINISHED TOP OF CONCRETE SHALL BE EVEN WITH THE ANGLE/GRATE SURFACE. THE STRUCTURAL STEEL NEED NOT BE PAINTED BUT SHALL MEET THE REQUIREMENTS OF ASTM A 36.
8. ALL METAL REINFORCEMENT USED SHALL BE NO. 4 BARS. THE METAL REINFORCEMENT SHALL BE SMOOTH CUT TO ACCOMMODATE PIPES.
9. GRAY IRON CAST TO THE DIMENSIONS GIVEN FOR THE STEEL GRATES MAY BE USED. THE CASTINGS SHALL CONFORM TO AASHTO M306 CLASS 35B GRAY IRON CASTINGS.
10. INLET/CATCH BASIN GRATES MAY EITHER BE RESISTANCE WELDED OR ARC WELDED. IN EITHER CASE THE GRATE SHALL BE TRUE AND FLUSH.
11. GRATE B WILL BE USED ONLY WHEN SPECIFIED.
12. NOT TO SCALE.





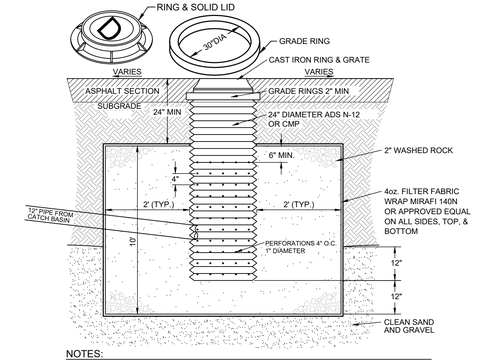
CATCH BASIN INSTALLATION NOTES:

1. A PRIMARY CATCH BASIN IS DEFINED AS THE FIRST STORM STRUCTURE UPSTREAM OF A DRYWELL. A SATELLITE CATCH BASIN IS DEFINED AS THE STORM STRUCTURE UPSTREAM OF THE PRIMARY CATCH BASIN.
2. THE OIL & DEBRIS TRAP SHALL BE INSTALLED ON THE OUTLET OF THE PRIMARY CATCH BASIN ONLY, NOT ON SATELLITE CATCH BASINS.
3. PLACE A MINIMUM OF 4" OF COMPACTED BEDDING ON PREPARED SUBGRADE AS SPECIFIED IN ISPWC SECTION 305 - PIPE BEDDING. EXTEND BEDDING EITHER TO THE LIMITS OF THE EXCAVATION OR AT LEAST 12" OUTSIDE THE LIMITS OF THE BASE SECTION.
4. FILL THE BALANCE OF THE EXCAVATED AREA WITH SELECT MATERIAL COMPACTED LEVEL TO THE TOP OF THE BEDDING.
5. PROVIDE A SMOOTH AND LEVEL BEARING SURFACE ON THE BEDDING SURFACE.

2 / C1.01

30" DIAMETER CATCH BASIN

N.T.S.



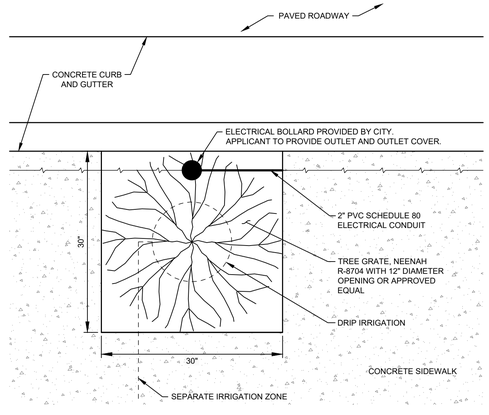
NOTES:

1. THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL.
2. MAXIMUM DEPTH SHALL NOT EXCEED 12 FEET.
3. IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN 12 FEET, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER.
4. GRATE OR SOLID LID AS APPROVED BY CITY OF KETCHUM.

3 / C1.01

DRYWELL DETAIL (6'Ø)

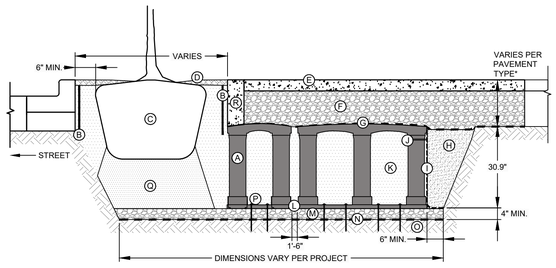
N.T.S.



NOTES:

1. TREE TO BE 3" MINIMUM CALIPER AUTUMN BLAZE MAPLE OR APPROVED EQUAL.
2. CITY OF KETCHUM REQUIRES DRIP IRRIGATION TO BE ON A SEPARATE ZONE WITH HUNTER/RAINWISE SMART CLOCK, OR APPROVED EQUAL, FOR REMOTE ACCESS BY CITY.
3. APPLICANT TO CONNECT AND PROVIDE CONDUITS, WIRING, AND SEPARATE CIRCUIT, OR TIE TO A CITY CIRCUIT FOR POWER.
4. NO DIRECT BURIAL WIRE PERMITTED.
5. TREE INSTALLATION TO BE MODULAR SUSPENDED PAVEMENT SYSTEM.

PLAN VIEW



MODULAR SUSPENDED PAVEMENT SYSTEM

KEY PLAN:

A. SILVA CELL SYSTEM (DECK, BASE, AND POSTS) OR APPROVED EQUAL.
B. DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT. PREVENTS ROOTS FROM DISTURBING PAVEMENT.
C. TREE ROOT PACKAGE, SIZE VARIES
D. TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS
E. SURFACE TREATMENT, PER PROJECT
F. AGGREGATE BASE COURSE, DEPTH VARIES PER PROJECT
G. GEOTEXTILE TO KEEP AGGREGATE FROM MIGRATING DOWN THROUGH CELL DECK
H. BACKFILL, PER PROJECT SPECIFICATIONS
I. GEOGRID TO PROVIDE FOR VERTICAL SEPARATION BETWEEN PLANTING SOILS AND BACKFILL WHILE ALLOWING ROOT PENETRATION INTO ADJACENT SOILS. 6" (150 mm) TOE (OUTWARD FROM BASE) AND 12" (305 mm) EXCESS (OVER TOP OF DECK).
J. CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER POST FLARE
K. PLANTING SOIL, PER PROJECT SPECIFICATIONS, COMPACTED TO 70-80% PROCTOR
L. SILVA CELL BASE SLOPE, 10% MAX
M. 4" (100 mm) MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
N. GEOTEXTILE, TO PROVIDE SEPARATION BETWEEN SUBGRADE AND AGGREGATE BASE
O. SUBGRADE, COMPACTED TO 95% PROCTOR
P. PIN, PER SILVA CELL SPECIFICATIONS, TO KEEP CELLS IN PLACE DURING CONSTRUCTION
Q. PLANTING SOIL BELOW TREE ROOT PACKAGE, COMPACTED TO 85-90% PROCTOR
R. CONCRETE EDGE RESTRAINT TO STABILIZE EDGE AND PREVENT AGGREGATE MIGRATION INTO TREE OPENING.

*MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING

PAVEMENT	+ AGGREGATE BASE COURSE
4" CONCRETE	+ 4" AGGREGATE
3" PAVER	+ 12" AGGREGATE
4" ASPHALT	+ 12" AGGREGATE
2.6" PAVER	+ 5" CONCRETE

SECTION VIEW

NOTES:

1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. A PROJECT SPECIFIC DETAIL WILL NEED TO BE PROVIDED TO CITY FOR REVIEW AND APPROVAL.

4 / C1.01

TREE WELL DETAILS

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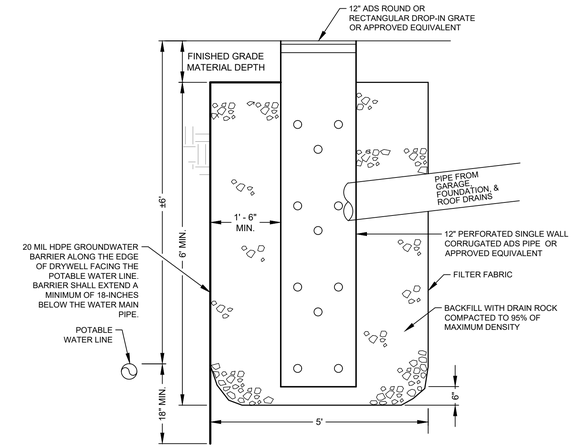

5 / C1.01

LANDSCAPE DRYWELL

N.T.S.

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DETAIL SHEET
200 N. MAIN STREET

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR 200 N MAIN LLC, KENNY & KRISTINA DUDUNAKIS

PROJECT INFORMATION
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PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF IDAHO MATTHEW SMITHMAN 21741

PRELIMINARY NOT FOR CONSTRUCTION

DESIGNED BY:
DRAWN BY: CT
CHECKED BY: MS

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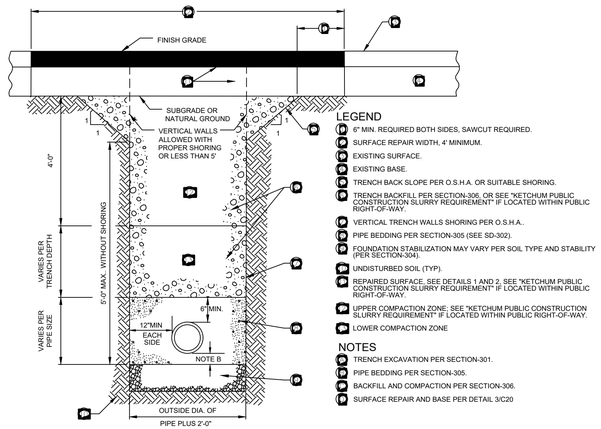
PURPOSE: ISSUE FOR DESIGN REVIEW (2023-09-19)

NO	DATE	BY	REVISIONS

C1.01



LEGEND

1. 6" MIN. REQUIRED BOTH SIDES, SAWCUT REQUIRED.
2. SURFACE REPAIR WIDTH, 4' MINIMUM.
3. EXISTING SURFACE.
4. EXISTING BASE.
5. TRENCH BACK SLOPE PER O.S.H.A. OR SUITABLE SHORING.
6. TRENCH BACKFILL PER SECTION-306, OR SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY
7. VERTICAL TRENCH WALLS SHORING PER O.S.H.A..
8. PIPE BEDDING PER SECTION-305 (SEE SD-302).
9. FOUNDATION STABILIZATION MAY VARY PER SOIL TYPE AND STABILITY (PER SECTION-304).
10. UNDISTURBED SOIL (TYP).
11. REPAIRED SURFACE, SEE DETAILS 1 AND 2, SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY
12. UPPER COMPACTION ZONE; SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
13. LOWER COMPACTION ZONE

NOTES

1. TRENCH EXCAVATION PER SECTION-301.
2. PIPE BEDDING PER SECTION-305.
3. BACKFILL AND COMPACTION PER SECTION-306.
4. SURFACE REPAIR AND BASE PER DETAIL 3/C20

KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT

IN AREAS WHERE IT IS NECESSARY TO CUT THE ASPHALT PAVEMENT AND DIG A TRENCH FOR BURIAL OF CONDUIT CABLE OR OTHER CITY UTILITY, THE TRENCH SHALL BE BACKFILLED WITH A LEAN CONCRETE MIX TO THE BOTTOM OF FINISH SURFACE MATERIAL WITH THE FOLLOWING PROPORTIONS OF MATERIALS:

COARSE AGGREGATE (⅜" MINUS)	2,600 LBS.
SAND	800 LBS.
PORTLAND CEMENT	94 LBS.
WATER	11 GAL (MAX.)

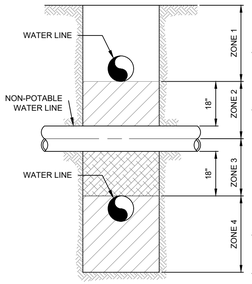
WATER CONTENT IS MAXIMUM AND MAY BE REDUCING DOWNWARD. CARES SHALL BE TAKEN TO ASSURE THAT EXCESS WATER IS NOT PRESENT IN THE MIXING DRUM PRIOR TO CHARGING THE MIXER WITH MATERIALS. THOROUGH MIXING WILL BE REQUIRED PRIOR TO DISCHARGE.

NO COMPACTION, VIBRATION OR FINISHING IS REQUIRED. THE LEAN CONCRETE MIX SHALL BE STRUCK OFF AT OR BELOW THE ELEVATION OF THE PLANTMIX SURFACING WITH A SQUARE-NOSE SHOVEL OR SIMILAR HAND TOOL. THE BACKFILL MIX SHALL BE ALLOWED TO SET FOR A MINIMUM OF 2 HOURS BEFORE THE PERMANENT PLANTMIX SURFACING IS PLACED TO COMPLETE THE TRENCH REPAIR. TEMPORARY PLACEMENT OF ASPHALT COLD MIX SURFACING MAY BE NECESSARY TO ACCOMMODATE TRAFFIC WITHIN THE FIRST 2 HOURS OF BACKFILL PLACEMENT PRIOR TO COMPLETING THE PERMANENT REPAIR.

1 / C1.02 **TYPICAL TRENCH SECTION**

N.T.S.

THE TERM "LINE" APPLIES TO BOTH MAIN LINES AND SERVICE LINES



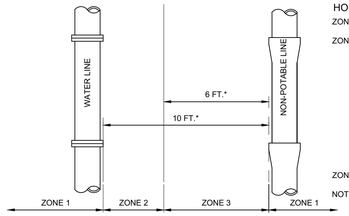
VERTICAL SEPARATION REQUIREMENTS

ZONE 1: A) WATER AND NPWL MUST BE SEPARATED BY AT LEAST 18"
AND
B) ONE FULL, UNCUT LENGTH OF BOTH PWL AND NPWL PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING.

ZONE 2: A) ONE FULL, UNCUT LENGTH OF BOTH PWL AND NPWL PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING.
AND EITHER
B) NPWL MUST BE CONSTRUCTED TO WATER MAIN STANDARDS AND PRESSURE TESTED FOR WATER TIGHTNESS FOR A HORIZONTAL DISTANCE OF 10 FEET ON BOTH SIDES OF CROSSING.
OR
C) EITHER THE NPWL OR WATER LINE OR BOTH MUST BE ENCASED WITH A SLEEVEING MATERIAL ACCEPTABLE TO DEQ FOR A HORIZONTAL DISTANCE OF 10 FEET ON BOTH SIDES OF THE CROSSING.

ZONE 3: SAME REQUIREMENTS AS ZONE 2 EXCEPT THE NPWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.

ZONE 4: SAME REQUIREMENTS AS ZONE 1 EXCEPT THE THE NPWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.



* DISTANCES ARE HORIZONTAL

HORIZONTAL SEPARATION REQUIREMENTS

ZONE 1: A) NO SPECIAL REQUIREMENTS.

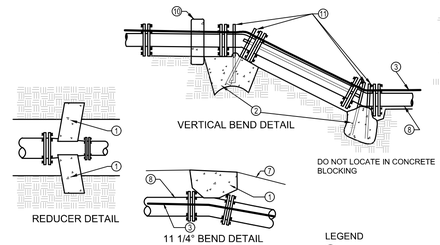
ZONE 2: A) NO SPECIAL REQUIREMENTS FOR POTABLE OR NON-POTABLE SERVICES
B) WATER AND NPWL SEPARATED BY AT LEAST 6 FEET AT OUTSIDE WALLS.
AND
C) WATER AT LEAST 18 INCHES HIGHER IN ELEVATION THAN THE NPWL.
AND EITHER
D) NPWL CONSTRUCTED TO POTABLE WATER MAIN STANDARDS AND PRESSURE TESTED FOR WATER TIGHTNESS.
OR
E) SITE SPECIFIC REQUIREMENTS APPROVED BY DEQ.

ZONE 3: NOT ALLOWED WITHOUT DEQ WAIVER.

NOTE: SANITARY SEWER FORCE MAINS MUST HAVE MIN. 10' HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION. ZONE 2 AND ZONE 3 PLACEMENTS ARE NOT ALLOWED WITHOUT A WAIVER GRANTED BY DEQ.

2 / C1.02 **POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION**

N.T.S.



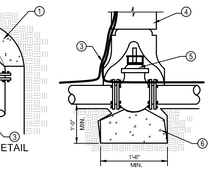


TABLE 1
THRUST AREA FOR HORIZONTAL BENDS***

SOIL BEARING PRESSURE = 2000 PSF WORKING PRESSURE RATING = 150 PSI SAFTEY FACTOR = 1.5	MINIMUM SQUARE FEET OF THRUST AREA ONTO UNDISTURBED EARTH*			
PIPE SIZE	TEE, PLUG OF VALVE	90° BEND**	45° BEND	22.5°, 11.25° BENDS OR REDUCER
3"	0.8	1.1	0.6	0.3
4"	1.4	2.0	1.1	0.6
6"	3.2	4.5	2.4	1.2
8"	5.7	8.0	4.3	2.2
10"	8.8	12.5	6.8	3.4
12"	12.7	18.0	9.7	5.0
14"	17.3	24.5	13.3	6.8
16"	22.6	32.0	17.3	8.8
18"	28.6	40.5	21.9	11.2

* MUST BE INCREASED BASED ON DIFFERENT CONDITIONS (HIGHER WORKING PRESSURE OR LOWER SOIL BEARING STRENGTH).
** OR TEE ACTING AS A 90° BEND
***THRUST BLOCK DEPTH TO BE A MINIMUM PF 12" FOR PIPE SIZES 3"-8" AND 18" FOR PIPE SIZES 10"-18" OR THE SQUARE ROOT OF THE REQUIRED BEARING AREA, WHICHEVER IS GREATER.

LEGEND

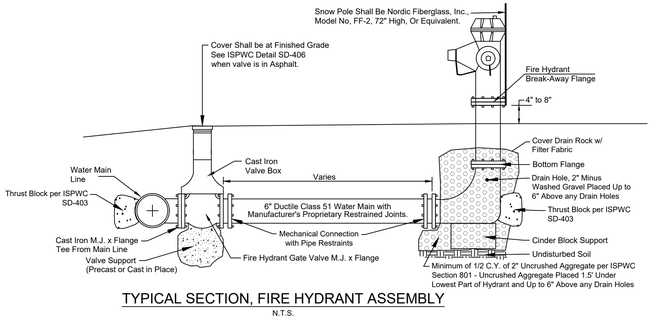
1. FOR HORIZONTAL PIPE BENDS, BEARING THRUST BLOCKS MUST PROVIDE 2500 PSI CONCRETE POURED AGAINST UNDISTURBED EARTH PER TABLE 1.
2. FOR VERTICAL PIPE BENDS, GRAVITY THRUST BLOCKS MUST PROVIDE A VOLUME OF CONCRETE POURED AGAINST UNDISTURBED EARTH WHICH IS SIZED FOR EXPECTED FORCES WITH A MINIMUM 1.5 FACTOR OF SAFETY.
3. NO. 12 COPPER FINDER WIRE. SEE SD-514 FOR SPLICING.
4. C.I. VALVE BOX WITH COVER.
5. C.I. GATE VALVE (M.J.).
6. PRECAST BLOCK FOR CUT IN TEE AND VALVE OR CAST IN PLACE WITH 2-1/2"Ø MIN REBAR.
7. TRENCH SIDE.
8. PIPE.
9. PLUG.
10. HAMMERHEAD THRUST BLOCKING.
11. ANCHOR BARS (1/2"Ø MIN)

NOTES:

A. ANCHOR ALL VALVES CONNECTED TO P.V.C. PIPE AS SHOWN.
B. COVER BOLTS AND FLANGES WITH PLASTIC TO PROTECT FROM CONCRETE ADHERENCE DURING CONSTRUCTION OF THRUST BLOCKS.
C. SEE CHART FOR MIN THRUST BLOCKS BEARING AREAS.
D. ALL CONCRETE TO BE 2500 P.S.I. STRENGTH POURED AGAINST UNDISTURBED EARTH.
E. PROVIDE 6 MIL POLYPROPYLENE BETWEEN FITTINGS AND CONCRETE.
F. NOTIFY ENGINEER FOR ANY CONDITION OR PIPE SIZE NOT INDICATED.
G. ALL BLOCKS TO BE CENTERED AROUND PIPE SPRING LINE.

3 / C1.02 **THRUST BLOCK AND ANCHOR DETAILS**

N.T.S.



TYPICAL SECTION, FIRE HYDRANT ASSEMBLY

N.T.S.

NOTES

1. Hydrants shall have a 6' foot bury.
2. Hydrants shall be Waterous Pacer Model WB-67U-250 or Mueller Super Centurion 250 and conform to the following:
   - 2 ea., 2-1/2" NST threaded nozzles
   - 1 ea., 4-1/2" NST threaded nozzles
   - Dry Barrel type 6" barrel
   - Red in color
   - Traffic "breakaway" design
   - 250 PSI rated
   - UL Listed
   - Main valve size 5-1/4"
3. Mechanical Restraints shall be used. Restraints shall be Romac Industries RomaGrip or approved equivalent. No lug or set screw type restraints are to be used on PVC pipe.
4. City shall approve location and elevation of all Fire Hydrants. Fire Hydrants shall be located at street intersections and at a minimum spacing of 500 feet in residential zones and 450 feet in business and industrial zones. No obstructions shall be placed within 3 feet of the back and 15 feet of the sides and front of Fire Hydrants.
5. Auxiliary Gate Valve shall meet AWWA C509 (Total rubber encapsulated, resilient seat, waterous series or approved equal).
6. Valve Box shall be Tyler 664A or approved equal.
7. Hydrant break away flange elevation equal to street centerline or 4" to 8" above finished grade as approved.
8. Fire hydrant assemblies located on the opposite side of the roadway from the watermain shall have 2" Dow Board installed over the pipeline leading to the hydrant. The Dow Board shall extend from auxiliary gate valve to the hydrant.
9. The final number and placement of fire hydrants shall be reviewed and approved by the Sun Valley Fire Department.
10. Mechanical restraints on PVC pipe are not acceptable in lieu of concrete thrust blocks.

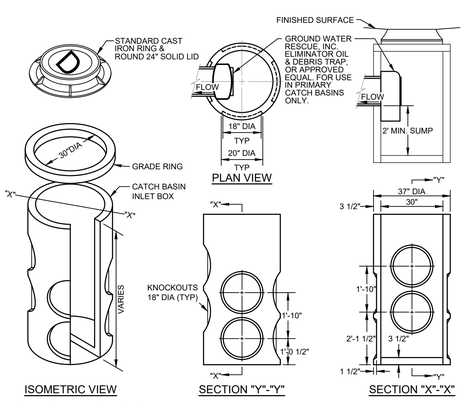
HYDRANT VEHICULAR PROTECTION

Fire hydrants which may be exposed to vehicular damage or obstruction shall have an approved array of bollards or guard post installed to protect them from damage and maintain the minimum distance required for proper operation.

When they are installed, they shall be:
- Constructed of steel not less than (4) inches in diameter and concrete filled.
- Spaced not more than four (4) feet between posts on center.
- Set not less than three (3) feet deep in a concrete footing not less than (15) inches in diameter.
- Set with the top of the posts not less than (3) feet above the ground.
- The post shall be painted bright red, reflective markings are recommended.
- Located at least three feet from any portion of the hydrant and located so as not to create an obstruction to its use.

4 / C1.02 **FIRE HYDRANT DETAIL**

N.T.S.



CATCH BASIN INSTALLATION NOTES:

1. A PRIMARY CATCH BASIN IS DEFINED AS THE FIRST STORM STRUCTURE UPSTREAM OF A DRYWELL. A SATELLITE CATCH BASIN IS DEFINED AS THE STORM STRUCTURE UPSTREAM OF THE PRIMARY CATCH BASIN.
2. THE OIL & DEBRIS TRAP SHALL BE INSTALLED ON THE OUTLET OF THE PRIMARY CATCH BASIN ONLY, NOT ON SATELLITE CATCH BASINS.
3. PLACE A MINIMUM OF 4" OF COMPACTED BEDDING ON PREPARED SUBGRADE AS SPECIFIED IN ISPWC SECTION 305 - PIPE BEDDING. EXTEND BEDDING EITHER TO THE LIMITS OF THE EXCAVATION OR AT LEAST 12" OUTSIDE THE LIMITS OF THE BASE SECTION.
4. FILL THE BALANCE OF THE EXCAVATED AREA WITH SELECT MATERIAL COMPACTED LEVEL TO THE TOP OF THE BEDDING.
5. PROVIDE A SMOOTH AND LEVEL BEARING SURFACE ON THE BEDDING SURFACE.

5 / C1.02 **30" DIAMETER STORM DRAIN MANHOLE**

N.T.S.

REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any Project or extensions of this Project except by agreement in writing with Galena Engineering, Inc.

DETAIL SHEET
200 N. MAIN STREET

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR 200 N MAIN LLC, KENNY & KRISTINA DUDUNAKIS

PROJECT INFORMATION
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PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF IDAHO 22741 CHRISTOPHER M. SMITHMAN
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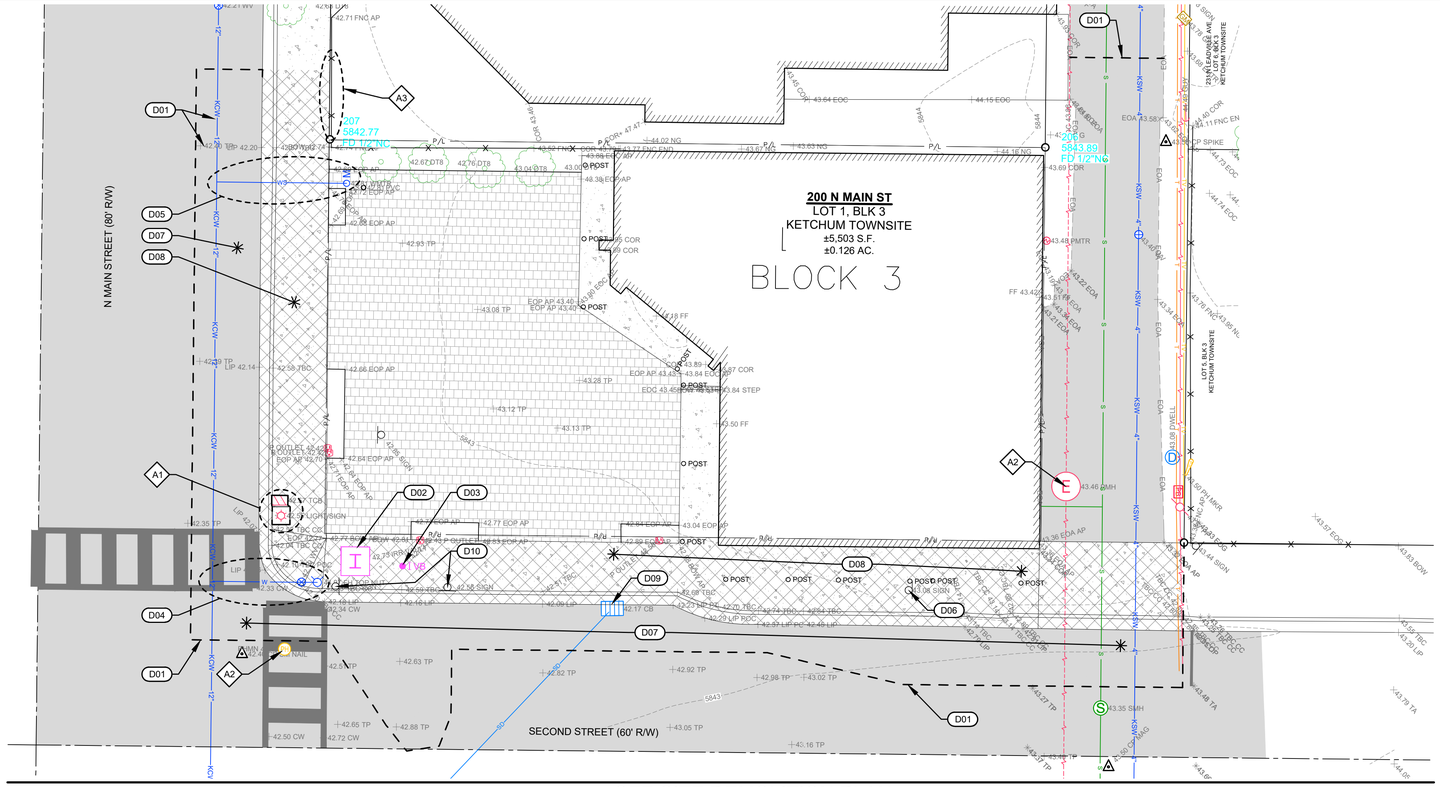
NO	DATE	BY	REVISIONS

PURPOSE: ISSUE FOR DESIGN REVIEW (2023-09-19)

C1.02



OFF-SITE DEMOLITION PLAN

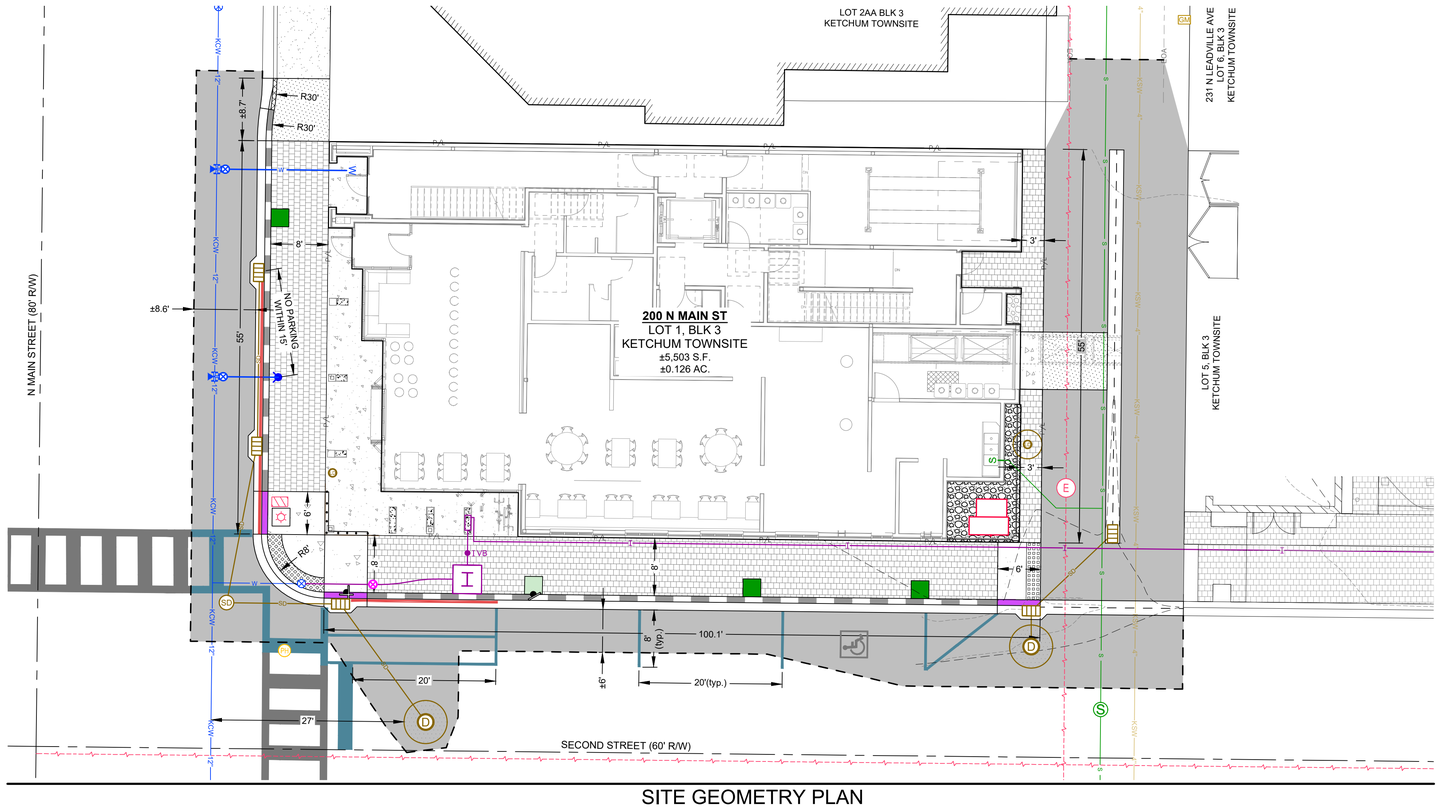
OFF-SITE DEMOLITION KEY NOTES**

- D01 SAWCUT ASPHALT TO PROVIDE FOR A CLEAN VERTICAL EDGE.
- D02 RELOCATE IRRIGATION VAULT. COORDINATE ACTIVITY WITH THE KETCHUM WATER DEPARTMENT.
- D03 RELOCATE IRRIGATION SERVICE VALVE. COORDINATE ACTIVITY WITH THE KETCHUM WATER DEPARTMENT.
- D04 RELOCATE FIRE HYDRANT. COORDINATE ACTIVITY WITH THE KETCHUM WATER DEPARTMENT.
- D05 CLOSE CORPORATION STOP AT WATER MAIN AND DISCONNECT EXISTING WATER SERVICE. COORDINATE ACTIVITY WITH THE KETCHUM WATER DEPARTMENT.
- D06 REMOVE SIGN AND RETURN TO CITY.
- D07 REMOVE AND DISPOSE OF ASPHALT.
- D08 REMOVE AND DISPOSE OF CONCRETE.
- D09 REMOVE AND DISPOSE OF CATCH BASIN. CUT AND CAP STORM DRAIN PIPE.
- D10 REMOVE AND RETAIN SIGN.

**EVERYTHING ON-SITE WILL BE REMOVED.

- A RETAIN AND PROTECT
  1. STREET LIGHT AND POWER HANDHOLE
  2. UTILITY VAULT
  3. FENCE

GRAPHIC SCALE
0 10 20
Scale in Feet



SITE GEOMETRY PLAN

GRAPHIC SCALE
0 10 20
Scale in Feet

DEMOLITION AND SITE GEOMETRY PLAN
200 N. MAIN STREET

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR 200 N MAIN LLC, KENNY & KRISTINA DUDUNAKIS

PROJECT INFORMATION
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PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF IDAHO MARK SMITHMAN
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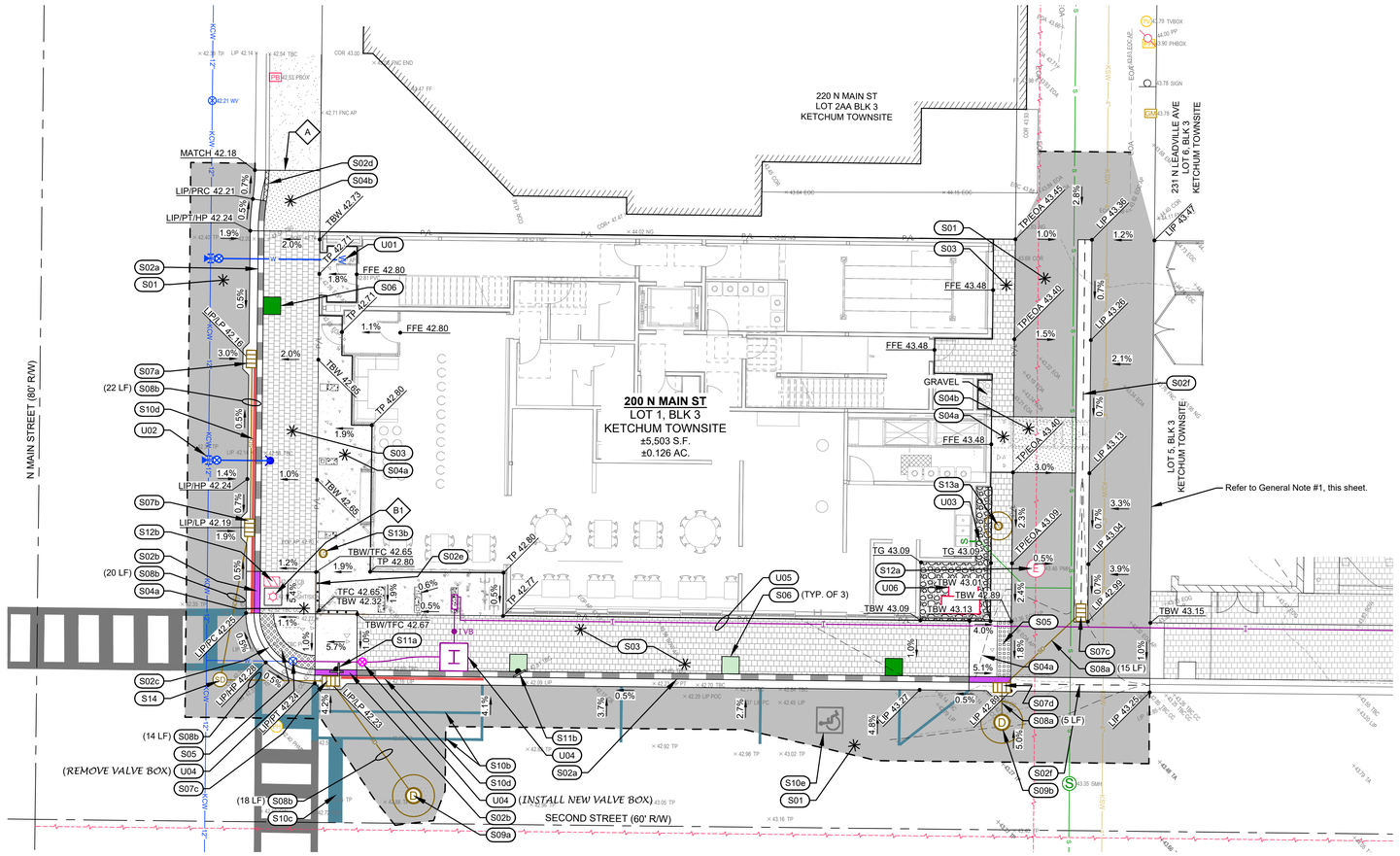

SITE IMPROVEMENT KEY NOTES

- S01 CONSTRUCT ASPHALT ROADWAY / ASPHALT REPAIR. SEE DETAIL 1 / C1.00.
- S02 CONSTRUCT CONCRETE CURB AND GUTTER
  - a. HEATED 6" ROLLED C&G. REFER TO DETAIL 2 / C1.00.
  - b. HEATED CURB TRANSITION. REFER TO DETAIL 3 / C1.00.
  - c. HEATED ZERO REVEAL CURB AND GUTTER. REFER TO DETAIL 3 / C1.00.
  - d. CURB TRANSITION (BETWEEN 6" VERTICAL C&G AND 6" ROLLED C&G).
  - e. VERTICAL CURB. REFER TO DETAIL 4 / C1.00.
  - f. 24" WIDE VALLEY GUTTER. REFER TO DETAIL 5 / C1.00.
- S03 CONSTRUCT HEATED PAVER SIDEWALK/PATIO. WIDTH AS SHOWN HEREON. REFER TO DETAIL 6 / C1.00.
- S04 CONSTRUCT CONCRETE SIDEWALK/SECTION. WIDTH AS SHOWN HEREON.
  - a. CONCRETE SIDEWALK/SECTION #1 (HEATED). REFER TO DETAIL 7 / C1.00.
  - b. CONCRETE SIDEWALK/SECTION #2. REFER TO DETAIL 8 / C1.00.
- S05 INSTALL CITY OF KETCHUM APPROVED CAST IRON TRUNCATED DOME DETECTABLE WARNING INSERT. REFER TO DETAIL 9 / C1.00.
- S06 INSTALL TREE AND TREE WELL AS SHOWN HEREON. REFER TO DETAIL 4 / C1.01.
- S07 INSTALL CATCH BASIN WITH MINIMUM SUMP DEPTH OF 12".
  - **ITD STANDARD CATCH BASIN.** REFER TO DETAIL 1 / C1.01.
  - a. RIM = 5841.96 I.E.(OUT) = 5838.69
  - b. RIM = 5841.91 I.E.(IN) = 5838.30 I.E.(OUT) = 5838.20
  - **30" DIAMETER CATCH BASIN.** REFER TO DETAIL 2 / C1.01.
  - c. ASSUMED "EXISTING" CATCH BASIN PER PROJECT EAST OF ALLEY, OR ELSE NEW CATCH BASIN PER THIS PROJECT. RIM = 5842.79 I.E.(OUT) = 5839.79
  - d. ASSUMED "EXISTING" CATCH BASIN PER PROJECT EAST OF ALLEY, OR ELSE NEW CATCH BASIN PER THIS PROJECT. RIM = 5842.69 I.E.(IN) = 5839.49 I.E.(OUT) = 5839.39
- S08 (LF) INSTALL STORM DRAIN:
  - a. 12" ADS N-12 STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 2.0%. REFER TO DETAIL 1 / C1.02 FOR TRENCHING AND DETAIL 2 / C1.02 FOR POTABLE AND NON-POTABLE WATER LINE SEPARATION.
  - b. 12" PVC WATER QUALITY PIPE WITH A MINIMUM SLOPE OF 2.0%. REFER TO DETAIL 1 / C1.02 FOR TRENCHING
- S09 DRYWELL:
  - a. INSTALL NEW DRYWELL REFER TO DETAIL 3 / C1.01. RIM = 5842.88 I.E.(IN) = 5837.50
  - b. ASSUMED "EXISTING" DRYWELL PER PROJECT EAST OF ALLEY, OR ELSE NEW DRYWELL PER THIS PROJECT. RIM = 5842.87 I.E.(IN) = 5839.39
- S10 INSTALL ROAD STRIPING / PAINT
  - a. WHITE CROSSWALK STRIPING (12" WIDE).
  - b. YELLOW ASPHALT PARKING STRIPING (4" WIDE). MATCH CITY PATTERNS.
  - c. WHITE CROSSWALK / STOP BAR STRIPING (24" WIDE).
  - d. RED "NO PARKING" STRIPING ON CURB. MATCH CITY PATTERNS.
  - e. ADA PARKING SYMBOL. MATCH CITY PATTERNS.
- S11 RELOCATE SIGNS. REFER TO DETAIL 10 / C1.00 FOR SIGN BASE DETAIL.
  - a. STOP & STREET SIGN
  - b. REGULATORY PARKING
- S12 RESET UTILITY BOX LID ELEVATION.
  - a. POWER VAULT LID ORIGINAL RIM = 5843.46 NEW RIM = 5843.07
  - b. POWER HANDHOLE ORIGINAL RIM = 5842.57 NEW RIM = 5842.44
- S13 INSTALL LANDSCAPE DRYWELL. CONNECT ROOF DRAINS AND/OR SLOT DRAINS TO DRYWELL. SEE DETAIL 5 / C1.01.
  - a. RIM = 5843.16
  - b. RIM = 5842.66
- S14 INSTALL 30" CONCRETE STORM DRAIN MANHOLE. REFER TO DETAIL 5 / C1.02. RIM = 5842.38
- A MATCH EXISTING LINES AND GRADES
- B RETAIN AND PROTECT
  1. SIGNAL POLE

UTILITY IMPROVEMENT KEY NOTES

- U01 INSTALL 6" WATER SERVICE LINE
  STAINLESS STEEL TAPPING SADDLE
  GATE VALVE
  W/ THRUST BLOCKS
  SEE DETAILS 1 / C1.02 FOR TRENCHING, & 3 / C1.02 FOR THRUST BLOCKING.
  COORDINATE ACTIVITY WITH THE KETCHUM WATER DEPARTMENT.
- U02 INSTALL FIRE HYDRANT WITH MOUNTAIN EXTENSION.
  12"x6" STAINLESS STEEL TAPPING SADDLE
  6" GATE VALVE
  W/ THRUST BLOCKS
  ±9 LF OF 6" PVC C-900 WATER MAIN PIPE
  SEE DETAILS 1 / C1.02 FOR TRENCHING, 3 / C1.02 FOR THRUST BLOCKING, & 4 / C1.02 FOR FIRE HYDRANT DETAIL.
  COORDINATE ACTIVITY WITH THE KETCHUM WATER DEPARTMENT.
- U03 UTILIZE EXISTING 4" SEWER SERVICE.
- U04 INSTALL IRRIGATION VAULT (MATCH EXISTING RECTANGULAR VAULT REMOVED AT DEMOLITION).
  - CONNECT TO EXISTING 6" WATER LINE THAT SUPPLIED THE REMOVED FIRE HYDRANT (SEE DEMOLITION PLAN). ENSURE VALVE IS TURNED ON AND REMOVE ORIGINAL VALVE BOX. INSTALL NEW 6" GATE IN FLAT AREA OF PAVER SIDEWALK.
  - IRRIGATION VALVE BOX
  - BACKFLOW PREVENTION DEVICE. REFER TO LANDSCAPE PLANS FOR PLACEMENT.

  COORDINATE ACTIVITY WITH THE KETCHUM WATER DEPARTMENT.
  RIM = 5842.68
- U05 INSTALL IRRIGATION LINE (SIZE AND FINAL LOCATION BY THE CITY OF KETCHUM). COORDINATE ACTIVITY WITH THE KETCHUM WATER DEPARTMENT.
- U06 INSTALL POWER TRANSFORMER. SEE ELECTRICAL AND ARCHITECT PLAN FOR DETAILS.

ABBREVIATIONS:

EOA = EDGE OF ASPHALT
FF = FINISHED FLOOR
FFE = FINISHED FLOOR AT ENTRY
FG = FINISHED GRADE
GFFE = GARAGE FINISHED FLOOR AT ENTRY
HP = HIGH POINT
I.E. = INVERT ELEVATION
LF = LINEAL FEET
LIP = LIP OF GUTTER
LP = LOW POINT
MAX = MAXIMUM
MIN = MINIMUM
PC = POINT OF CURVATURE
PRC = POINT OF REVERSE CURB
PT = POINT OF TANGENT
TBW = TOP BACK OF WALK
TFC = TOP FACE OF CURB
TG = TOP OF GRAVEL
TYP = TYPICAL

GENERAL NOTES:

1. CONSTRUCTION OF ALLEY RIGHT-OF-WAY IMPROVEMENTS SHALL BE COORDINATED WITH THE LEADVILLE TRADING PROJECT EAST OF THE ALLEY, LOCATED AT 211 N LEADVILLE AVENUE.
2. CONTRACTOR SHALL COORDINATE WITH THE CITY OF KETCHUM PRIOR TO CONSTRUCTION ACTIVITY FOR ALL RIGHT-OF-WAY IMPROVEMENTS ALONG MAIN STREET.

GRAPHIC SCALE
0 10 20
Scale in Feet

SITE GRADING, DRAINAGE, AND UTILITY PLAN
200 N. MAIN STREET

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR 200 N MAIN LLC, KENNY & KRISTINA DUDUNAKIS

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PURPOSE: ISSUE FOR DESIGN REVIEW (2023-09-19)

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PLANT SCHEDULE (STREET TREES ONLY)

STREET TREES

ABBRV	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
AFA	4	3" CAL	*Acer x freemanii 'Armstrong'*	Armstrong Maple

IRRIGATION CALCULATIONS (OUTDOOR DINING)

AREA DESCRIPTION	SF OF IRRIGATION	IRRIGATION TYPE
Street Trees	By Other (City of Kethum)	By Other (City of Kethum)
Container Plantings	+/- 20 SF	Drip Line to Planters
TOTAL	+/- 20 SF *Does NOT include Street Trees	

LEGEND

SYMBOL	DESCRIPTION
	Property Line
IRR	Drip Irrigation (Street Trees on Separate Zone, per City Standard)
2" SLV	2" Conduit, per City Standard
	Sidewalk, per Civil
	Concrete Paving
	Fire Hydrant, by Other
	Tree Grate, per City Standard
	Raised Steel Planters
	Container Plantings
	Outdoor Dining Furniture
	Proposed Street Trees

THE CASINO (CAFE)

ADJACENT PATIO (APPROXIMATE)

RESIDENTIAL ENTRANCE, PER ARCHITECT

OUTLET AND OUTLET COVER PROVIDED BY OWNER

STREET TREE, TREE WELL AND GRATE, PER CITY STANDARDS. SEE L4.0 FOR SPECIFICATIONS

2" PVS SCHEDULE 80 ELECTRICAL CONDUIT, PER CITY STANDARD

FIRE HYDRANT, BY OTHER

LANDSCAPE DRYWELL, SEE C1.20 IN CIVIL SET

RESTAURANT FFE 5842.80

PROPERTY LINE

SINGLE INVERTED "U" BIKE RACK, PER CITY STANDARD SEE L4.0 FOR SPECIFICATIONS

FOR ALL UTILITIES WITHIN ROW, SEE CIVIL

SIDEWALK AND CURB, PER CIVIL ENGINEER. SEE CIVIL DRAWING SET FOR DETAILS

MAIN STREET

SECOND STREET EAST

FOR OUTDOOR DINING , SEE L1.1

FOR RESTAURANT, SEE ARCHITECTURAL DRAWINGS
FOR THIRD FLOOR ROOF TERRACES, SEE L5.0

PROPERTY LINE

ALLEY ENTRANCE, PER ARCHITECT

FOR BUILDING UTILITIES/MECHANICAL, SEE ARCHITECTURAL DRAWING SET

ALLEY

FOR BUILDING UTILITIES/MECHANICAL, SEE ARCHITECTURAL DRAWING SET

FOR BUILDING UTILITIES/MECHANICAL, SEE ARCHITECTURAL DRAWING SET

2" SLV

OUTLET AND OUTLET COVER, PROVIDED BY OWNER

STREET TREE, TREE WELL AND GRATE, PER CITY STANDARDS. SEE SPECIFICATION 1 ON L4.0

2" PVS SCHEDULE 80 ELECTRICAL CONDUIT, PER CITY STANDARD

SIDEWALK AND CURB, PER CIVIL ENGINEER. SEE CIVIL DRAWING SET FOR DETAILS

N

0 4 8 FT

SCALE: 1/4" = 1'-0"

ASH BOAND CONSULTING + DESIGN

PO BOX 5136
KETCHUM, ID 83340
(208) 720-2089

WWW.ASHBOANDDESIGN.COM

THE 200 N MAIN
AT 200 N MAIN ST / KETCHUM, ID 83340

PROJECT NAME + ADDRESS

9/26/23

ISSUE DATE

DESIGN REVIEW - LANDSCAPE

DRAWING SET TYPE

AB

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PLOT DATE

ISSUE

L1.0
SITE PLAN

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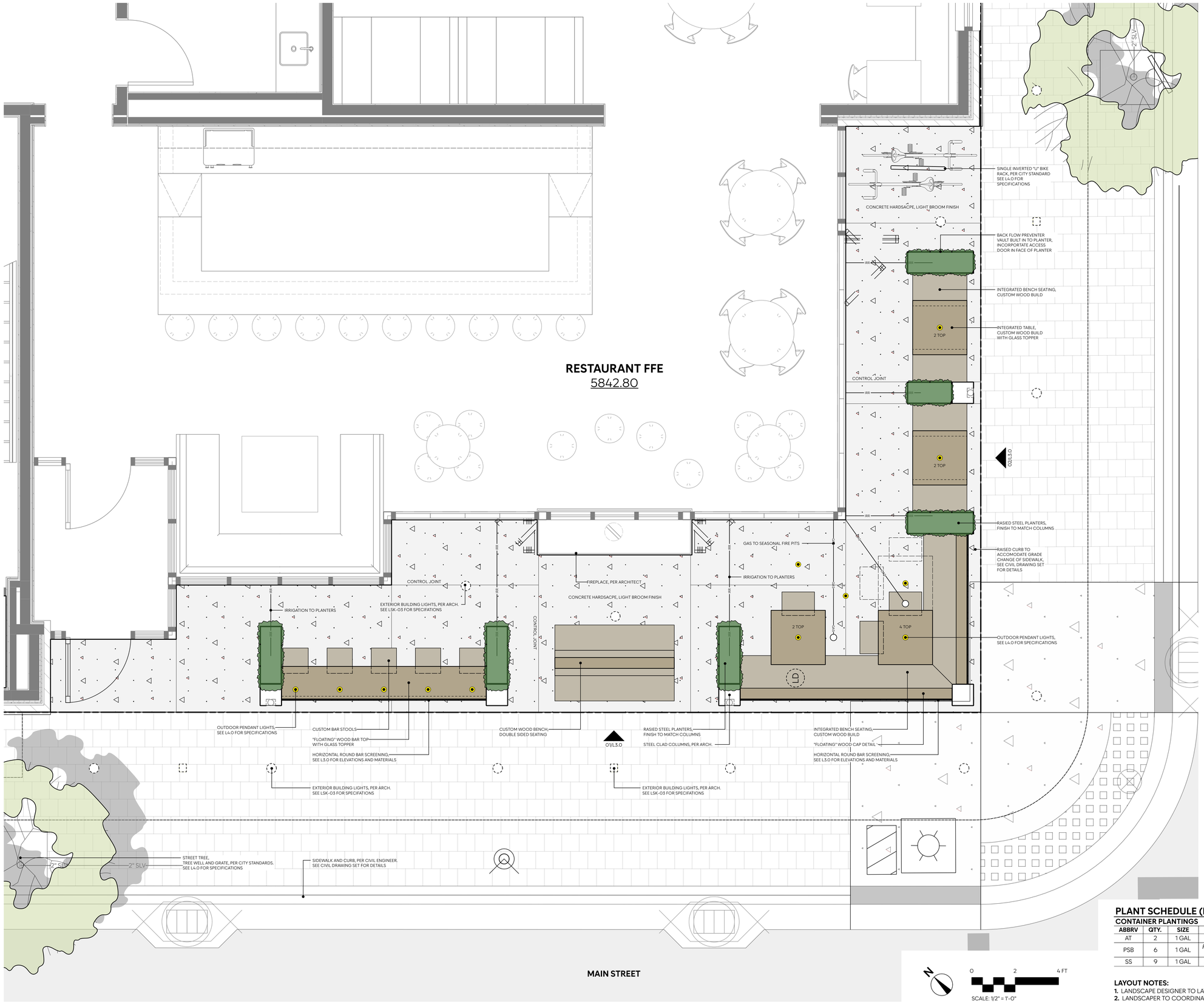

LEGEND

SYMBOL	DESCRIPTION
	Property Line
IRR	Drip Irrigation (Street Trees on Separate Zone, per City Standard)
2" SLV	2" Conduit, per City Standard
GAS	Gas Line to Seasonal Fire Pits
	Hanging Light Fixtures
	Architectural Lighting, Per Arch.
	Sidewalk, per Civil
	Concrete Paving
	Fire Hydrant, by Other
	Tree Grate, per City Standard
	Raised Steel Planters
	Container Plantings
	Outdoor Dining Furniture
	Proposed Street Trees

LIGHTING ZONE SCHEDULE

SYMB	LOCATION	QTY.	FIXTURE	TYPE
ZONE 1				
	Outdoor Dining	12	Pendant	A

LIGHTING NOTES:
1. ALL LIGHTING TO COMPLY WITH CITY OF KETCHUM DARK SKY ORDINANCE AND APPROVED FIXTURE TYPES.
2. EXTERIOR LIGHTS TO BE ON DIMMER AND ONLY ON DURING OPERATING BUSINESS HOURS.
3. FOR ARCHITECTURAL LIGHTING, SEE LSK-03

PLANT SCHEDULE (RESTAURANT ONLY)

CONTAINER PLANTINGS

ABBRV	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
AT	2	1 GAL	*Achillea Terracotta*	Terracotta Yarrow
PSB	6	1 GAL	*Penstemon strictus 'Blanca Peak'*	Blanca Peak™ White Penstemon
SS	9	1 GAL	*Schizachyrium scoparium*	Little Bluestem

LAYOUT NOTES:
1. LANDSCAPE DESIGNER TO LAYOUT CONTAINER PLANTS PRIOR TO INSTALL.
2. LANDSCAPER TO COORDINATE AND SCHEDULE ACCORDINGLY

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THE 200 N MAIN
AT 200 N MAIN ST / KETCHUM, ID 83340

PROJECT NAME + ADDRESS

9/26/23

ISSUE DATE

DESIGN REVIEW - LANDSCAPE

DRAWING SET TYPE

DRAWN BY **AB**

PLOT DATE **9/26/23 12:12:21 PM**

ISSUE

L1.1
OUTDOOR DINING

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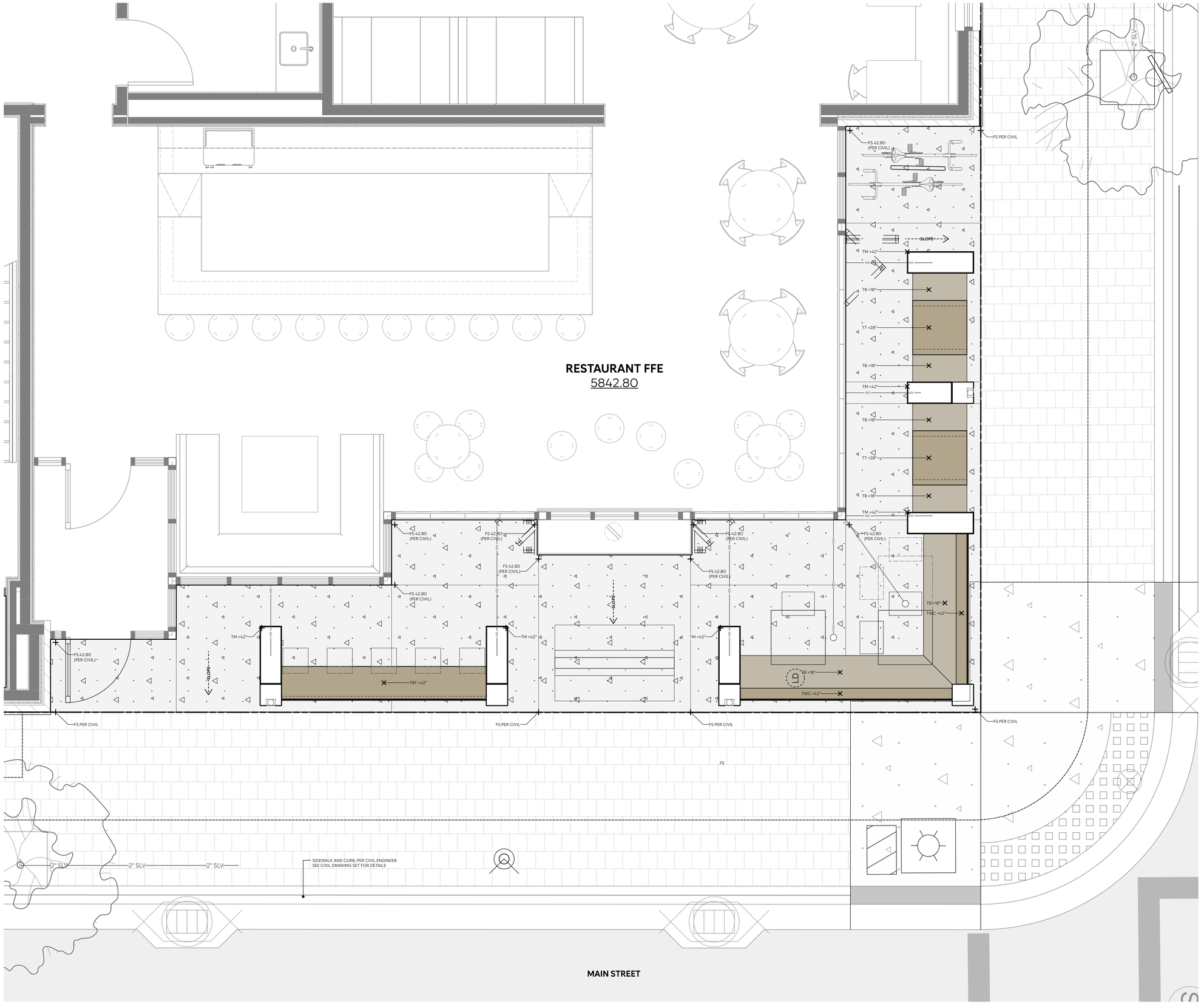

LEGEND

SYMBOL	DESCRIPTION
	Property Line
IRR	Drip Irrigation (Street Trees on Separate Zone, per City Standard)
2" SLV	2" Conduit, per City Standard
	Sidewalk, per Civil
	Concrete Paving
	Fire Hydrant, by Other
	Tree Grate, per City Standard
	Raised Steel Planters
	Outdoor Dining Furniture
-SLOPE-	Slope Surface
FS	Finished Surface
TM	Top of Metal
TB	Top of Bench
TBT	Top of Bar Top
TWC	Top of Wood Cap

GRADING NOTES:

1. CONTRACTOR TO REFER TO CIVIL DRAWINGS FOR ALL SIDEWALK AND CURB FINISHED GRADES AND DETAILS.
2. THIS SHEET DEPICTS GRADING INTENT FOR PROJECT PAVING AND BUILT ELEMENTS. ANY DISCREPANCIES TO BE REVIEWED WITH LANDSCAPE DESIGNER.

N

0 2 4 FT

SCALE: 1/2" = 1'-0"

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THE 200 N MAIN

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L2.0

OUTDOOR DINING: DESIGN FEATURE HEIGHTS

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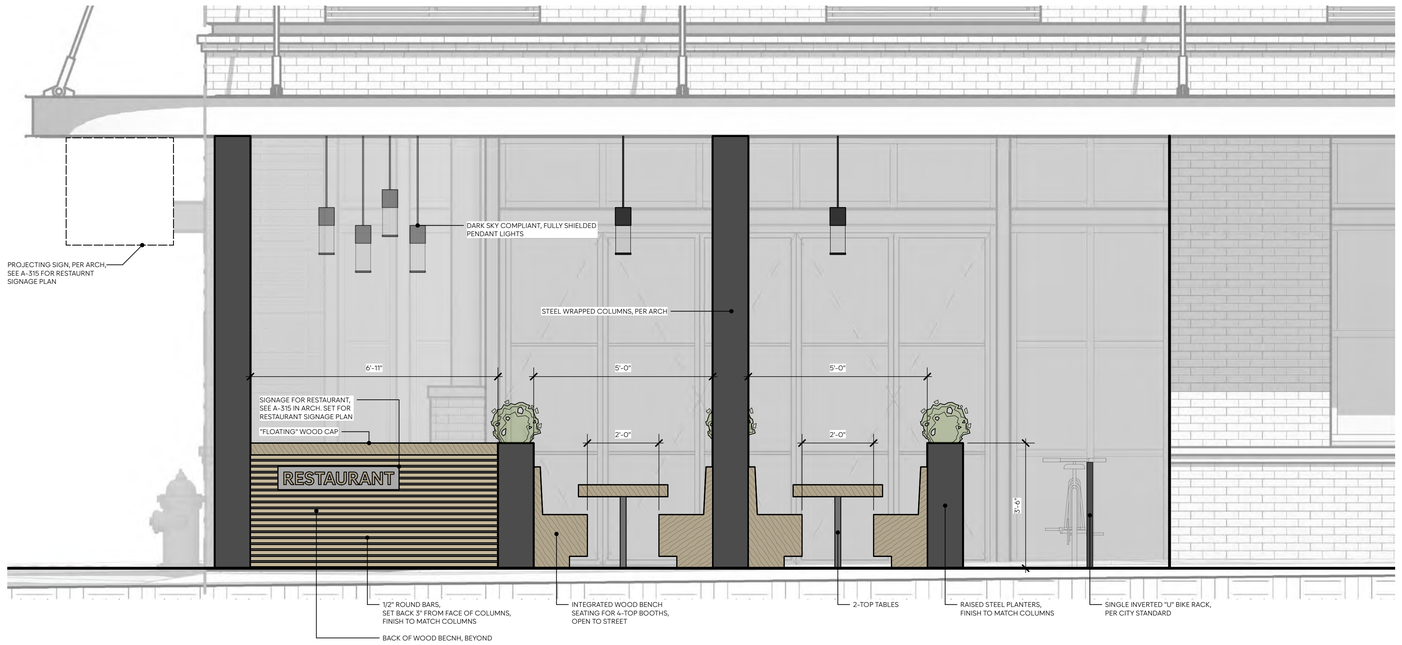
OUTDOOR DINING ELEVATIONS

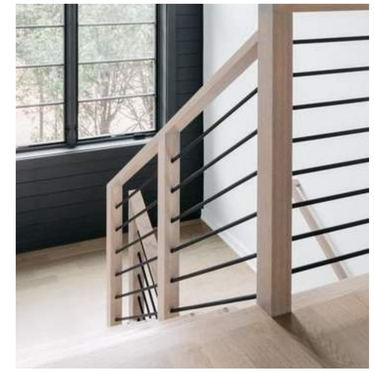
01 MAIN STREET ELEVATION
Scale: 1/2" = 1'-0"



02 SECOND STREET ELEVATION
Scale: 1/2" = 1'-0"

MATERIALS BOARD

① FINISH: BLACK, TO MATCH ARCHITECTURAL COLUMNS



②

③

④

⑤

MATERIALS KEY

① ROUND IRON BAR
FINISH: BLACK

② WOOD SLAB BAR TOP
MATERIAL: WALNUT
FINISH: CLEAR COAT

③ HANGING LIGHT FIXTURE
FINISH: BLACK

④ RAISED STEEL PLANTERS
FINISH: BLACK

⑤ WOOD BENCHES
MATERIAL: WALNUT
FINISH: CLEAR COAT

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L3.0

OUTDOOR DINING: MATERIALS + ELEVATIONS

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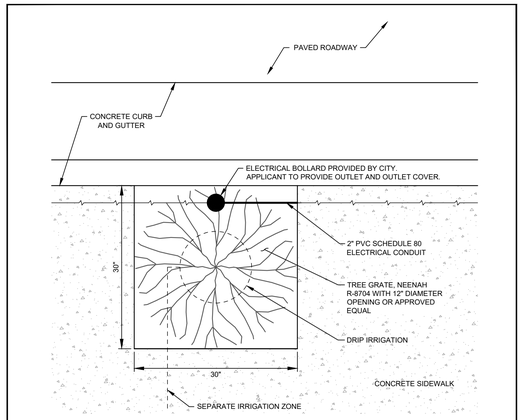
STREETSCAPE AND AMENITIES SPECIFICATIONS

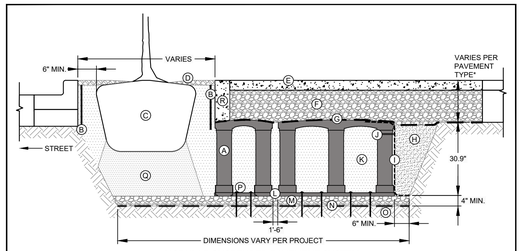


NOTES:

1. TREE TO BE 3" MINIMUM CALIPER AUTUMN BLAZE MAPLE OR APPROVED EQUAL.
2. CITY OF KETCHUM REQUIRES DRIP IRRIGATION TO BE ON A SEPARATE ZONE WITH HUNTER/RAINWISE SMART CLOCK, OR APPROVED EQUAL, FOR REMOTE ACCESS BY CITY.
3. APPLICANT TO CONNECT AND PROVIDE CONDUITS, WIRING, AND SEPARATE CIRCUIT, OR TIE TO A CITY CIRCUIT FOR POWER.
4. NO DIRECT BURIAL WIRE PERMITTED.
5. TREE INSTALLATION TO BE MODULAR SUSPENDED PAVEMENT SYSTEM. SEE TREE WELL SECTION VIEW, DETAIL 2.

PLAN VIEW

REVISION	APPROVED	DATE	CITY OF KETCHUM STANDARD DRAWING	DRAWING NO.
REV. 1	CITY	10/2019	TREE WELL DETAIL	1



MODULAR SUSPENDED PAVEMENT SYSTEM

KEY PLAN:

A. SILVA CELL SYSTEM (DECK, BASE, AND POSTS) OR APPROVED EQUAL.
B. DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT. PREVENTS ROOTS FROM DISTURBING PAVEMENT.
C. TREE ROOT PACKAGE, SIZE VARIES
D. TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS
E. SURFACE TREATMENT, PER PROJECT
F. AGGREGATE BASE COURSE, DEPTH VARIES PER PROJECT
G. GEOTEXTILE TO KEEP AGGREGATE FROM MIGRATING DOWN THROUGH CELL DECK
H. BACKFILL, PER PROJECT SPECIFICATIONS
I. GEOGRID TO PROVIDE FOR VERTICAL SEPARATION BETWEEN PLANTING SOILS AND BACKFILL WHILE ALLOWING ROOT PENETRATION INTO ADJACENT SOILS. 6" (150 mm) TOE (OUTWARD FROM BASE) AND 12" (305 mm) EXCESS (OVER TOP OF DECK).
J. CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER POST FLARE
K. PLANTING SOIL, PER PROJECT SPECIFICATIONS, COMPACTED TO 70-80% PROCTOR
L. SILVA CELL BASE SLOPE, 10% MAX
M. 4" (100 mm) MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
N. GEOTEXTILE, TO PROVIDE SEPARATION BETWEEN SUBGRADE AND AGGREGATE BASE
O. SUBGRADE, COMPACTED TO 95% PROCTOR
P. PIN, PER SILVA CELL SPECIFICATIONS, TO KEEP CELLS IN PLACE DURING CONSTRUCTION
Q. PLANTING SOIL BELOW TREE ROOT PACKAGE, COMPACTED TO 85-90% PROCTOR
R. CONCRETE EDGE RESTRAINT TO STABILIZE EDGE AND PREVENT AGGREGATE MIGRATION INTO TREE OPENING.

*MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING

PAVEMENT	+ AGGREGATE BASE COURSE
4" CONCRETE	+ 4" AGGREGATE
3" PAVER	+ 12" AGGREGATE
4" ASPHALT	+ 12" AGGREGATE
2.6" PAVER	+ 5" CONCRETE

SECTION VIEW

NOTES:

1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. A PROJECT SPECIFIC DETAIL WILL NEED TO BE PROVIDED TO CITY FOR REVIEW AND APPROVAL.

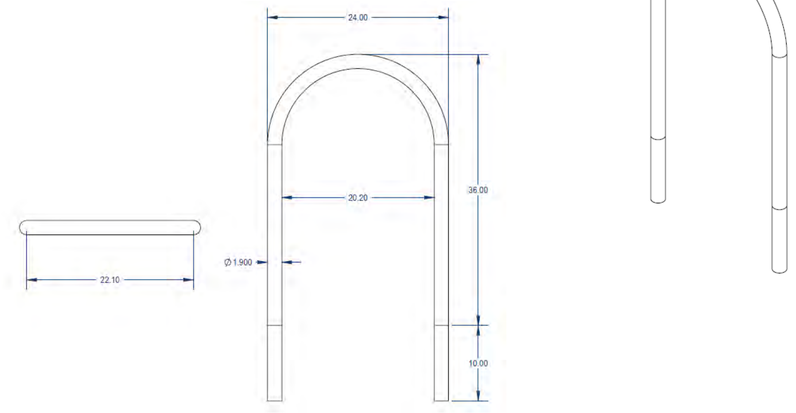
REVISION	APPROVED	DATE	CITY OF KETCHUM STANDARD DRAWING	DRAWING NO.
REV. 1	CITY	10/2019	TREE WELL DETAIL	2

01 TREE WELL
Scale: NTS

Spec Sheet

thepark AND FACILITIES CATALOG

U Bike Rack - In-Ground Mount
543-1054



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02 BIKE RACK
Scale: NTS

OUTDOOR LIGHTING SPECIFICATIONS

ARIA

2302BK

MEDIUM HANGING LANTERN

Aria is a contemporary style that effortlessly complements the facade of any exterior. Its modern shape in durable aluminum is enhanced by a stainless steel mesh shade. Aria's high style and low maintenance comes standard Dark Sky compliant.

DETAILS	
FINISH:	Black
MATERIAL:	Aluminum
SLOPE DEGREE:	90

DIMENSIONS	
WIDTH:	5.3"
HEIGHT:	15.8"
WEIGHT:	2.5lb

LIGHT SOURCE	
LIGHT SOURCE:	LED Lamp
LED NAME:	6.5WR20-30K
VOLTAGE:	120v
COLOR TEMP:	3000
LUMENS:	525
CRI:	90
INCANDESCENT EQUIVALENCY:	1 x 50w
DIMMABLE:	Yes - CL Type Dimmer (SSL7A)

ELECTRICIAN TO USE 2700K BULB AT INSTALL

MOUNTING	
CANOPY:	6" Dia.
LEAD WIRE:	1 X 120"
MAX HEIGHT:	48

SHIPPING	
CARTON LENGTH:	22.5
CARTON WIDTH:	8.5
CARTON HEIGHT:	9
CARTON WEIGHT:	4

PRODUCT DETAILS:

- This stem hung fixture may be hung on a sloped ceiling
- This fixture includes multiple down stems in various lengths to customize the installation height of the fixture, including one 6" stem and two 12" stems.
- Suitable for use in damp locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- Fixture is Dark Sky compliant and engineered to minimize light glare upward into the night sky
- 2 year finish warranty
- LED Bulbs carry a 3-year limited warranty
- All-in-one fixture design comes with an LED bulb
- Angular lines, a bold finish and robust details create an industrial edge to add flair to any type of façade

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Avon Lake, OH 44012

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03 PENDANT LIGHT (TYPE A)
Scale: NTS

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THE **200 N MAIN**
AT 200 N MAIN ST / KETCHUM, ID 83340

PROJECT NAME + ADDRESS

9/26/23

ISSUE DATE

DESIGN REVIEW - LANDSCAPE

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SPECIFICATIONS AND CUT SHEETS

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LIGHTING ZONE SCHEDULE

SYMB	LOCATION	QTY.	FIXTURE	TYPE
ZONE 1				
—LED—	Dining + Fire Pit	2	LED Strip Light	C
▭	Dining + Fire Pit	6	Wall Light (Recessed)	B
ZONE 2				
—LED—	North Bedroom	1	LED Strip Light	C

LIGHTING NOTES:

1. ALL LIGHTING TO COMPLY WITH CITY OF KETCHUM DARK SKY ORDINANCE AND APPROVED FIXTURE TYPES.
2. EXTERIOR LIGHTS TO BE ON TIMER AND OFF WHEN NOT IN USE
3. FOR ARCHITECTURAL LIGHTING, SEE LSK-03

PLANT SCHEDULE

THIRD FLOOR TREES

ABBRV	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
AP	5	10' B&B	*Acer pseudosieboldianum*	Korean Maple

THIRD FLOOR CONTAINER PLANTINGS (SHRUBS)

ABBRV	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
POD	37	5 GAL.	*Physocarpus opulifolius 'Dart's Gold'*	Dart's Gold Ninebark

IRRIGATION CALCULATIONS (THIRD FLOOR)

AREA DESCRIPTION	SF OF IRRIGATION	IRRIGATION TYPE
Trees	+/- 80 SF	Drip Line to Planters
Container Plantings	+/- 100 SF	Drip Line to Planters
Live Roof (Perennials)	+/- 145 SF	Drip Line to All Areas
TOTAL	+/- 325 SF	

LEGEND

SYMBOL	DESCRIPTION
	Property Line
	Architectural Lighting, Per Arch.
	Sidewalk (Below), per Civil
	Pavers (On Pedestal)
	SynLawn
	Groundcover
	Wood Deck
	Low Accent/Seat Walls
	Integrated Furniture
	Raised Steel Planters
	Container Plantings
	Shade Trees

FOR WEST TERRACE , SEE L5.1
NOTE: PLAN ROTATION OF 90° ON L5.1

0 4 8 FT
SCALE: 1/4" = 1'-0"

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PROJECT NAME + ADDRESS

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L5.0
THIRD FLOOR TERRACES

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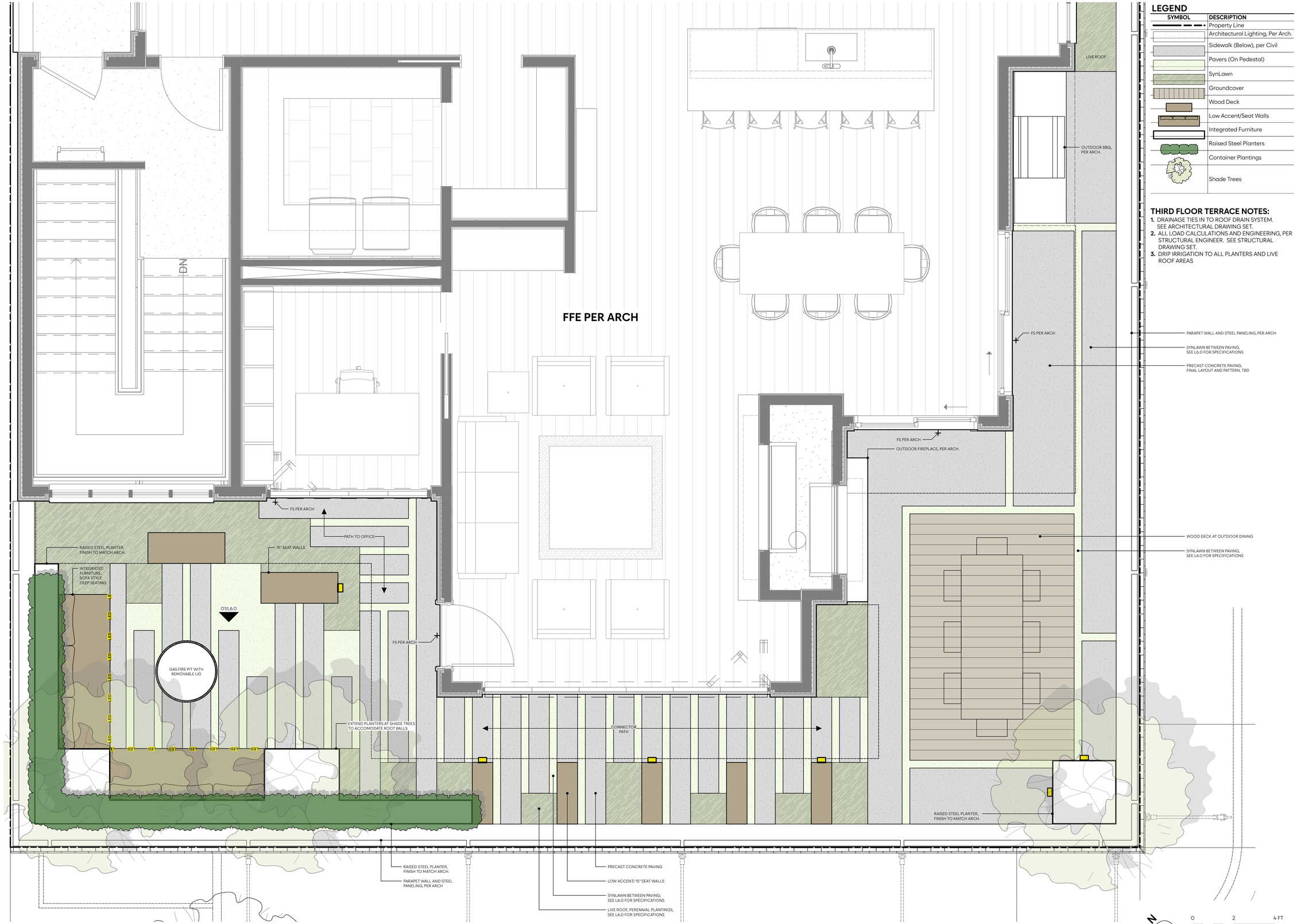

LEGEND

SYMBOL	DESCRIPTION
	Property Line
	Architectural Lighting, Per Arch.
	Sidewalk (Below), per Civil
	Pavers (On Pedestal)
	SynLawn
	Groundcover
	Wood Deck
	Low Accent/Seat Walls
	Integrated Furniture
	Raised Steel Planters
	Container Plantings
	Shade Trees

THIRD FLOOR TERRACE NOTES:

1. DRAINAGE TIES IN TO ROOF DRAIN SYSTEM. SEE ARCHITECTURAL DRAWING SET.
2. ALL LOAD CALCULATIONS AND ENGINEERING, PER STRUCTURAL ENGINEER. SEE STRUCTURAL DRAWING SET.
3. DRIP IRRIGATION TO ALL PLANTERS AND LIVE ROOF AREAS

N

0 2 4 FT

SCALE: 1/2" = 1'-0"

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AT 200 N MAIN ST / KETCHUM, ID 83340

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DRAWING SET TYPE

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L5.1
WEST TERRACE

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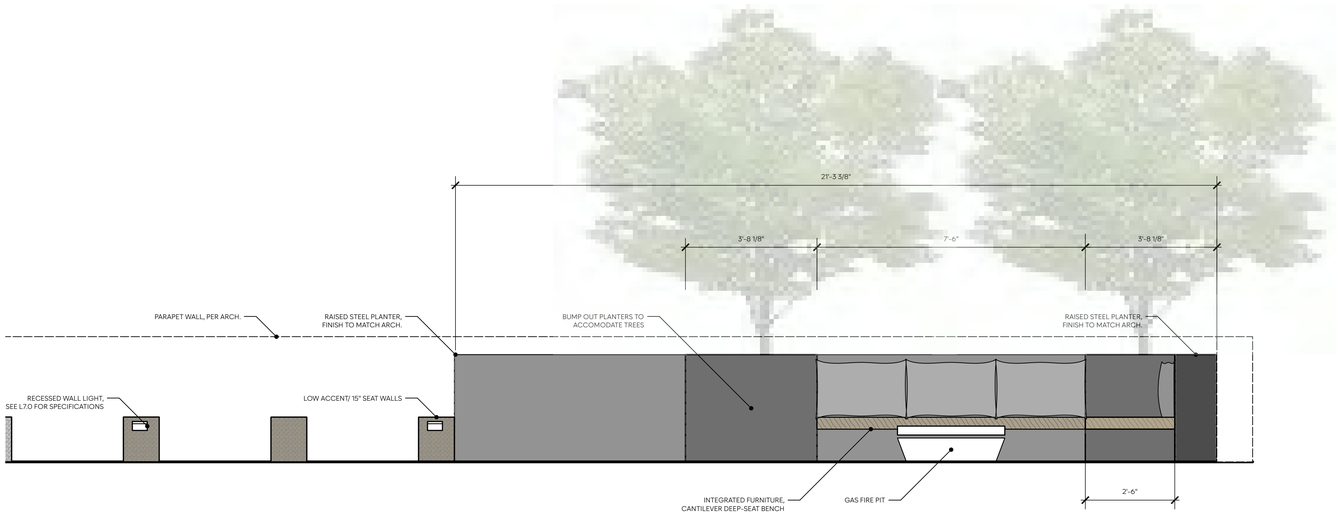
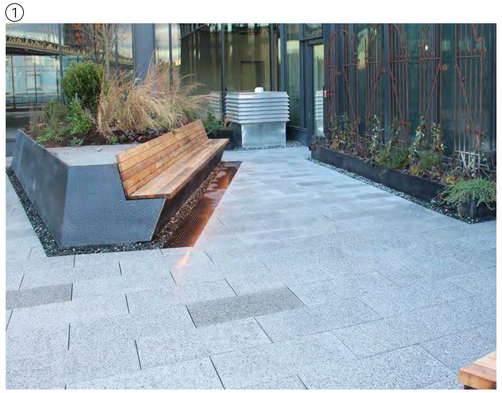
THIRD FLOOR TERRACE ELEVATIONS / WEST TERRACE



01 INTEGRATED SEATING AND RAISED PLANTER AT FIRE PIT ELEVATION
Scale: 1/2" = 1'-0"

MATERIALS BOARD

① 

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⑤

MATERIALS KEY

① PAVER
FINISH: GREY (NATURAL)

② WOOD DECKING
MATERIAL: THERMORY
FINISH: NONE

③ WALL LIGHT
FINISH: BLACK

④ STEEL PLANTERS
FINISH: BLACK

⑤ WOOD BENCHES
MATERIAL: WALNUT
FINISH: CLEAR COAT

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L6.0

THIRD FLOOR TERRACES: MATERIALS + ELEVATIONS

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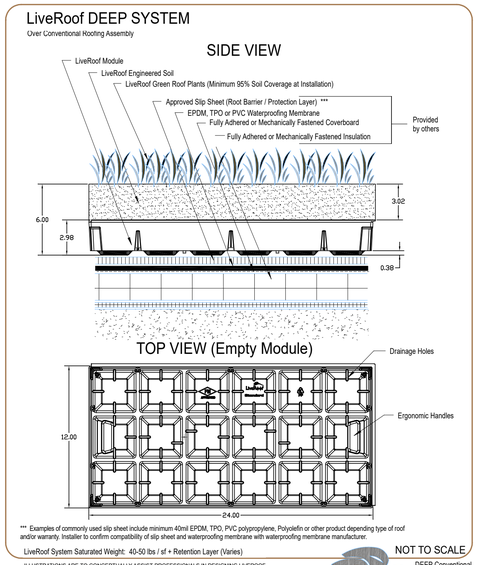
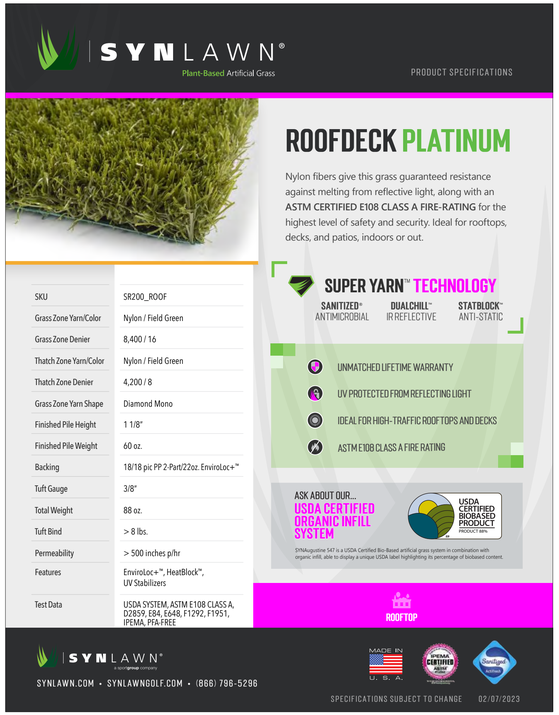
STREETSCAPE AND AMENITIES SPECIFICATIONS

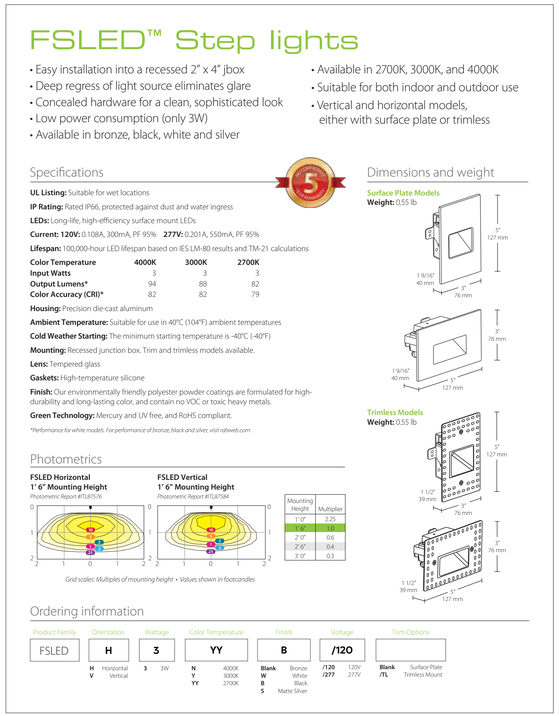


01 LIVE ROOF SYSTEM / DEEP
Scale: NTS

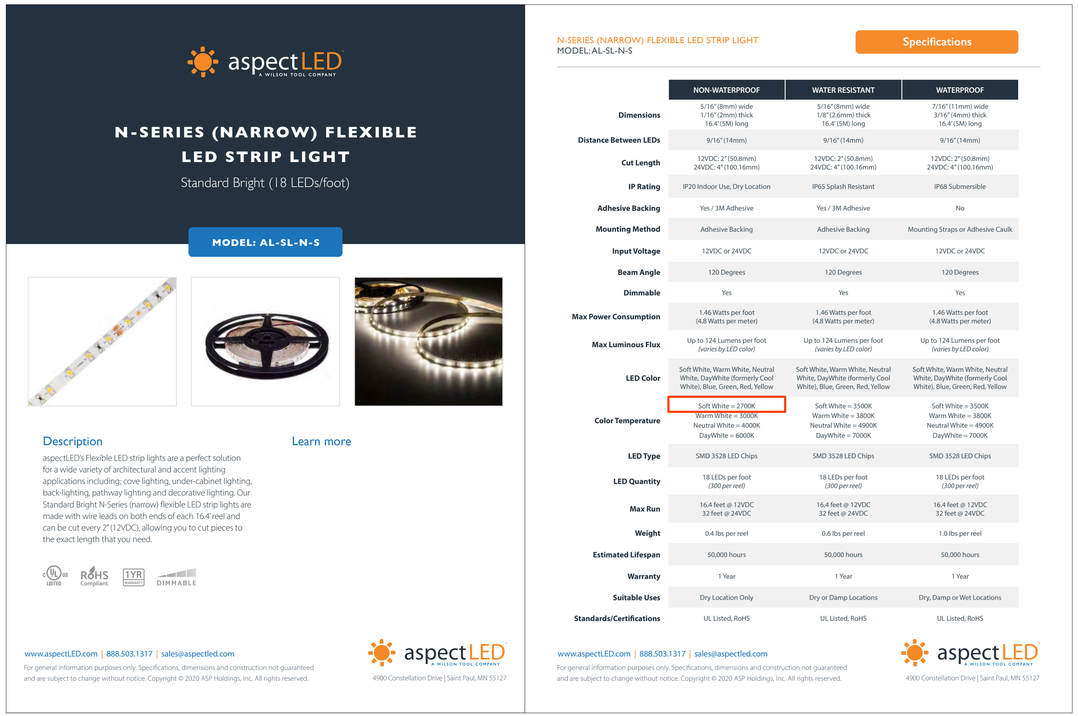


02 SYNLAWN
Scale: NTS

OUTDOOR LIGHTING SPECIFICATIONS



03 RECESSED STEP LIGHT (TYPE B)
Scale: NTS



04 STRIP LIGHT (TYPE C)
Scale: NTS

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L7.0

SPECIFICATIONS AND CUT SHEETS

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Luminaire Schedule					
Project: Level 1					
Symbol	Qty	Label	Arrangement	Description	LLF
	1	Finiré 3" SQ DL 17W XX 40° 2_ DIMMED	Single	LUTRON FINIRE DOWNLIGHT | DIMMED AT 20%	0.200
	2	HIN990361 DIMMED	Single	HINKLEY SILO WALL SCONCE | DIMMED AT 19%	0.190
	16	Finiré 3" SQ DL 17W XX 40° 2	Single	LUTRON FINIRE DOWNLIGHT	0.850
	12	2302BK	Single	HINKLEY ARIA PENDANT	1.300

Calculation Summary							
Project: Level 1							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Bar_Planar	Illuminance	Fc	42.57	49.0	28.5	1.49	1.72
GROUNDPLANE 1_Planar	Illuminance	Fc	6.97	23.9	0.0	N.A.	N.A.
Tabletop 2_Planar	Illuminance	Fc	16.41	23.7	8.9	1.84	2.66
Tabletop 3_Planar	Illuminance	Fc	18.42	26.9	10.0	1.84	2.69
Tabletop 4_Planar	Illuminance	Fc	15.06	18.8	11.3	1.33	1.66
Tabletop 5_Planar	Illuminance	Fc	16.08	19.7	9.8	1.64	2.01
Tabletop_Planar	Illuminance	Fc	16.55	20.6	12.6	1.31	1.63
Property Line L1	Illuminance	Fc	0.20	0.7	0.0	N.A.	N.A.

1 **FIRST FLOOR CD - EXTERIOR LIGHTING CALCULATIONS**
Scale: 1/4" = 1'-0"

Date: 9/5/23
Time: 4:10:27 PM
File name: Calc Results v3.vwx

200 N. MAIN

200 N. Main Street
Ketchum, ID 83340

FIRST FLOOR LIGHTING

Issue Date	05/10/2023	PHOTOMETRIC STUDY
Rev. Date	09/05/2023	REV 1

LightPlan
159 Western Ave W. #480
Seattle, WA 98101
(206) 709-8123

LSK-01

Luminaire Schedule					
Project: Level 3					
Symbol	Qty	Label	Arrangement	Description	LLF
	6	FSLEDH3YYB_120 -	Single	RAB FSLED STEPLIGHT	0.850
	3	HIN990361 DIMMED	Single	HINKLEY SILO WALL SCONCE | DIMMED AT 19%	0.190
	10	HIN990361	Single	HINKLEY SILO WALL SCONCE	0.850

Calculation Summary							
Project: Level 3							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Terrace_1_Top	Illuminance	Fc	0.34	5.6	0.0	N.A.	N.A.
Terrace_2_Top	Illuminance	Fc	0.35	2.5	0.0	N.A.	N.A.
Terrace_Top	Illuminance	Fc	1.27	15.1	0.0	N.A.	N.A.
Property Line L3	Illuminance	Fc	0.05	0.5	0.0	N.A.	N.A.

1 **THIRD FLOOR - EXTERIOR LIGHTING CALCULATIONS**
Scale: 1/4" = 1'-0"

Date: 9/5/23
Time: 4:10:28 PM
File name: Calc Results v3.vwx

200 N. MAIN

200 N. Main Street
Ketchum, ID 83340

THIRD FLOOR LIGHTING

Issue Date	05/10/2023	PHOTOMETRIC STUDY
Rev. Date	09/05/2023	REV 1

LightPlan
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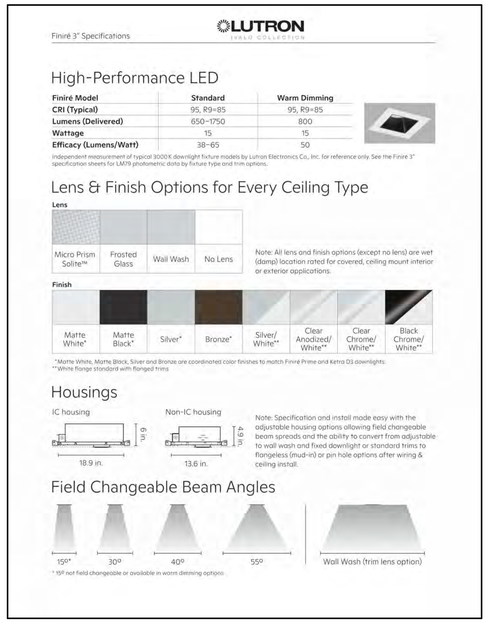
LSK-02

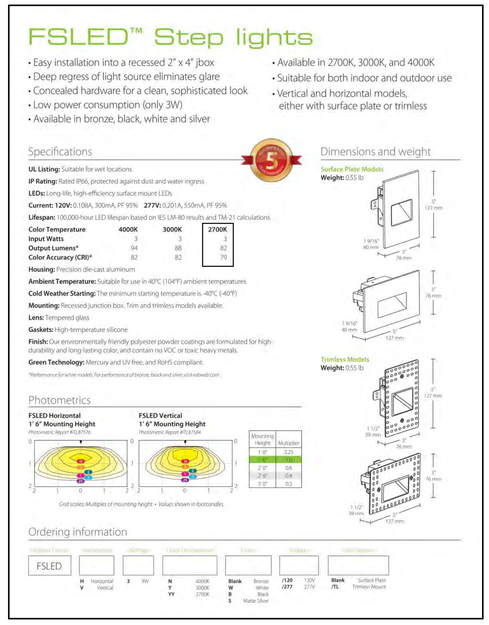
WALL SCONCE ('**A**')
- MOUNTING HEIGHT 7'6 UON ON LIGHTING PLANS



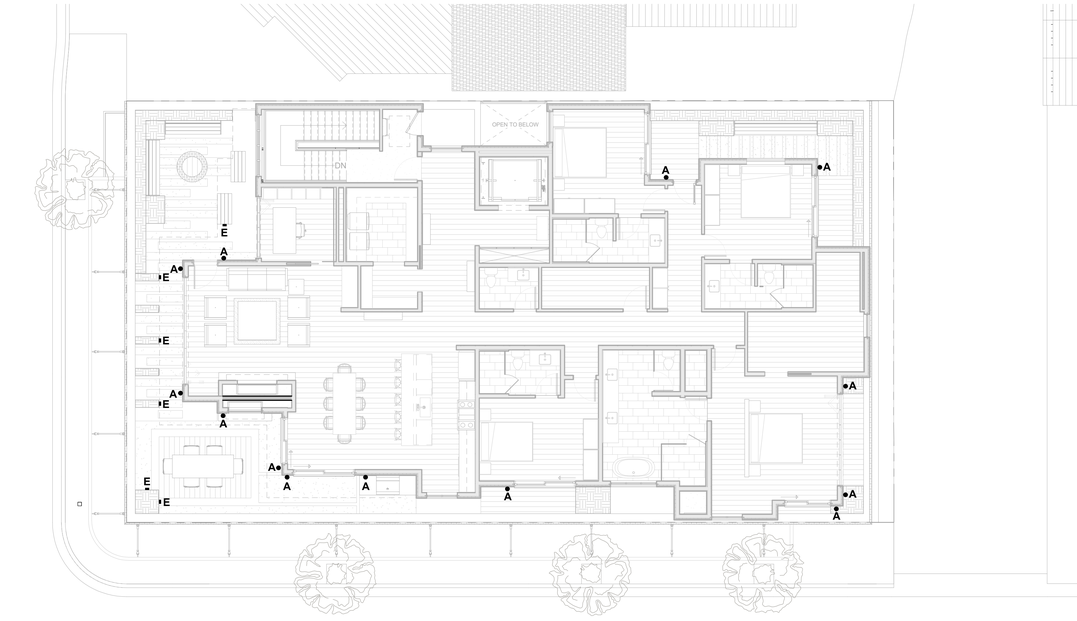
RECESSED CAN LIGHTS ('**B**')
- MOUNTING HEIGHT 12' UON ON LIGHTING PLANS

RECESSED CAN STREETLIGHTS ('**D**')
- MOUNTING HEIGHT 12'
-TO BE METERED SEPARATELY AND DIMMED PER CITY STANDARDS (TO BE DEVELOPED)

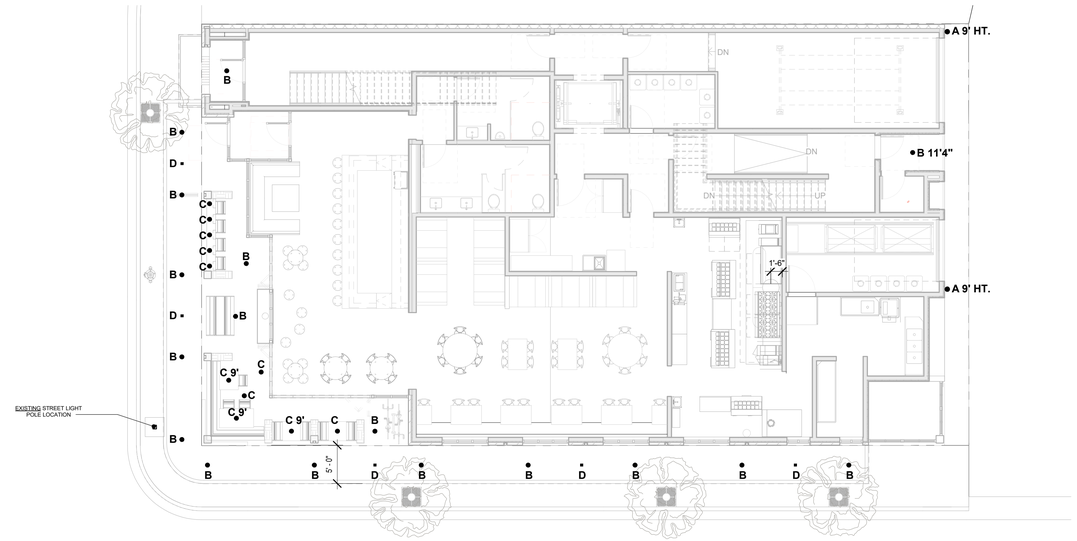
HANGING LANTERN ('**C**')
- MOUNTING HEIGHT 8'6 UON ON LIGHTING PLANS
- REFER TO LANDSCAPE DRAWINGS FOR ADDTL. INFO.



STEP LIGHTS ('E')
- MOUNTING HEIGHT 12" UON ON LIGHTING PLANS
- REFER TO LANDSCAPE DRAWINGS FOR ADDTL. INFO.



THIRD FLOOR EXTERIOR LIGHTING
1/8" = 1'-0"
2



FIRST FLOOR EXTERIOR LIGHTING
1/8" = 1'-0"
1

PROPOSED LIGHTING PLANS AND SPECIFICATIONS

PROJECT NORTH TRUE NORTH
SCALE: 1/8" = 1'-0"

LIGHTING NOTES:

-ALL PROPOSED EXTERIOR LIGHTS COMPLY WITH KETCHUM MUNICIPAL CODE DARK SKIES CHAPTER 17.132.

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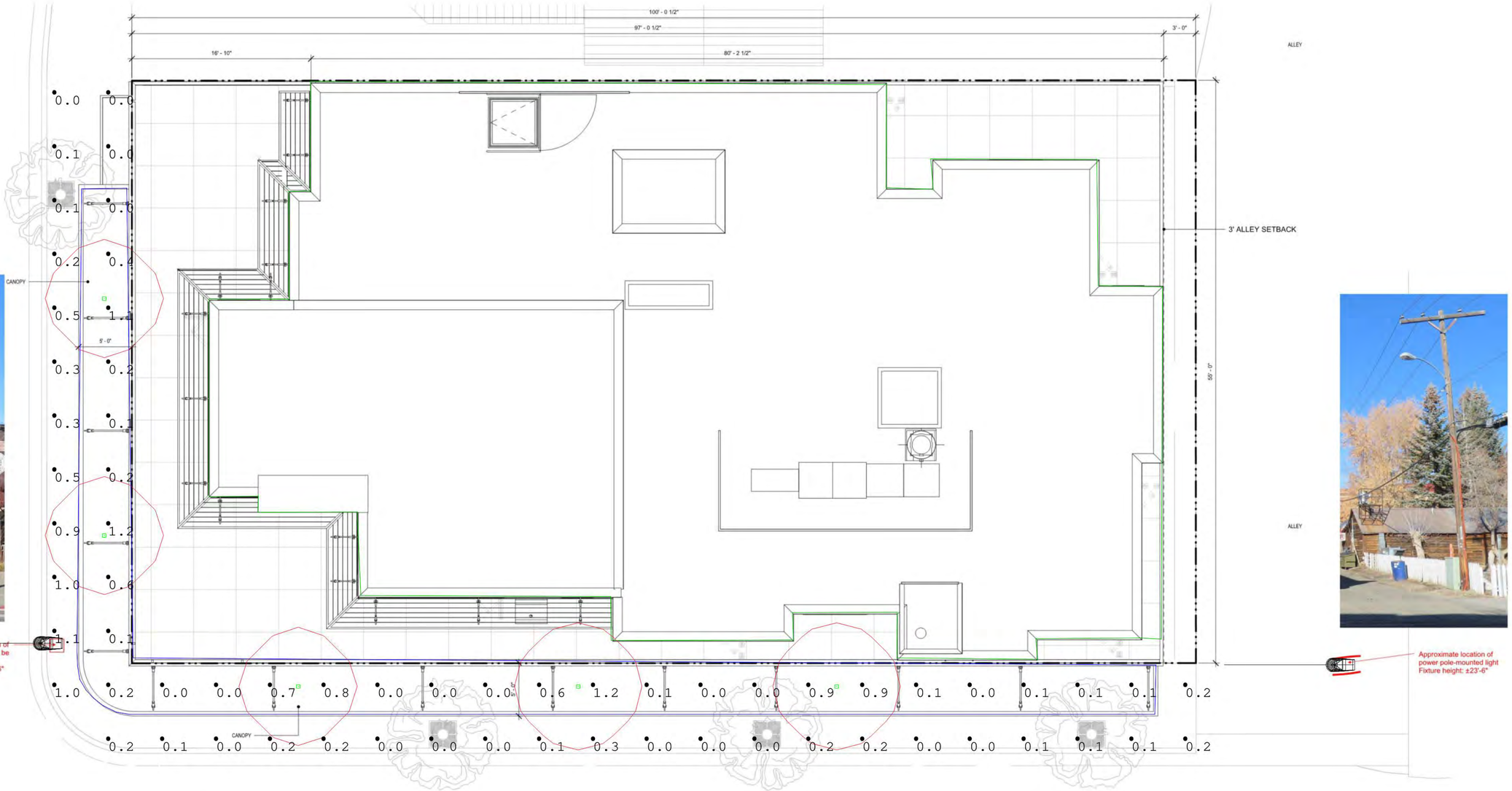
Approximate location of existing streetlight to be re-lamped
Fixture height: ±16'-6"



Approximate location of power pole-mounted light
Fixture height: ±23'-6"

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	1	ERLC_03C527_____-120-277V	SINGLE	N.A.	0.900	ERLC_03C527_____-120-277V
	1	800 Lumens ERLC	SINGLE	N.A.	0.300	ERLC_03C527_____-120-277V
	3	LFR 4%	SINGLE	N.A.	0.040	LFR-4SQDS-M-15L35K8MD-DM1_LFR-4SQDS-T-S
	2	LFR 5%	SINGLE	N.A.	0.050	LFR-4SQDS-M-15L35K8MD-DM1_LFR-4SQDS-T-S

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Calc Points	Illuminance	Fc	0.28	1.2	0.0	N.A.	N.A.

PHOTOMETRIC PLAN PREPARED BY THE MH COMPANIES

STREETLIGHT PHOTOMETRIC

SCALE: N.T.S

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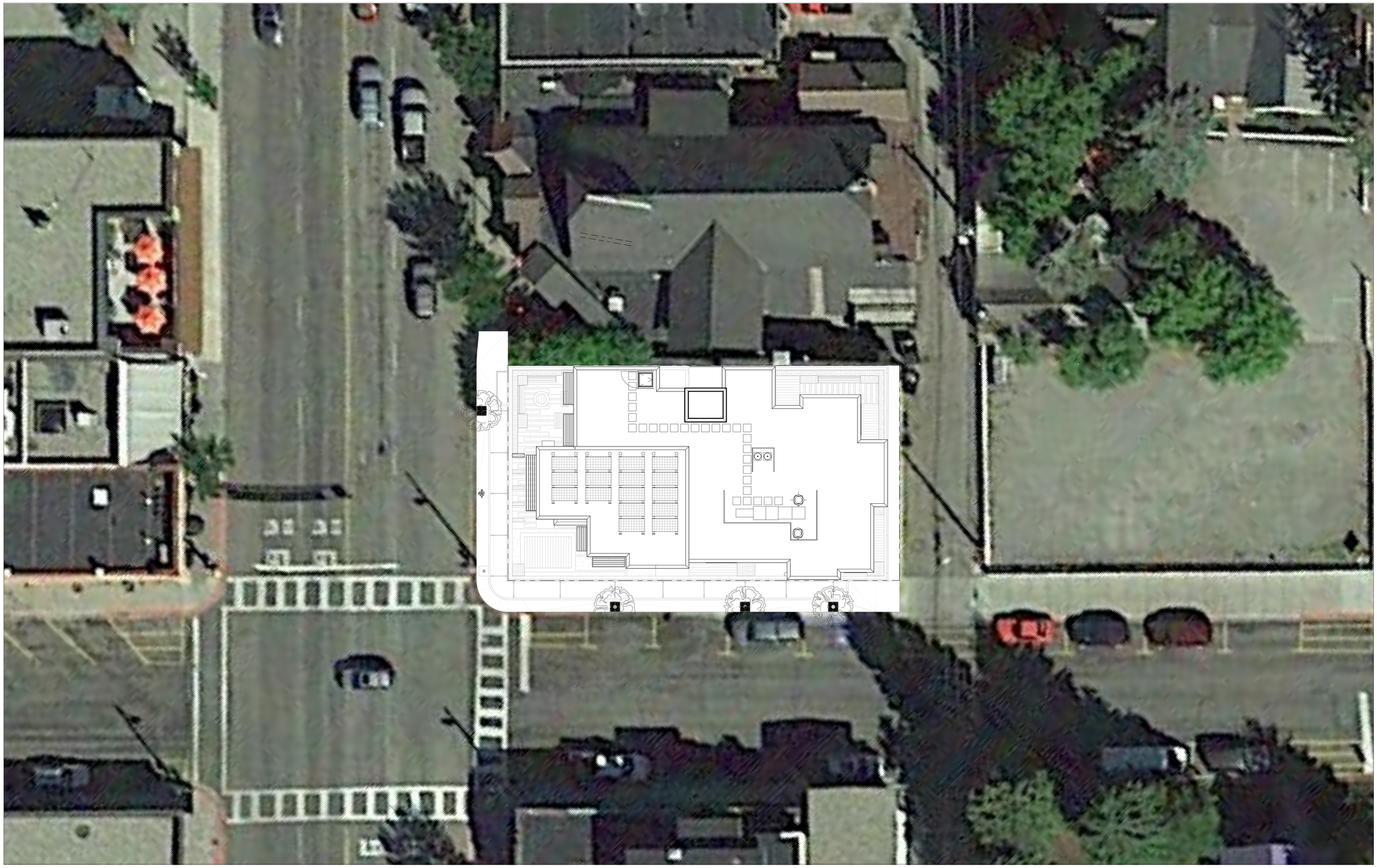

PROPOSED ARCHITECTURAL SITE PLAN

PROJECT NORTH TRUE NORTH

ZONING

ZONING: CC-1 COMMUNITY CORE, RETAIL

SITE DIMENSIONS & AREAS

LOT 1, BLOCK 3: ± 55' x ± 100' = ± 5503 SF = ± 0.126 ACRE

USE & OCCUPANCY CLASSIFICATION

RESIDENTIAL GROUP R-2

STORAGE GROUP S-2

ASSEMBLY GROUP A-2

SNOW STORAGE CALCULATION

NO VIABLE ON-SITE SNOW STORAGE AREAS. SNOW MANAGEMENT TO BE ACCOMPLISHED BY SNOWMELT AND HAULING OFF-SITE.

CONSTRUCTION TYPE

CONSTRUCTION TYPE: TYPE V-B

BUILDING AREA

BUILDING AREA (GROSS): 12,405 SF

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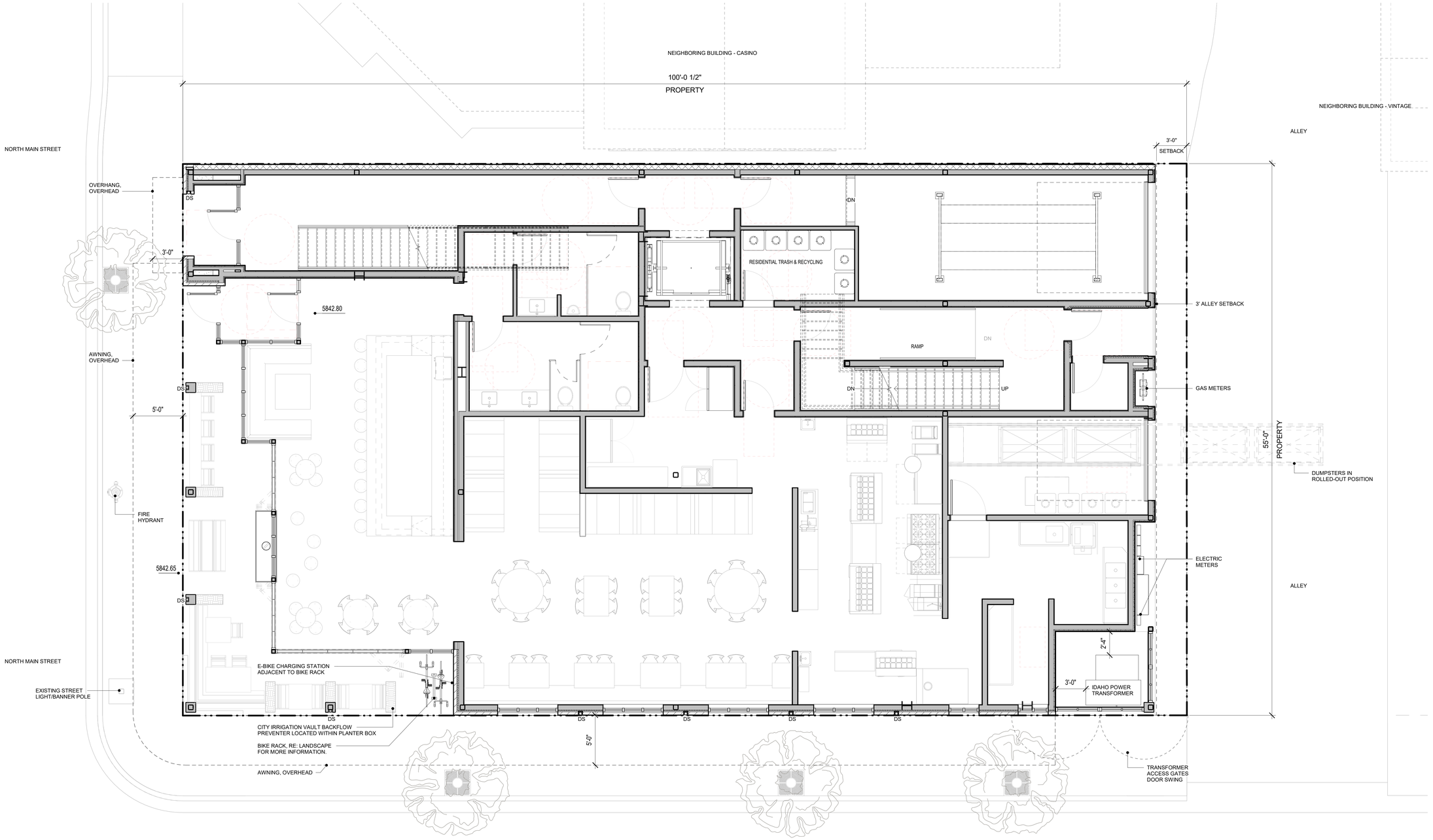

PROPOSED ARCHITECTURAL SITE PLAN - ENLARGED

SCALE: 1/4" = 1'-0"

PROJECT NORTH TRUE NORTH

ZONING

ZONING: CC-1 COMMUNITY CORE, RETAIL

SITE DIMENSIONS & AREAS

LOT 1, BLOCK 3: ± 55' x ± 100' = ± 5503 SF = ± 0.126 ACRE

USE & OCCUPANCY CLASSIFICATION

RESIDENTIAL GROUP R-2

STORAGE GROUP S-2

ASSEMBLY GROUP A-2

SNOW STORAGE CALCULATION

NO VIABLE ON-SITE SNOW STORAGE AREAS. SNOW MANAGEMENT TO BE ACCOMPLISHED BY SNOWMELT AND HAULING OFF-SITE.

CONSTRUCTION TYPE

CONSTRUCTION TYPE: TYPE V-B

BUILDING AREA

BUILDING AREA (GROSS): 12,405 SF

DRAWING NOTES

ALL BUILDING DIMENSIONS MEASURE FROM FACE OF FINISH (F.O.F) TO FACE OF FINISH AND TO WITHIN HALF-INCH (1/2") PRECISION.
ALL PROPERTY DIMENSIONS MEASURE TO WITHIN ONE-EIGHTH (1/8") PRECISION.

REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

200 NORTH MAIN

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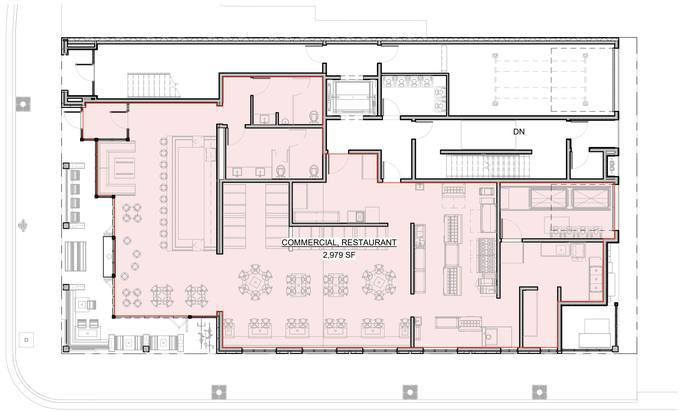
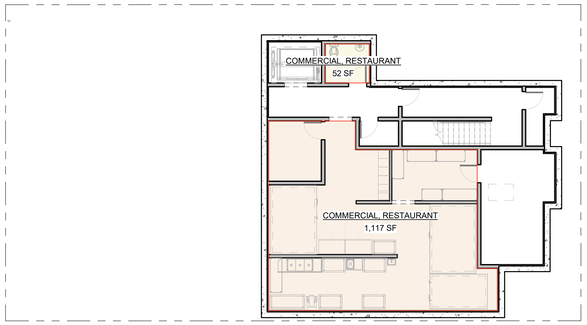
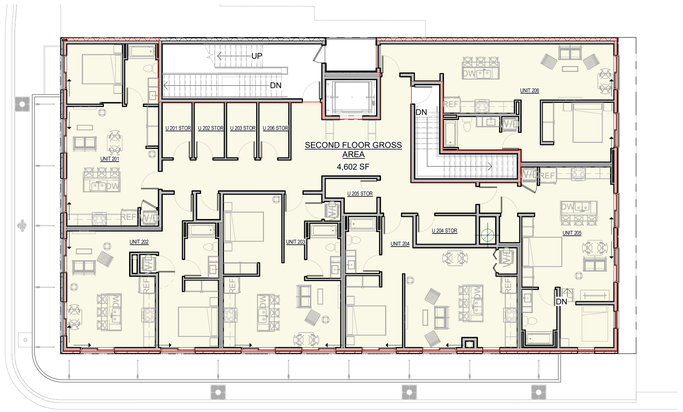


GROUND FLOOR PLAN - NET COMMERCIAL AREA
3/32" = 1'-0"

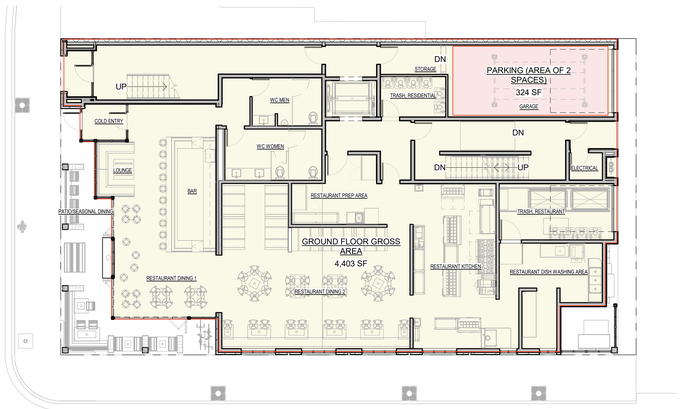


BASEMENT FLOOR PLAN - NET COMMERCIAL AREA
3/32" = 1'-0"

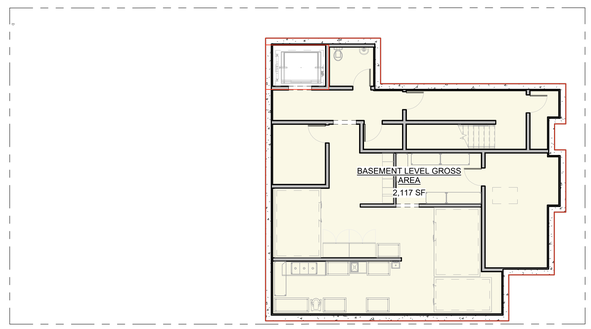
THIRD FLOOR PLAN - GROSS AREA
3/32" = 1'-0"



SECOND FLOOR PLAN - GROSS AREA
3/32" = 1'-0"



GROUND FLOOR PLAN - GROSS AREA
3/32" = 1'-0"



BASEMENT FLOOR PLAN - GROSS AREA
3/32" = 1'-0"

AREA SCHEDULE		
AREA NAME	AREA	NOTES
BASEMENT LEVEL GROSS AREA	2,117 SF	NOT INCLUDED IN TOTAL GROSS FLOOR AREA
	2,117 SF	
GROUND FLOOR GROSS AREA	4,403 SF	
PARKING (AREA OF 2 SPACES)	324 SF	SUBTRACTED FROM TOTAL GROSS FLOOR AREA
	4,727 SF	
SECOND FLOOR GROSS AREA	4,602 SF	
	4,602 SF	
THIRD FLOOR GROSS AREA	3,400 SF	
	3,400 SF	
TOTAL FLOOR AREA	14,846 SF	

AREA SCHEDULE - GROSS - FAR		
AREA NAME	AREA	LEVEL
GROUND FLOOR GROSS AREA	4,403 SF	GROUND LEVEL
	4,403 SF	
SECOND FLOOR GROSS AREA	4,602 SF	SECOND FLOOR
	4,602 SF	
THIRD FLOOR GROSS AREA	3,400 SF	THIRD FLOOR
	3,400 SF	
TOTAL GROSS FLOOR AREA*	12,405 SF	

*PER CITY OF KETCHUM DEFINITION: FLOOR AREA, GROSS

AREA SCHEDULE - NET - COMMERCIAL		
AREA NAME	AREA	LEVEL
COMMERCIAL, RESTAURANT	1,117 SF	BASEMENT LEVEL
COMMERCIAL, RESTAURANT	52 SF	BASEMENT LEVEL
	1,169 SF	
COMMERCIAL, RESTAURANT	2,979 SF	GROUND LEVEL
	2,979 SF	
TOTAL NET/COMMERCIAL FLOOR AREA	4,148 SF	

FLOOR AREA RATIO

BUILDING GROSS AREA
TOTAL FLOOR AREA LESS BASEMENT, LESS AREA OF 2 PARKING SPACES
12,405 SF

FAR
DIVIDE BUILDING GROSS AREA BY LOT AREA
12,405 ÷ 5,303 =
2.25 FAR

ORDINANCE 1234, MINIMUM RESIDENTIAL DENSITY

MINIMUM HOUSING DENSITY
DIVIDE NET COMMERCIAL AREA BY BUILDING GROSS AREA =
4,148 ÷ 12,405 =
33%
3 RESIDENTIAL UNITS REQUIRED
7 RESIDENTIAL UNITS PROVIDED
4 RESIDENTIAL UNITS OVER MINIMUM

ORDINANCE 1234, GROUND FLOOR COMMERCIAL AREA RATIO

GROUND FLOOR NET COMMERCIAL AREA
2,979 SF

GROUND FLOOR GROSS AREA
4,403 SF

GROUND FLOOR COMMERCIAL AREA RATIO
DIVIDE GROUND FLOOR NET COMMERCIAL AREA BY GROUND FLOOR GROSS AREA
2,979 ÷ 4,403 =
68% OF GROUND FLOOR AREA IS COMMERCIAL
13% OVER MINIMUM 55%

INCLUSIONARY HOUSING INCENTIVE CALCULATION

BUILDING GROSS AREA OVER 1.0 FAR
12,405 SF - 5,503 SF (1.0 FAR) = 6,902 SF

REQUIRED AREA OF DEED RESTRICTED HOUSING
6,902 SF X 20% = 1,380 SF
1,380 SF -15% (NET LIVABLE) = 1,173 SF REQUIRED AS DEED RESTRICTED

COMMUNITY HOUSING DESIGNATION FOR INCOME CATEGORY 4
UNIT 205 (600 SF) + UNIT 206 (692) = 1,292 SF DEED RETRICTED PROVIDED

PROPOSED FLOOR PLANS - AREAS AND AREA COMPLIANCE CALCULATIONS

SCALE: 3/32" = 1'-0"

PROJECT NORTH TRUE NORTH

200 NORTH MAIN

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10/19/2023

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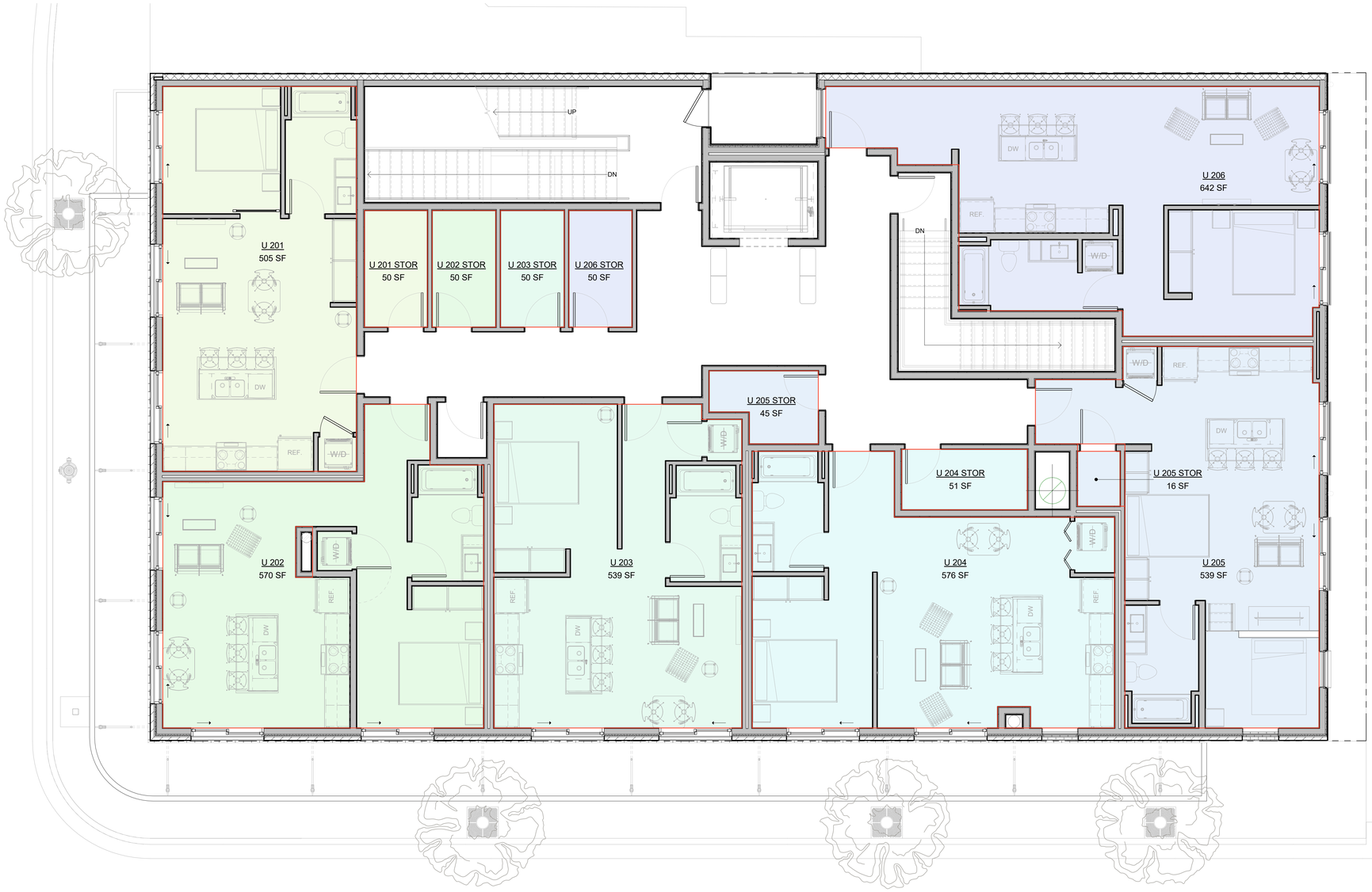

AREA SCHEDULE 2ND FLOOR RESIDENTIAL UNITS

NAME	NET AREA
U 201	505 SF
U 201 STOR	50 SF
	555 SF
U 202	570 SF
U 202 STOR	50 SF
	620 SF
U 203	539 SF
U 203 STOR	50 SF
	589 SF
U 204	576 SF
U 204 STOR	51 SF
	627 SF
U 205	539 SF
U 205 STOR	45 SF
U 205 STOR	16 SF
	600 SF
U 206	642 SF
U 206 STOR	50 SF
	692 SF
2ND FLOOR TOTAL	3,683 SF

PROPOSED SECOND FLOOR PLAN - NET UNIT AREAS

SCALE: 1/4" = 1'-0"

PROJECT NORTH TRUE NORTH

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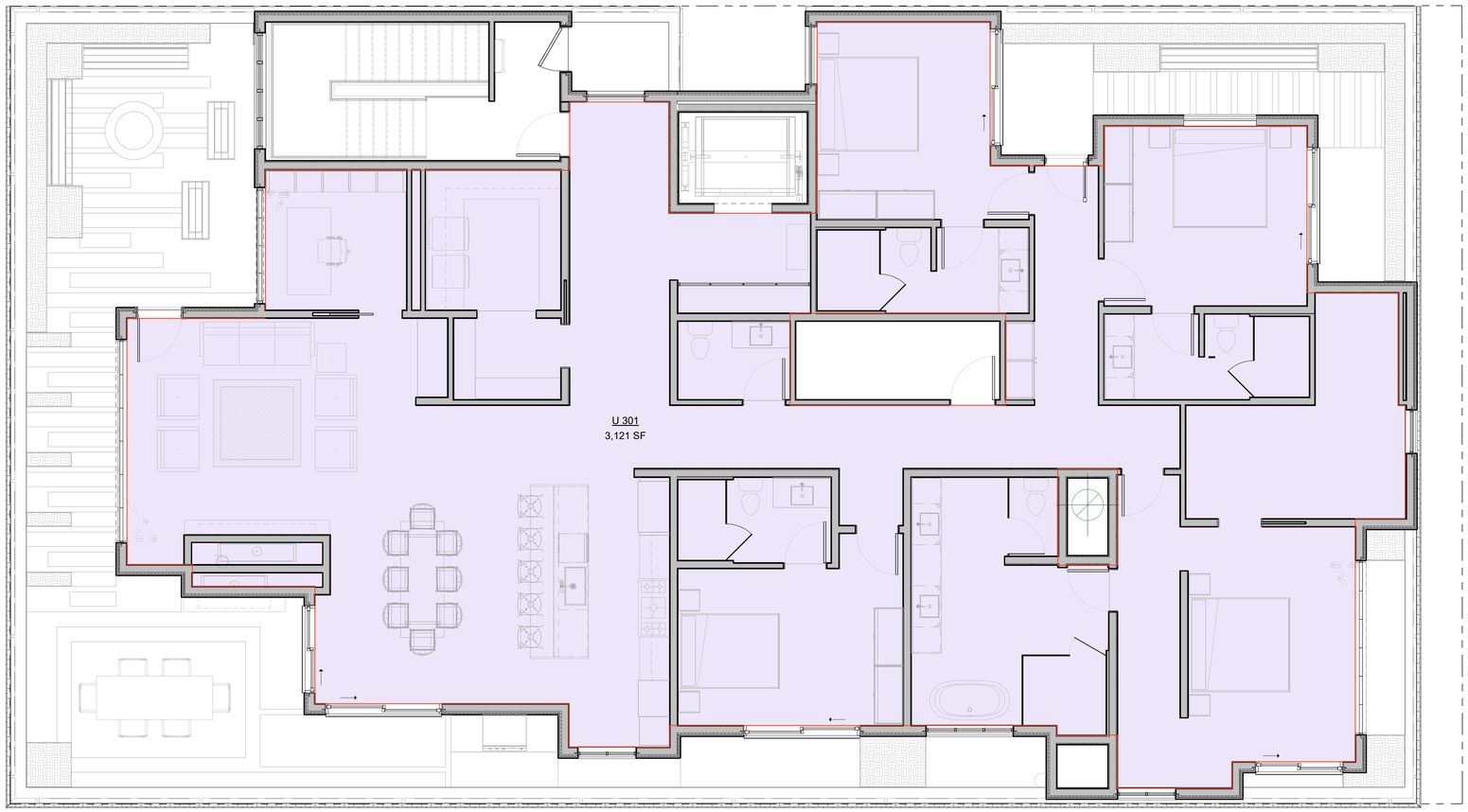

PROPOSED THIRD FLOOR PLAN - NET UNIT AREA

SCALE: 1/4" = 1'-0"

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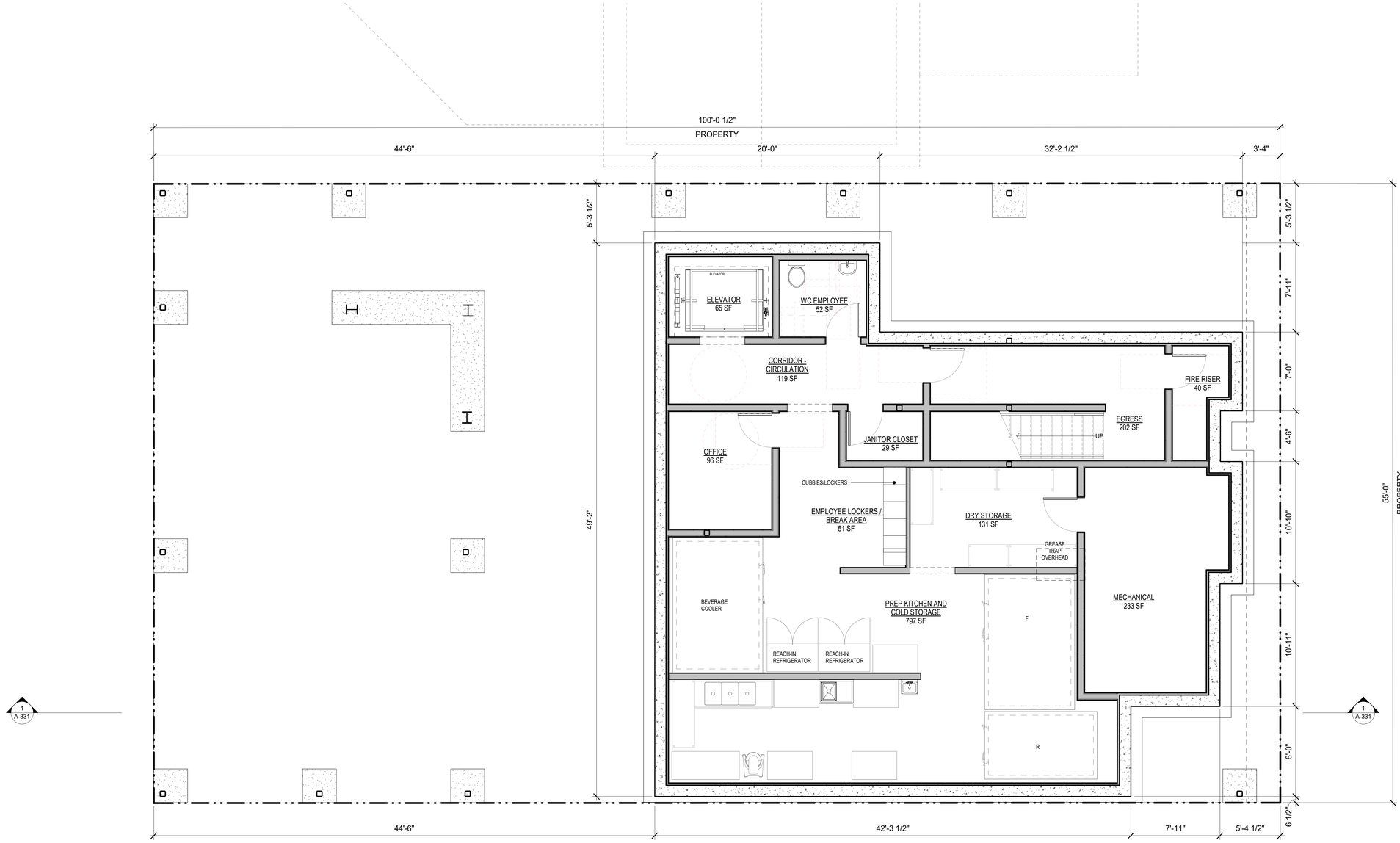

PROPOSED BASEMENT PLAN

SCALE: 1/4" = 1'-0"

PROJECT NORTH TRUE NORTH

SITE DIMENSIONS & AREAS

LOT 1, BLOCK 3: ± 55' x ± 100' = ± 5503 SF = ± 0.126 ACRE

USE & OCCUPANCY CLASSIFICATION

ASSEMBLY GROUP A-2
RESIDENTIAL GROUP R-2

CONSTRUCTION TYPE

CONSTRUCTION TYPE: TYPE V-B

DRAWING NOTES

ALL BUILDING DIMENSIONS MEASURE FROM FACE OF FINISH (F.O.F) TO FACE OF FINISH AND TO WITHIN HALF-INCH (1/2") PRECISION.
ALL PROPERTY DIMENSIONS MEASURE TO WITHIN ONE-EIGHTH (1/8") PRECISION.

REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

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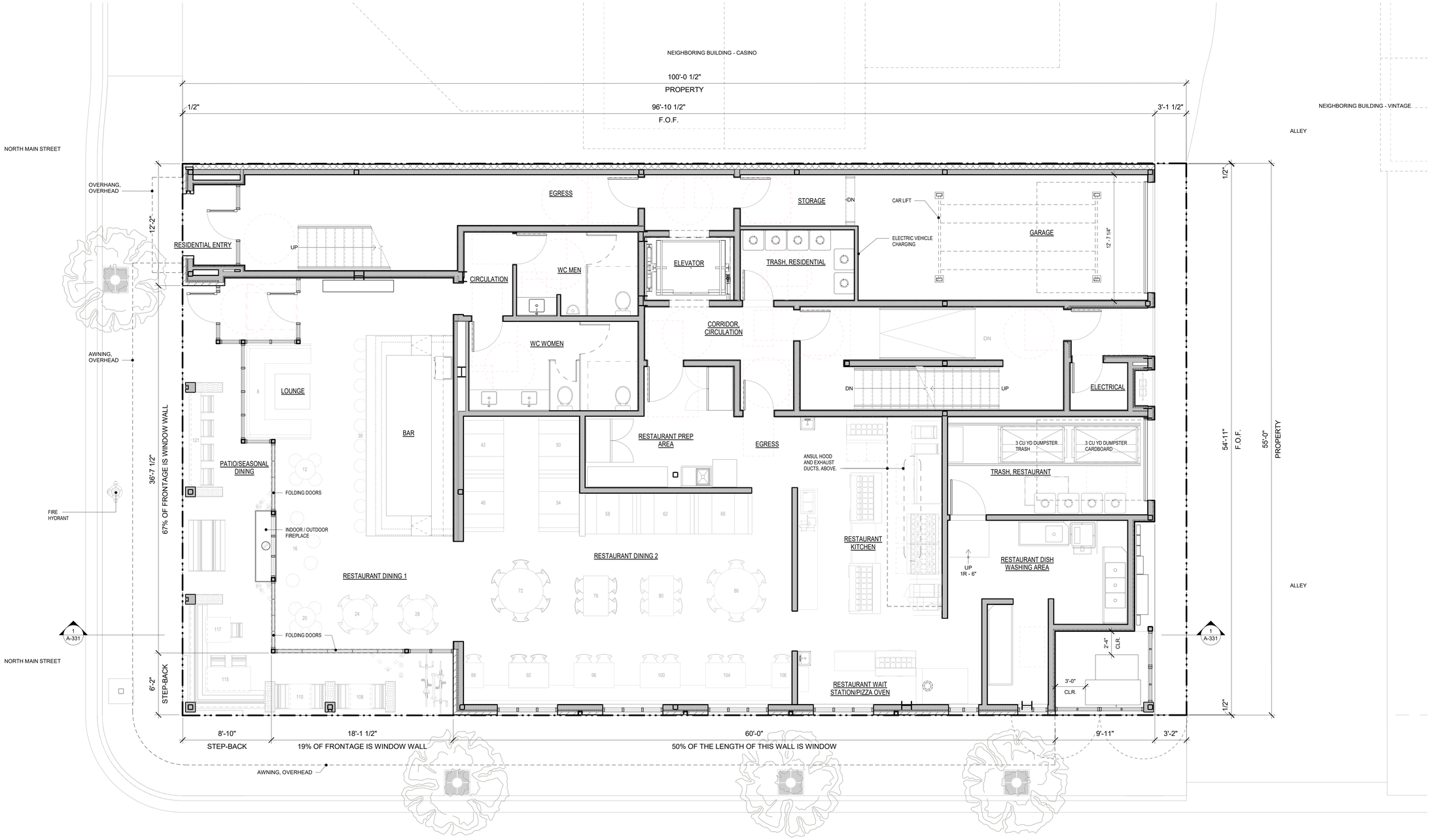

PROPOSED GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"

PROJECT NORTH TRUE NORTH

SITE DIMENSIONS & AREAS

LOT 1, BLOCK 3: ± 55' x ± 100' = ± 5503 SF = ± 0.126 ACRE

USE & OCCUPANCY CLASSIFICATION

ASSEMBLY GROUP A-2
RESIDENTIAL GROUP R-2

SNOW STORAGE CALCULATION

NO VIABLE ON-SITE SNOW STORAGE AREAS. SNOW MANAGEMENT TO BE ACCOMPLISHED BY SNOWMELT AND HAULING OFF-SITE.

CONSTRUCTION TYPE

CONSTRUCTION TYPE: TYPE V-B

DRAWING NOTES

ALL BUILDING DIMENSIONS MEASURE FROM FACE OF FINISH (F.O.F) TO FACE OF FINISH AND TO WITHIN HALF-INCH (1/2") PRECISION.
ALL PROPERTY DIMENSIONS MEASURE TO WITHIN ONE-EIGHTH (1/8") PRECISION.

REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

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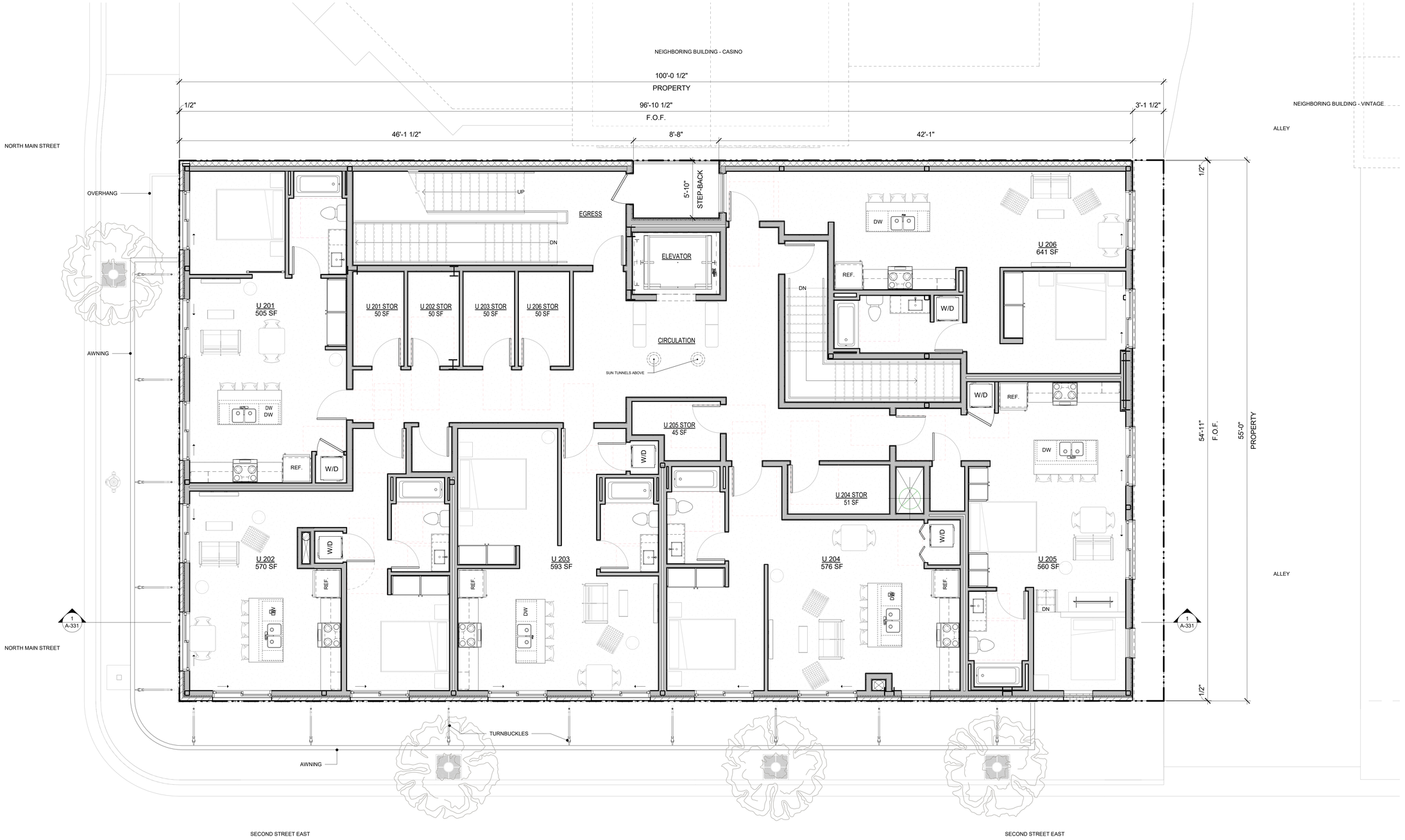

PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

PROJECT NORTH TRUE NORTH

SITE DIMENSIONS & AREAS

LOT 1, BLOCK 3: ± 55' x ± 100' = ± 5503 SF = ± 0.126 ACRE

CONSTRUCTION TYPE

CONSTRUCTION TYPE: TYPE V-B

USE & OCCUPANCY CLASSIFICATION

ASSEMBLY GROUP A-2
RESIDENTIAL GROUP R-2

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PROPOSED THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"

PROJECT NORTH TRUE NORTH

SITE DIMENSIONS & AREAS

LOT 1, BLOCK 3: ± 55' x ± 100' = ± 5503 SF = ± 0.126 ACRE

CONSTRUCTION TYPE

CONSTRUCTION TYPE: TYPE V-B

USE & OCCUPANCY CLASSIFICATION

ASSEMBLY GROUP A-2
RESIDENTIAL GROUP R-2

DRAWING NOTES

ALL BUILDING DIMENSIONS MEASURE FROM FACE OF FINISH (F.O.F) TO FACE OF FINISH AND TO WITHIN HALF-INCH (1/2") PRECISION.
ALL PROPERTY DIMENSIONS MEASURE TO WITHIN ONE-EIGHTH (1/8") PRECISION.

REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

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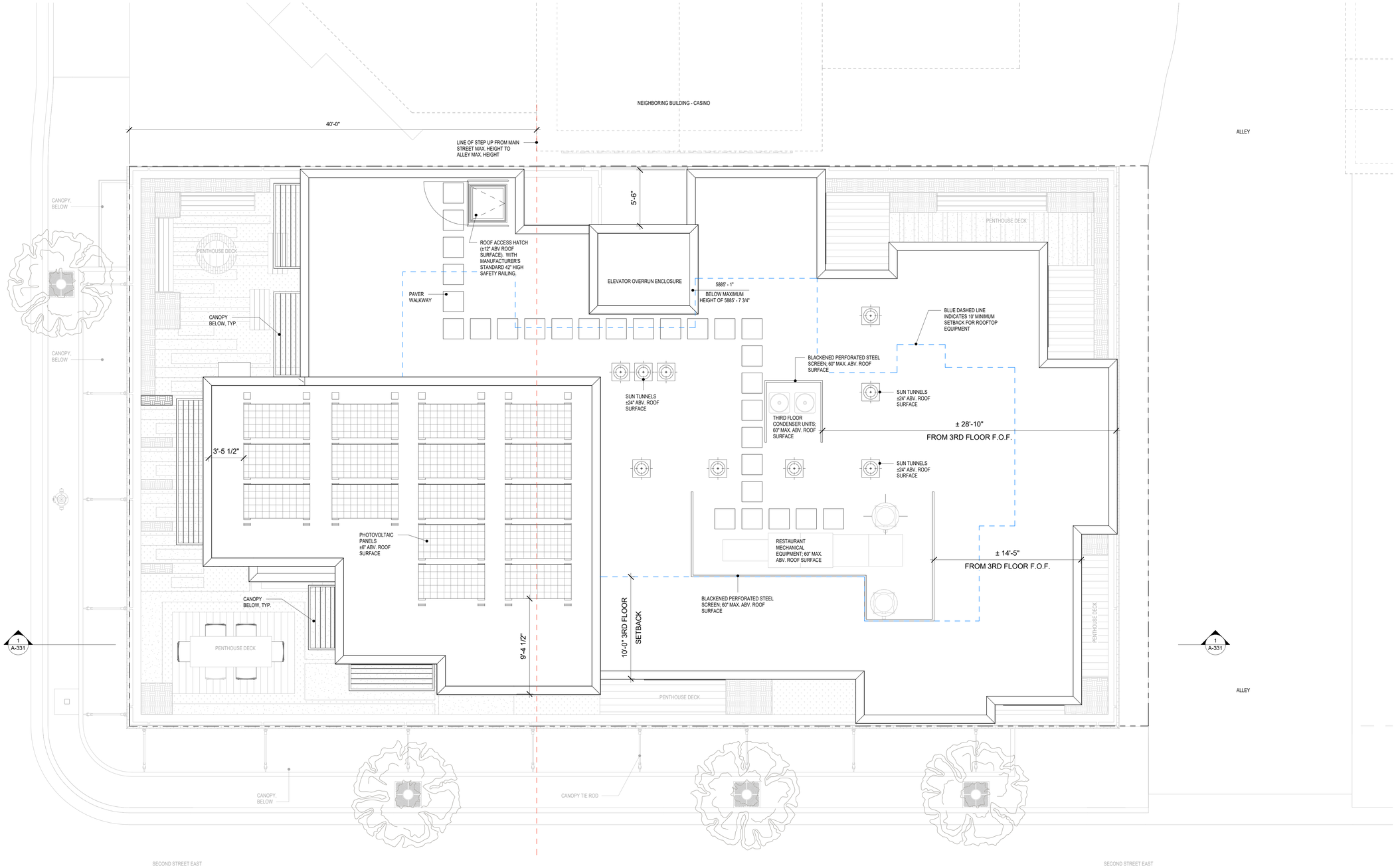

PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0"

PROJECT NORTH TRUE NORTH

DRAWING NOTES

ALL BUILDING DIMENSIONS MEASURE FROM FACE OF FINISH (F.O.F) TO FACE OF FINISH AND TO WITHIN HALF-INCH (1/2") PRECISION.
ALL PROPERTY DIMENSIONS MEASURE TO WITHIN ONE-EIGHTH (1/8") PRECISION.

REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

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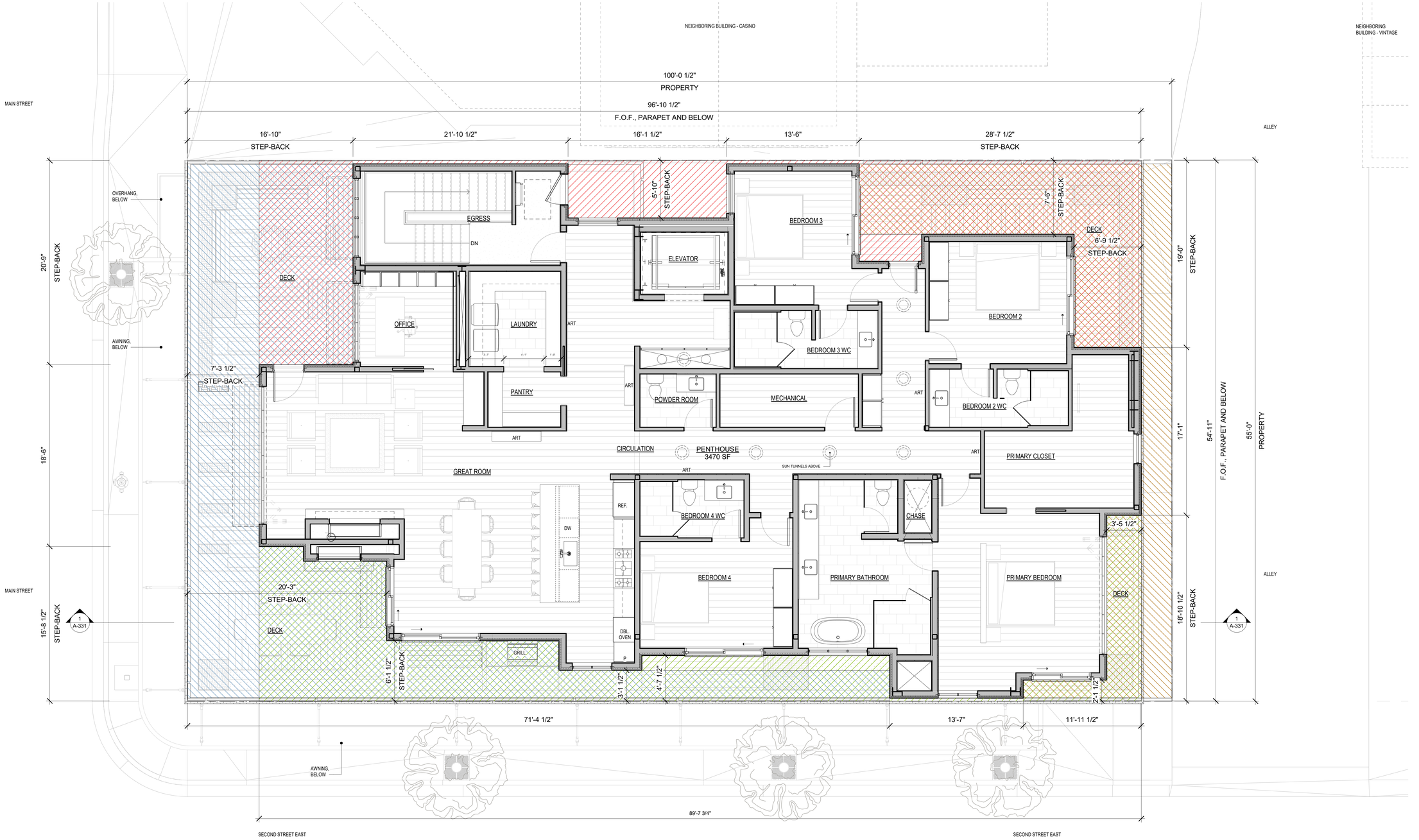

THIRD FLOOR SETBACK DIAGRAM

NORTH WALL: 6'-10" AVERAGE SETBACK
37% OF WALL LENGTH WITHIN 6" OF PROPERTY LINE

SOUTH WALL: 5'-11" AVERAGE SETBACK
15% OF WALL LENGTH WITHIN 6" OF PROPERTY LINE

EAST WALL: 9'-9" AVERAGE SETBACK
31% OF WALL LENGTH WITHIN 6" OF 3-FOOT ALLEY SETBACK

WEST WALL: 17'-9" AVERAGE SETBACK
0% OF WALL LENGTH WITHIN 6" OF PROPERTY LINE

SCALE: 1/4" = 1'-0"
1 2 4 8

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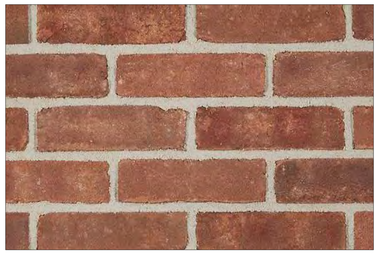
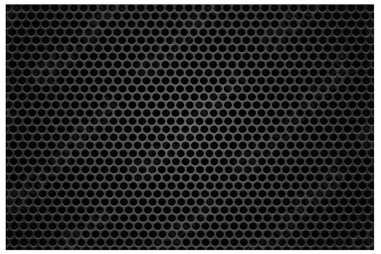


EXTERIOR FINISH 1 (EF-1):
FULL SIZE BRICK, SANDMOLD TEXTURE
RED COLOR, SAND COATING
BELDEN BRICK COMPANY

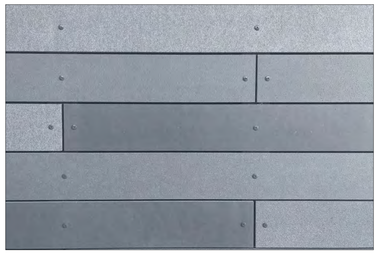
EXTERIOR FINISH 2 (EF-2):
PRECAST STONE
WARM GREY

EXTERIOR FINISH 3 (EF-3):
EXTERIOR STEEL ACCENTS
CUSTOM FINISH TO MATCH WINDOW &
DOOR SYSTEM

EXTERIOR FINISH 4 (EF-4):
DELTA MILWORKS
HEMLOCK SOFFIT WOOD
PRODUCT TBD



EXTERIOR FINISH 5 (EF-5):
EXTERIOR PERFORATED STEEL ACCENTS
CUSTOM FINISH TO MATCH WINDOW &
DOOR SYSTEM



EXTERIOR FINISH 6 (EF-6):
PATTERN OF OKO SKIN EXTERIOR FINISH
COMPOSED OF ANTHRACITE MATT, FERRO
LIGHT, FERRO

WINDOW AND DOOR SYSTEM
BLACK METAL FINISH

WINDOW AND DOOR SYSTEM
BLACK METAL FINISH

WINDOW AND DOOR SYSTEM
BLACK METAL FINISH

WINDOW AND DOOR SYSTEM
BLACK METAL FINISH

PROPOSED EXTERIOR FINISHES

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BUILDING HEIGHT - MAXIMUM - CALCULATION

MAXIMUM BUILDING HEIGHT AT WEST PROPERTY LINE

= WEST PROPERTY LINE AVERAGE GROUND ELEVATION + 42' 0"

= AVERAGE OF PROPERTY CORNER GROUND ELEVATIONS

SW CORNER GROUND ELEVATION = 5842.80'
NW CORNER GROUND ELEVATION = 5842.77'

= 5842.80' + 5842.77' = 11685.57' / 2 = 5842.79'

WEST PROPERTY LINE MAXIMUM HEIGHT

= 5842.79' + 42' = **5884.79'** or 5884' 9 1/2"

MAXIMUM BUILDING HEIGHT AT EAST PROPERTY LINE

= EAST PROPERTY LINE AVERAGE GROUND ELEVATION + 42' 0"

= AVERAGE OF PROPERTY CORNER GROUND ELEVATIONS

SE CORNER GROUND ELEVATION = 5843.40'
NE CORNER GROUND ELEVATION = 5843.89'

= 5843.40' + 5843.89' = 11687.29' / 2 = 5843.65'

EAST PROPERTY LINE MAXIMUM HEIGHT

= 5843.65' + 42' = **5885.65'** or 5885' 7 3/4"

PROPOSED BUILDING ELEVATIONS - WEST

JUNE 21 - 4:30PM

SCALE: 1/4" = 1'-0"

1 2 4 8

200 NORTH MAIN

200 N. MAIN ST.
KETCHUM, ID 83340

DESIGN REVIEW
10/19/2023

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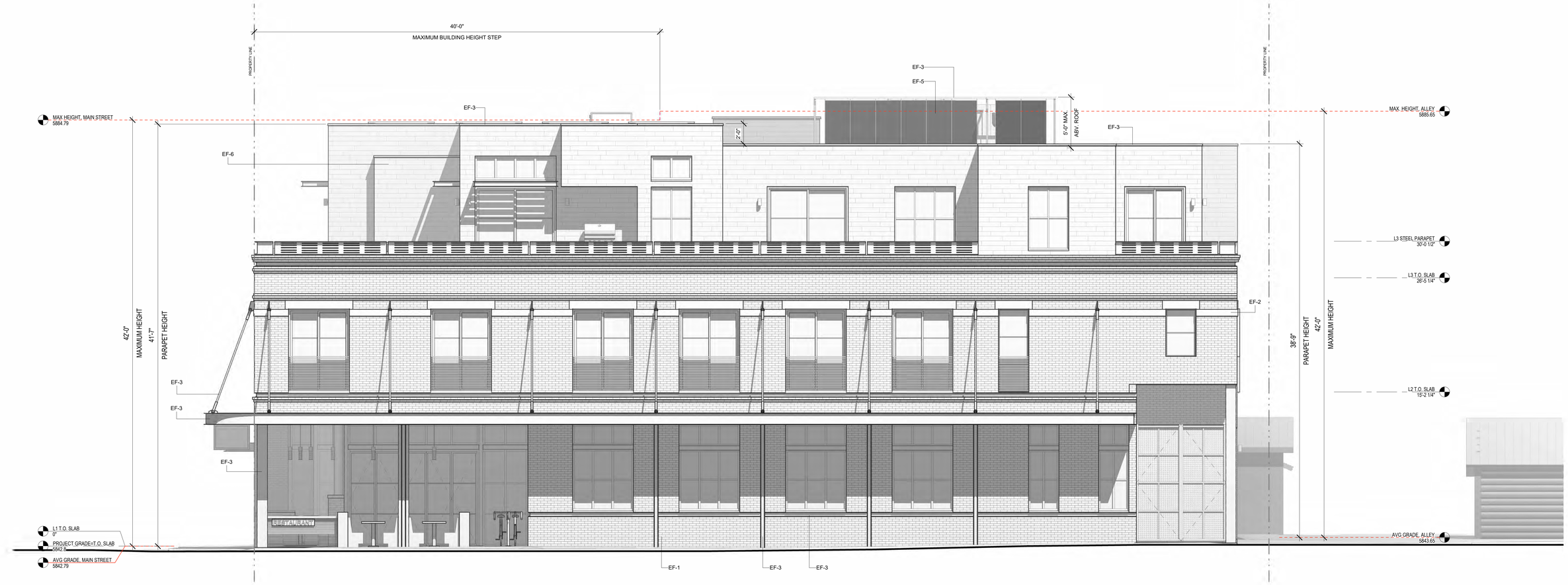

PROPOSED BUILDING ELEVATIONS - SOUTH

SHADOWS: 06/21, 11:00 AM

SCALE: 1/4" = 1'-0"

BUILDING HEIGHT - MAXIMUM - CALCULATION

MAXIMUM BUILDING HEIGHT AT WEST PROPERTY LINE

= WEST PROPERTY LINE AVERAGE GROUND ELEVATION + 42' 0"

= AVERAGE OF PROPERTY CORNER GROUND ELEVATIONS

SW CORNER GROUND ELEVATION = 5842.80'
NW CORNER GROUND ELEVATION = 5842.77'

= 5842.80' + 5842.77' = 11685.57' / 2 = 5842.79'

WEST PROPERTY LINE MAXIMUM HEIGHT

= 5842.79' + 42' = **5884.79'** or 5884' 9 1/2"

MAXIMUM BUILDING HEIGHT AT EAST PROPERTY LINE

= EAST PROPERTY LINE AVERAGE GROUND ELEVATION + 42' 0"

= AVERAGE OF PROPERTY CORNER GROUND ELEVATIONS

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= 5843.65' + 42' = **5885.65'** or 5885' 7 3/4"

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PROPOSED BUILDING ELEVATIONS - EAST

1 2 4 8 SCALE: 1/4" = 1'-0"

BUILDING HEIGHT - MAXIMUM - CALCULATION

MAXIMUM BUILDING HEIGHT AT WEST PROPERTY LINE

= WEST PROPERTY LINE AVERAGE GROUND ELEVATION + 42' 0"

= AVERAGE OF PROPERTY CORNER GROUND ELEVATIONS

SW CORNER GROUND ELEVATION = 5842.80'
NW CORNER GROUND ELEVATION = 5842.77'

= 5842.80' + 5842.77' = 11685.57' / 2 = 5842.79'

WEST PROPERTY LINE MAXIMUM HEIGHT

= 5842.79' + 42' = **5884.79'** or 5884' 9 1/2"

MAXIMUM BUILDING HEIGHT AT EAST PROPERTY LINE

= EAST PROPERTY LINE AVERAGE GROUND ELEVATION + 42' 0"

= AVERAGE OF PROPERTY CORNER GROUND ELEVATIONS

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NE CORNER GROUND ELEVATION = 5843.89'

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EAST PROPERTY LINE MAXIMUM HEIGHT

= 5843.65' + 42' = **5885.65'** or 5885' 7 3/4"

200 NORTH MAIN

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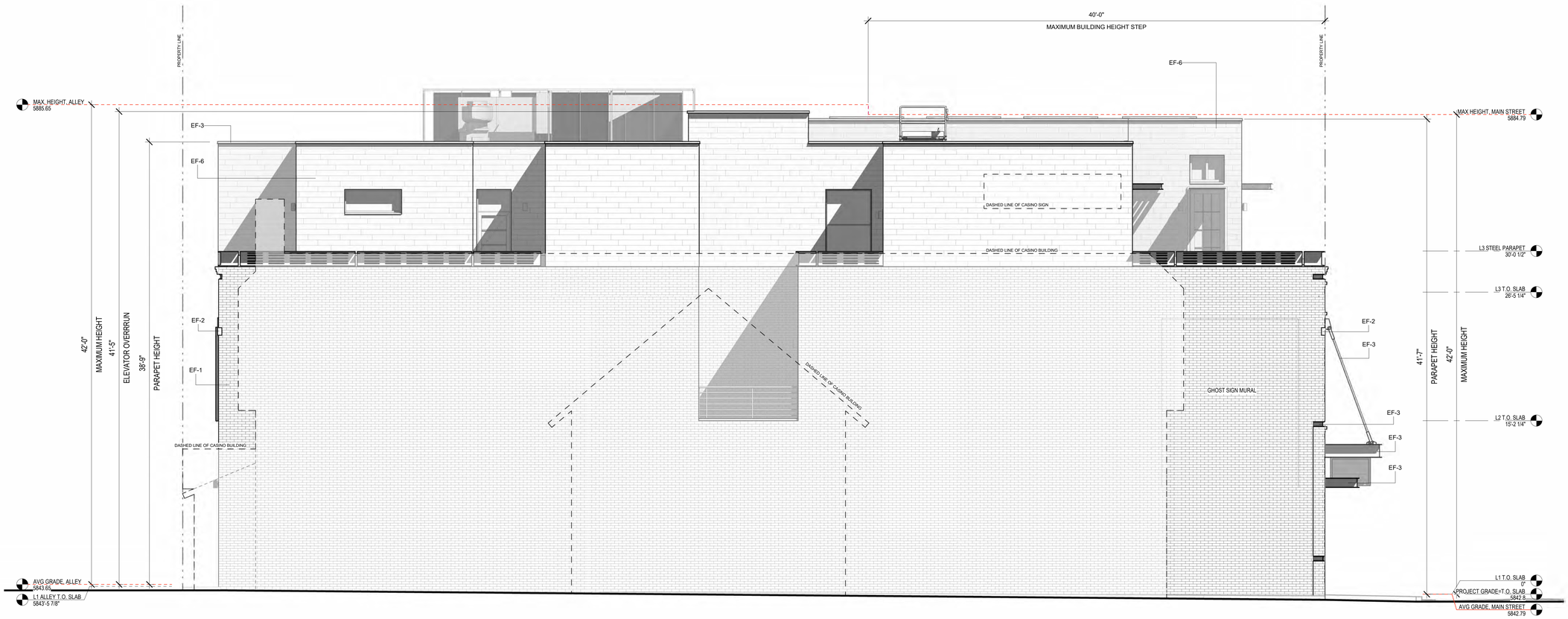

PROPOSED BUILDING ELEVATIONS - NORTH

SCALE: 1/4" = 1'-0"

BUILDING HEIGHT - MAXIMUM - CALCULATION

MAXIMUM BUILDING HEIGHT AT WEST PROPERTY LINE

= WEST PROPERTY LINE AVERAGE GROUND ELEVATION + 42' 0"

= AVERAGE OF PROPERTY CORNER GROUND ELEVATIONS

SW CORNER GROUND ELEVATION = 5842.80'
NW CORNER GROUND ELEVATION = 5842.77'

= 5842.80' + 5842.77' = 11685.57' / 2 = 5842.79'

WEST PROPERTY LINE MAXIMUM HEIGHT

= 5842.79' + 42' = **5884.79'** or 5884' 9 1/2"

MAXIMUM BUILDING HEIGHT AT EAST PROPERTY LINE

= EAST PROPERTY LINE AVERAGE GROUND ELEVATION + 42' 0"

= AVERAGE OF PROPERTY CORNER GROUND ELEVATIONS

SE CORNER GROUND ELEVATION = 5843.40'
NE CORNER GROUND ELEVATION = 5843.89'

= 5843.40' + 5843.89' = 11687.29' / 2 = 5843.65'

EAST PROPERTY LINE MAXIMUM HEIGHT

= 5843.65' + 42' = **5885.65'** or 5885' 7 3/4"

200 NORTH MAIN

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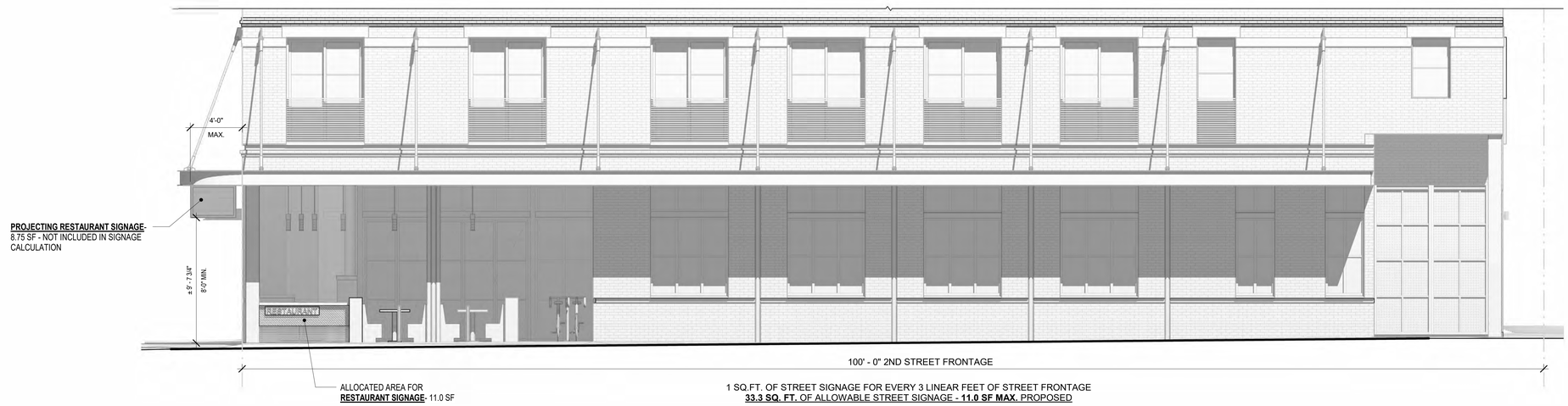
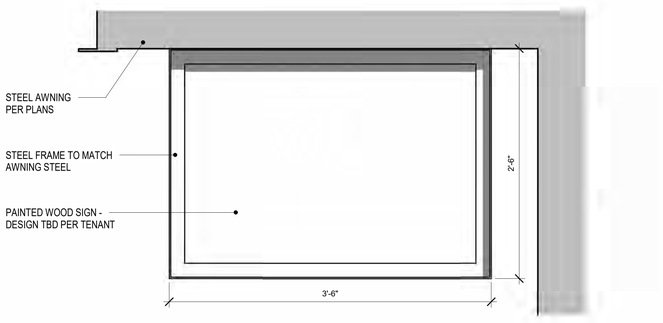


2ND STREET FRONTAGE SIGNAGE

1/4" = 1'-0"

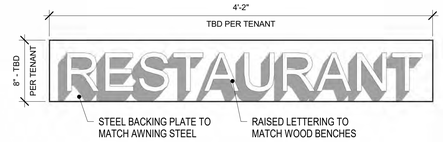
2



PROJECTING RESTAURANT SIGNAGE

1 1/2" = 1'-0"

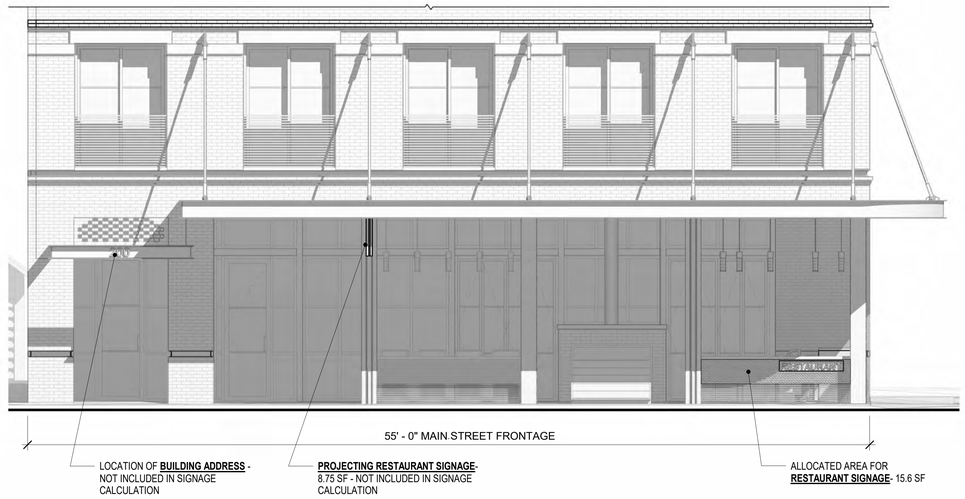
4



RESTAURANT SIGNAGE

1 1/2" = 1'-0"

3



MAIN STREET FRONTAGE SIGNAGE

1/4" = 1'-0"

1

PROPOSED BUILDING SIGNAGE

SCALE: As indicated

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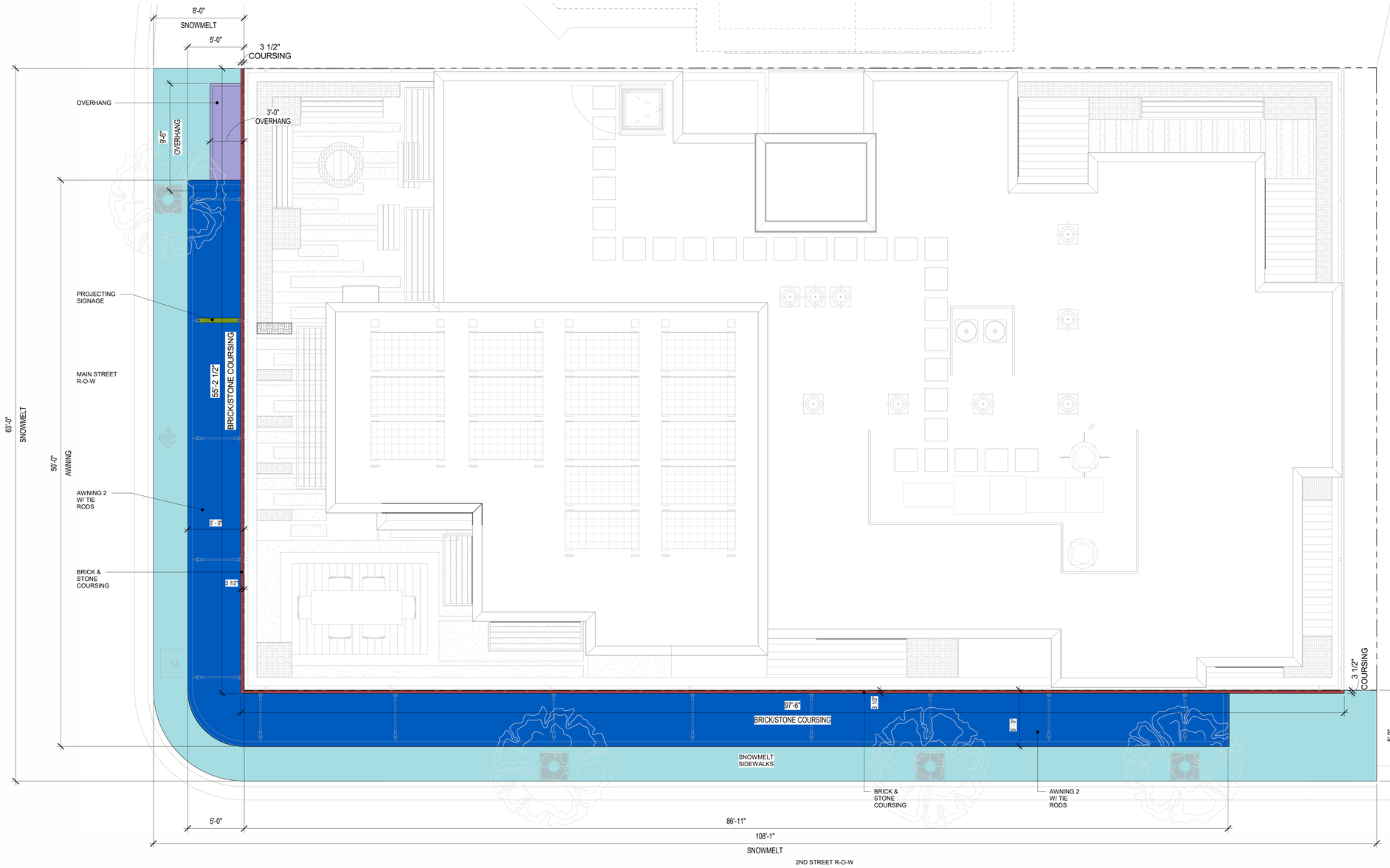
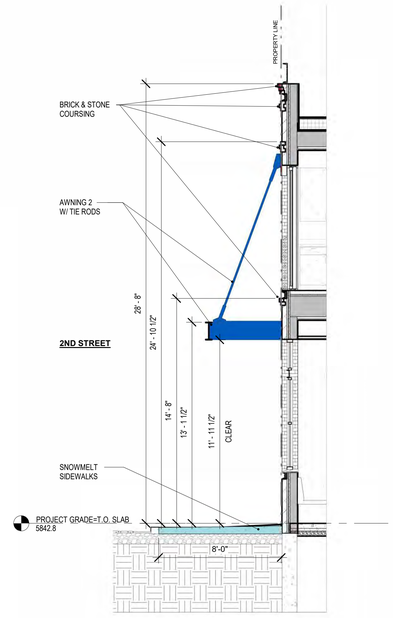
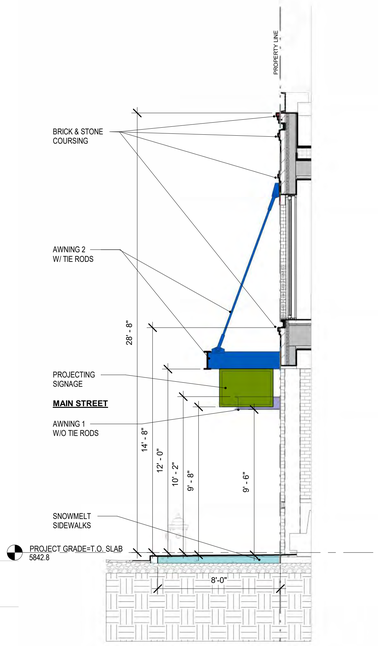




2ND STREET FACADE



MAIN STREET FACADE

PROPOSED RIGHT-OF-WAY ENCROACHMENT

ENCROACHMENT AND CONDITIONAL USE LEGEND

- AWNING 1 WITHOUT TIE RODS
  2'-11 1/2" ENCROACHMENT ON MAIN STREET ROW
- AWNING 2 WITH TIE RODS
  5'-0" ENCROACHMENT ON MAIN STREET & 2ND STREET ROW; INCLUDES COMMERCIAL AND STREET LIGHTING
- BRICK & STONE COURSING
  3 1/2" ENCROACHMENT ON MAIN STREET & 2ND STREET ROW
- SIDEWALK SNOW MELT
  8' ENCROACHMENT (FULL SIDEWALK WIDTH) ON MAIN STREET & 2ND STREET ROW
- PROJECTING SIGNAGE
  4' ENCROACHMENT ON MAIN STREET ROW

PROJECT NORTH TRUE NORTH

SCALE: 1/4" = 1'-0"
1 2 4 8

200 NORTH MAIN

200 N. MAIN ST.
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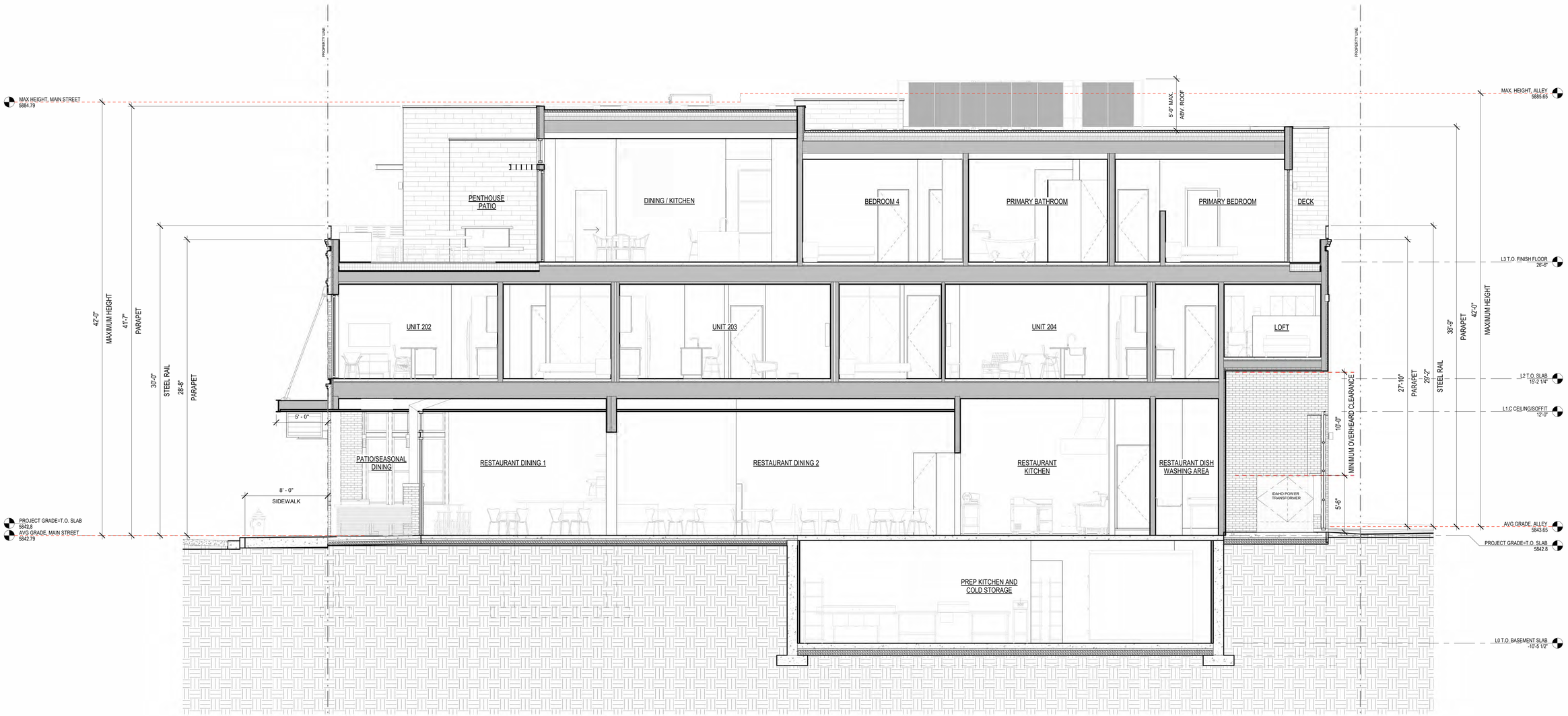

PROPOSED BUILDING SECTION

1 2 4 8 SCALE: 1/4" = 1'-0"

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EXISTING WEST PERSPECTIVE

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PROPOSED WEST PERSPECTIVE

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EXISTING WEST PERSPECTIVE

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PROPOSED WEST PERSPECTIVE

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EXISTING SOUTH PERSPECTIVE

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PROPOSED SOUTH PERSPECTIVE

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EXISTING SOUTH PERSPECTIVE

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PROPOSED SOUTH PERSPECTIVE

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EXISTING NORTH PERSPECTIVE

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PROPOSED NORTH PERSPECTIVE

200 NORTH MAIN

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PROPOSED NORTH PERSPECTIVE

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EXISTING EAST PERSPECTIVE

200 NORTH MAIN

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PROPOSED EAST PERSPECTIVE

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EXISTING MAIN STREET PERSPECTIVE

200 NORTH MAIN

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PROPOSED MAIN STREET PERSPECTIVE

200 NORTH MAIN

200 N. MAIN ST.
KETCHUM, ID 83340

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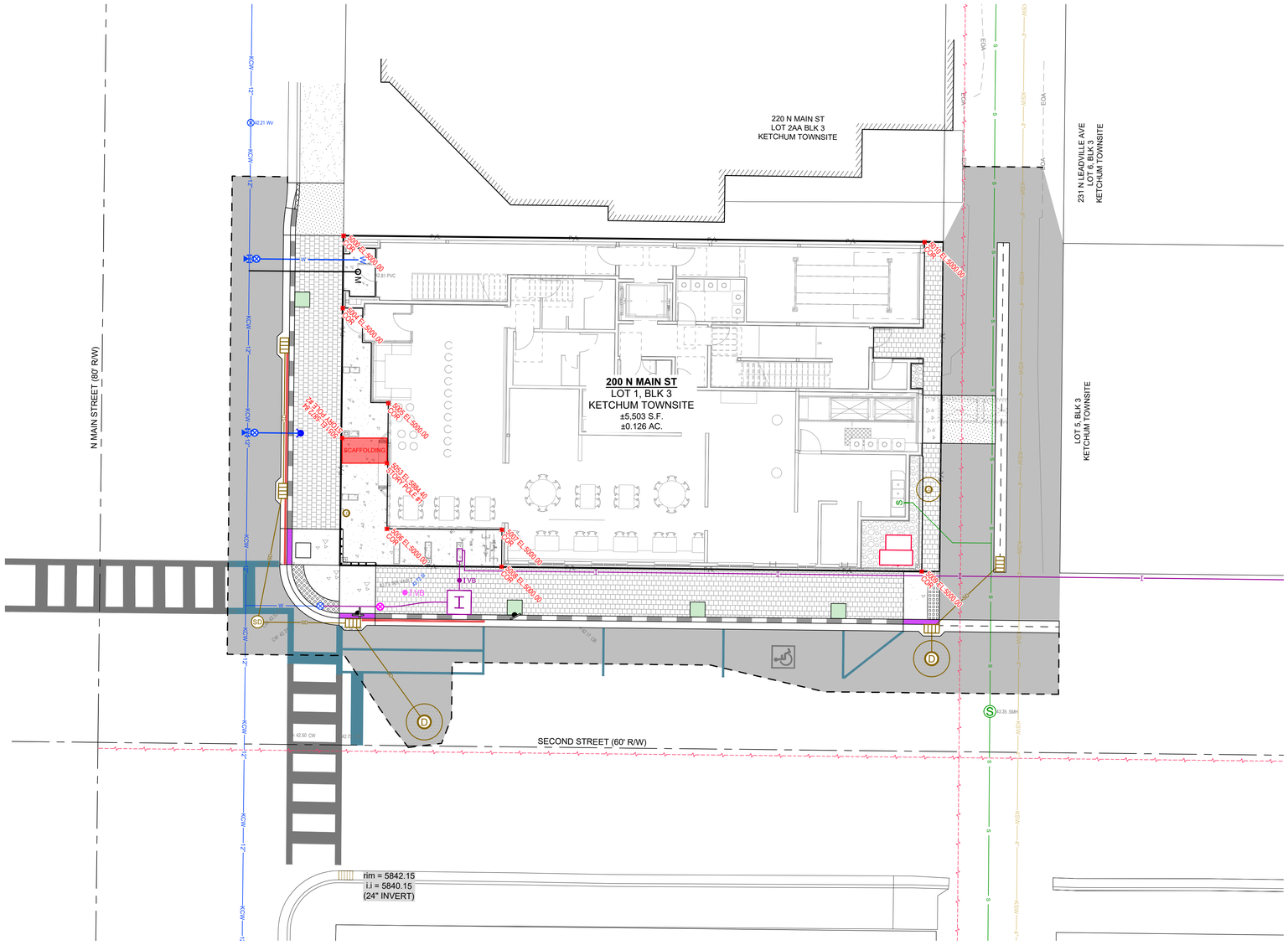
Attachment C

Story Pole & Staking Plan



Staking Instructions:

1. Stake story pole locations #1 - #4 with cut/fill to elevation (points 5000 - 5003)
2. Stake building corner locations (points 5004 - 5010)

Point file = 8276_V-2023-11-30 STORY POLE STAKE.asc

Story Pole Heights Above Existing Grade:

- Story Pole #1
  - -- Upper Mark = 41.7'
  - -- Lower Mark = 39.7'
- Story Pole #2 = 30.0'

A STAKEOUT SHEET FOR 200 N. MAIN STREET

PROJECT INFORMATION
G:\BMA\Ketchum village\block 3\Lot 1\8276 - 200 N Main\dwg\Construction\8276 Staking.dwg 11/28/23 8:18:17 AM

DESIGNED BY:
DRAWN BY:
CHECKED BY:
SURVEY DATE:

GALENA–BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive
P.O. Box 733
Ketchum, Idaho 83340
(208) 726-9512
www.benchmark-associates.com

GALENA ELEVATION ABOVE SEA 9236 FEET
SURVEYING ENGINEERING LAND USE BENCH MARK

PURPOSE: STORY POLE STAKEOUT

NO	DATE	BY	REVISIONS

C0.20

REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any Project or extensions of this Project except by agreement in writing with Galena-Benchmark Engineering.

STORY POLE EXHIBIT

200 NORTH MAIN

12/12/2023

PROPOSED BUILDING ELEVATIONS - WEST

Michael Doty Associates Architects

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Attachment D

Application Materials: Conditional Use Permit Application

&

Supplemental Materials

City of Ketchum
Planning & Building

OFFICIAL USE ONLY
File Number:
Date Received:
By:
Fee Paid:
Approved Date:
Denied Date:
By:

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: 200 North Main	
Name of Owner of Record: 200 North Main, LLC, Kenneth Paul Dudunakis, Owner's Member and Kristina Ann Dudunakis, Owner's Member	
Physical Address: 2637 134th Avenue NE, Seattle, WA 98005	
Property Legal Description: Lot 1, BLK 3, Ketchum Townsite	
Property Zoning District: CC-1 Community Core, Retail	
Contact Phone: (206) 521-7216	Contact Email: kenny.dudunakis@berkadia.com, kristina.dudunakis@frontier.com

PROJECT INFORMATION	
Description of Proposed Conditional Use:	The 3,400 SF third floor residential dwelling unit exceeds the 3,000 SF individual residential dwelling unit limit of Ordinance 1234 by 400 SF.
Description of Proposed and Existing Exterior Lighting:	Wall mounted lights at all exterior doors on the penthouse level.

ADDITIONAL COMMENTS

Refer to Architect's Memo for additional comments.

ACCOMPANYING SUPPORTING INFORMATION REQUIRED

● 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.

Kenny Dudunakis

Applicant Signature

05/30/2023

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.

Michael Doty Associates

ARCHITECT'S MEMO

To:	City of Ketchum Planning and Building
From:	Michael Doty, AIA, LEED AP
Date:	09/25/2023
Re:	200 North Main, Conditional Use Permit Application for: Third Floor Residential Dwelling Unit 3,000 Square Foot Exceedance

Per Interim Ordinance 1234 "*individual residential dwelling units cannot exceed a total square footage of 3,000 square feet.*" However, the applicant proposes a 3,400 square foot residential dwelling unit on the third floor of the building. The applicant therefore requests the city grant a conditional use permit for the additional 400 square feet over the permitted floor area as allowed per Section 12 of Interim Ordinance 1234.

The applicant has endeavored to respect the community's desire for buildings that harken back to an earlier era, while implementing a complex, community-enhancing program. The building adheres to the (unadopted) draft community core design guidelines through the extensive use of brick, its balance of glass and solid wall surfaces, its sheltered gathering space—the restaurant patio—along Main and Second Streets, and its third-floor footprint being predominantly recessed from the principal facades. Numerous horizontal elements that break the verticality of the walls and mass of the building provide a human scale and enhance the pedestrian experience.

Beyond complementing the City of Ketchum's architectural character, the project contributes prominent pedestrian-friendly, street-life-enhancing commercial space and centrally located rental housing. The ground floor commercial space remains a restaurant use, continuing the opportunity to diversify the local cuisine and enhance the local job market. The second floor contains six one-bedroom and studio residential rental units ranging from five-hundred-five to six-hundred-forty square feet of living area, all with adjacent fifty square foot dedicated storage closets. Including the third-floor residence, the building contains a total of seven residential units, which is four above the minimum residential unit density of three, as required by Interim Ordinance 1234. Rather than pay an in-lieu fee to satisfy the inclusionary housing incentive, the applicant will be designating two of the second-floor units as Category 4 income/deed-restricted to provide affordable workforce housing in the community core.

The genesis of the design and hierarchy of program components begins with the ground floor restaurant use, followed by the second floor apartment rental housing Ketchum so urgently needs, and finally a third-floor penthouse residential unit.

Post Office Box 2792
371 Washington
Avenue North
Ketchum, ID 83340
Tel. 208.726.4228
www.mda-arc.com

The applicant has striven to create a high-quality project that will enrich the community, surpassing the standards set by the City of Ketchum zoning regulations, Comprehensive Plan, Design Guidelines, and Interim Ordinance 1234. These contributions to the downtown housing stock meet or exceed the intent of the ordinance recitals, justifying the award of a conditional use permit for an additional 400 SF to the third-floor penthouse unit.

Specific to the five categories noted per §17.116.030 of the Ketchum Municipal Code, the project meets these categories as follows:

A. The 400 SF over the maximum allowed 3,000 SF floor area (per Interim Ordinance 1234) is compatible with several recently completed projects within the community core. Further, permanent Ordinance 1249, adopted in October of 2023, eliminates the 3,000 SF maximum limitation for individual dwelling units.
B. The health, safety, and welfare of the community will not be adversely affected by an additional 400 SF on the third floor of this building.
C. Pedestrian and vehicular traffic will be unchanged from a 3,000 SF dwelling unit. The parking demand remains at 2 cars, and the third-floor dwelling unit houses a single family.
D. Public utilities and services will not be affected by the additional 400 SF. The parking demand remains at two cars, and the third-floor dwelling unit houses a single family.
E. The comprehensive plan seeks a vibrant downtown feel and a variety of housing options while maintaining the historic small-town feel Ketchum is known for. Nearly every chapter notes the need for increased variety, quantity, and specifically in the downtown core, density of housing. Further, the Plan seeks to improve housing stock for both part-time residents who visit to enjoy Ketchum's amenities and the year-round residents who provide the workforce to keep those amenities operational. This project provides seven (7) residential units on a single standard city lot, providing a housing need for both part-time and full-time residents. The historic small-town feel is maintained through the use of historically appropriate exterior finish materials and massing. Decades old 2-story sheer-faced brick and stone facades line Main Street, Sun Valley Road, and many side streets. A brick facade with openings placed to mimic the structural limitations of a bygone era and period appropriate detailing has been utilized to bring historic context to the project site. The upper floor penthouse is set back and finished in such a way that the readable datum is the 2nd story parapet. The ground floor houses a restaurant use with a highly active open and transparent corner designed to increase downtown vibrancy at the intersection of Main and 2nd Streets. The requested additional 400 SF on the penthouse does not detract from the active restaurant use or the diversity or quantity of housing provided by the development.

Thank you for your consideration of this request.

Attachment E

Zoning and Dimensional Standards Evaluation

City of Ketchum
Planning & Building

200 NORTH MAIN
COMPLIANCE WITH ZONING REGULATIONS

17.12.020 – District Use Matrix	Conformance
Zone District: Community Core Subdistrict 1 – Retail Core (CC-1)	YES
Finding: Only pedestrian activated commercial uses like retail shops and restaurants are permitted on the ground-floor along the street frontage within developments in the Retail Core (CC-1) Zone (KMC §17.12.020). The proposed development includes a ground-level restaurant fronting Main and 2nd Streets. The second floor contains six one-bedroom apartments ranging in size from 505 to 642 square feet. Two of the apartments on the second floor will be deed-restricted community housing units for rent. The third-floor contains a residential penthouse. Food service establishments like restaurants and multi-family dwelling units are permitted in the CC-1 Zone pursuant to Ketchum Municipal Code §17.12.020.	

17.12.040 – Dimensional Standards. CC District Matrix	Conformance
Minimum Lot Size	YES
Finding: Required: 5,500 square feet Proposed: Existing. 5,503 square feet	

17.12.040 – Dimensional Standards. CC District Matrix	Conformance
Minimum Lot Width	YES
Finding: Required: Minimum lot width of an average of 55 feet is required in the CC-2 zone district. Proposed: Existing. Lot 1 is 55 feet wide.	

17.12.040 – Dimensional Standards. CC District Matrix	Conformance
Minimum Building Setbacks	YES
Finding: Required: Front (Main Street/west): 0 feet Side (2nd Street/south): 0 feet Side (interior/north): 0 feet Rear (alley/east): 3 feet Setback for 4th Floor: 10 feet	

Non-habitable structures, fixed amenities, solar and mechanical equipment affixed to a roof must be setback 10 feet from all building facades.

Proposed:
Setbacks are indicated on sheet A-103 of the project plans.
Setbacks for Mixed-Use Building
Front (Main Street/west): 0'
Side (2nd Street/south): 0'
Side (interior/north): 0'
Rear (alley/east): 3'

Fourth-Floor Setbacks: N/A. The project does not include a fourth floor.

Rooftop Structures
The roof plan on sheet A-241 of the project plans shows the 10-foot setback line from the lower façade in a blue dashed line. All all roof-mounted electrical and mechanical equipment is setback 10 feet from the fourth-floor building façade.

17.12.040 – Dimensional Standards. CC District Matrix	Conformance
Maximum Building Heights	YES

Permitted: 42 feet

Height of building/CC District: The greatest vertical distance of a building in the community core district measured by determining the average elevation of the front property line and rear property line. Draw a line from the average front or rear elevation up to the maximum building height allowed, and then draw a line at that height parallel to the front or rear property line. The resulting line establishes the highest elevation of the front or rear facade. The front or rear facade shall not extend above this line. Side facades may be stepped up or down to transition from the highest elevation of the front facade height to the highest elevation of the rear facade. One or multiple steps along the side facades are allowed, except no step shall occur within 40 feet of the front elevation or within 35 feet of the rear facade. The City shall establish the elevation points used to calculate the average elevation of the front and rear property lines (see illustration A on file in the office of the City Clerk).

Proposed:
Average Grade Elevation at Front Property Line: 5842.79'
Top of Front Façade Elevation: 5884.38'
Height of Front Façade: 41'-7''

Average Grade Elevation at Rear Property Line: 5843.65'
Top of Rear Façade Elevation: 5882.40'
Height of Rear Façade: 38'-9''

17.124.040 – Floor Area Ratios and Community Housing	Conformance
An increased FAR may be permitted subject to design review approval, and provided, that all conditions in KMC 17.124.040.B.2 are met.	YES Condition #3

Finding:

Permitted:

Permitted FAR: 1.0

Permitted FAR with Community Housing: 2.25

Proposed:

The FAR calculation is provided on Sheet A-201 of the project plans.

Total Gross Floor Area: 12,405 square feet

Lot Area: 5,503 square feet

FAR: 2.25

Community Housing Mitigation Calculation:

Permitted Gross Floor Area (1.0 FAR): 5,503 square feet

Proposed Gross Floor Area: 12,405 square feet

Increase Above Permitted FAR: 6,902 square feet

20% of Increase: 1,380 square feet

Net Livable (15% Reduction): 1,173 square feet

Community Housing Unit 205 Net Livable Floor Area: 539 square feet

Community Housing Unit 205 Storage: 61 square feet

Community Housing Unit 206 Net Livable Floor Area: 642 square feet

Community Housing Unit 206 Storage: 50 square feet

Total Community Housing Contribution: 1,292 square feet

The applicant has proposed providing two deed-restricted community housing rentals targeted for Blaine County Housing Authority Income Category 4 on the second floor of the mixed-use building. Pursuant to condition of approval #3, as a voluntary contribution, in exchange for an increase in FAR, a total community housing contribution of 1,173 square feet is required. A FAR Exceedance Agreement between the applicant and the City to memorialize the community housing contribution shall be signed and recorded prior to issuance of a building permit for the project.

17.125.030 - Off Street Parking and Loading 17.125.040 – Off Street Parking and Loading Calculations 17.125.050 – Community Core District Off Street Parking and Loading Calculations	Conformance
Pursuant to Ketchum Municipal Code 17.125.020.A1, all new development must comply with the off street vehicle parking requirements.	YES

Permitted:

Required (KMC §17.125.040)

Multi-Family Dwelling Units in CC Zone
Units 750 square feet or less: 0 parking spaces
Units 751 square feet to 2,000 square feet: 1 parking space
Units 2,001 square feet and above: 2 parking spaces

Non-residential: 1 parking space per 1,000 gross square feet (refer to definition of gross floor area with additional exclusion of common and public areas)

Exemptions in CC Zone

- Community housing
- Food service
- The first 5,500 gross square feet of retail trade
- The first 5,500 gross square feet of assembly uses

Project Parking Demand

Ground Floor
Restaurant: Exempt

Second Floor:
Six one-bedroom apartments (range in size from 505 to 642 square feet) on the second floor:
0 spaces requires
*two of the apartments are proposed to be deed-restricted community housing units: exempt

Third Floor Residential
Residential Penthouse: 3,400 square feet
2 parking spaces required

Total Parking Demand:
2 Parking Spaces

Proposed

The applicant has provided 2 parking spaces and storage for the penthouse is provided within a garage on the ground floor accessed from the alley.

17.125.060 – Bicycle Parking	Conformance
Ketchum Municipal Code §17.125.060.B: All uses, other than one family dwellings, are required to provide one bicycle rack, able to accommodate at least two bicycles, for every four parking spaces required by the proposed use.	YES
Finding:	

Required: 1 bicycle rack, accommodating at least two bicycles, for every four parking spaces required. 1 bike rack, accommodating at least two bicycles, is required based on the project parking demand.

Proposed: 1 bike rack accommodating two bicycles is provided by the outdoor dining are next to the sidewalk along 2nd Street.

17.127 – Signage	Conformance
Master Signage Plan for New Construction	YES Condition #9

Finding: The signage plan is provided on sheet A-315 of the project plans. The signage plan proposes two signs for the restaurant along the Main Street frontage and one sign along the 2nd Street frontage. The Main Street frontage includes a wall sign and projecting sign. The 2nd Street frontage includes a wall sign for the restaurant. The wall signs along Main and 2nd Streets are integrated into the design of the bars for the outdoor dining area. The projecting sign along Main Street is comprised of black steel and painted wood. The black steel and wood of the projecting sign matches the design of the building awning that wraps around the street corner. The signage is pedestrian-oriented and integrated into the design of the mixed-use building. Pursuant to condition #9, separate sign permits shall be required for all new signs prior to installation.

17.132 – Dark Skies	Conformance
Compliance with Section 17.132 – Dark Skies.	YES Condition #5

Finding: The proposed exterior lighting fixtures are full cutoff fixtures and comply with Ketchum Municipal Code §17.132.030.H1. The light sources are fully shielded with a maximum color temperature of 2700K and comply with Ketchum Municipal Code §17.132.030.A. The proposed exterior lighting fixtures comply with the city's Dark Skies Ordinance.

The project's exterior lighting plan includes two different exterior lighting fixtures that illuminate the outdoor dining area at the street corner—the Hinkley Aria hanging lanterns (Fixture Type C on sheet LSK-03) and the Lutron recessed can lights (Fixture Type B on sheet LSK-03). Note 2 on sheet L1.1 states that the outdoor dining area lights will be on a dimmer and only on during operating business hours.

Pursuant to Ketchum Municipal Code §17.132.030.I, canopy lighting must be fully shielded and meet light trespass standards. The Light Trespass and Overlighting Matrix (KMC §17.132.030.B1) sets maximum footcandle limits for the acceptable amount of light trespass from the zone of the light source to the impacted zones. The matrix does not set maximum footcandle limits for light trespass emanating from a CC-Zoned property and impacting a CC-Zoned property or the public right-of-way. The photometric study on sheet LSK-01 shows the

amount of light emanating from the outdoor dining area. The outdoor dining area lighting illuminates the uncovered portions of the sidewalk beyond the awning up to 6.7 footcandles. Staff is concerned that the outdoor dining area lighting will cause significant light trespass outside of the awning and onto the uncovered portions of the sidewalk.

Pursuant to condition of approval no. 5, the applicant shall revise the outdoor dining area lighting plan and submit an updated photometric study that shows an average of 0.2 footcandles outside of the awning onto the uncovered areas of the sidewalk along Main and 2nd Streets for final review and approval by the City Engineer prior to issuance of a building permit for the project.

Attachment F

Design Review Standards Evaluation

City of Ketchum
Planning & Building

200 NORTH MAIN
DESIGN REVIEW STANDARDS ANALYSIS

17.96.060.A.1 - Streets	Conformance
The applicant shall be responsible for all costs associated with providing a connection from an existing City street to their development.	YES Condition #7

Finding: All improvements to the right-of-way are at the expense of the applicant.

The project is located at the northeast corner of Main and 2nd Streets. As shown on sheet C1.20 of the project plans, the alley is proposed to be graded and resurfaced with asphalt. New portions of asphalt and asphalt repair are proposed along Main and 2nd Streets directly adjacent to the sidewalk. No changes are proposed to the street design or travel-land widths along Main and 2nd Streets.

The City Engineer, Streets Department, and City Arborist have conducted a preliminary review of the project plans and believe the proposed right-of-way improvements comply with city standards. All city department comments pertaining to the proposed right-of-way improvements are preliminary and subject to change depending on the final design of the Main Street reconstruction project.

The applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all right-of-way improvements, including sidewalks, alley asphalt, streetlights, utilities, street trees, and drainage facilities, for review and approval by the City Engineer, Streets Department, Utilities Department, City Arborist, and Planning Department prior to issuance of a building permit for the project pursuant to condition of approval #7.

17.96.060.A.2 - Streets	Conformance
All street designs shall be approved by the City Engineer.	YES Condition #7

Finding: No new streets or changes to the travel lanes or street designs are proposed with this project. Final civil drawings for all associated right-of-way improvements shall be submitted with the building permit application to be verified, reviewed, and approved by the City Engineer and Streets Department. Final review of all right-of-way improvements will be completed prior to issuance of a building permit for the project pursuant to condition of approval #7.

17.96.060.B.1 - Sidewalks	Conformance
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.	YES

Finding: Ketchum Municipal Code 17.124.140 outlines the zone districts where sidewalks are required when substantial improvements are made, which include the CC, all tourist zone districts, and all light industrial districts. As the project is within the CC-1 zone district, sidewalks are required and included in the project plans. The applicant has proposed to install new heated, paver sidewalks along Main and 2nd Streets.

17.96.060.B.2 - Sidewalks	Conformance
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.	YES Conditions #7 & #8

Finding: The applicant has proposed installing new 8-foot-wide heated paver sidewalks along Main and 2nd Streets. The City Engineer, Streets Department, and City Arborist have conducted a preliminary review of the project plans and believe the proposed right-of-way improvements comply with city standards. All city department comments pertaining to the proposed right-of-way improvements are preliminary and subject to change depending on the final design of the Main Street reconstruction project.

The applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all right-of-way improvements, including sidewalks, alley asphalt, streetlights, utilities, street trees, and drainage facilities, for review and approval by the City Engineer, Streets Department, Utilities Department, City Arborist, and Planning Department prior to issuance of a building permit for the project pursuant to condition of approval #7.

The project requires a Right-of-Way Encroachment Permit approved by City Council for the sidewalk paver and snowmelt system as well as the architectural projections, including the awnings and architectural coursing. The applicant shall submit the Right-of-Way Encroachment Permit application for review by the City Engineer, Streets Department, and Planning Department concurrently with the building permit application pursuant to condition of approval #8.

17.96.060.B.3 - Sidewalks	Conformance
Sidewalks may be waived if one of the following criteria is met: *a) The project comprises an addition of less than 250 square feet of conditioned space.* b) *The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.*	N/A

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

17.96.060.B.4 - Sidewalks	Conformance
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.	YES
Finding: The proposed sidewalk improvements are equal to the length of the property's street frontages along Main and 2nd Streets.	

17.96.060.B.5 – Sidewalks	Conformance
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.	YES
Finding: The new heated, paver sidewalks are planned to connect to the existing sidewalks along Main and 2nd Streets. The proposed sidewalks connect to heated pathways on the project site providing safe pedestrian access to and around the building.	

17.96.060.B.6 - Sidewalks	Conformance
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.	N/A
Finding: The applicant has not requested relief from the requirement to construct sidewalks nor has the City granted any such request.	

17.96.060.C.1 - Drainage	Conformance
All stormwater shall be retained on site.	YES Condition #7
Finding: On-site stormwater drainage will be directed through internal roof drains and roof drain leaders to on-site drywells. The drainage improvements on sheet C1.0 of the project plans shows drywells adjacent to the front property line along Main Street and the rear property line along the alley. Note S13 specifies that roof drains and/or slot drains will be connected to these drywells. All storm water shall be retained on site, including water from roof drains. All roof drain locations must be shown on the project plans submitted with the building permit application for final review and approval by the City Engineer.	

Pursuant to condition of approval #7, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all drainage improvements, for review and approval by the City Engineer and Streets Department prior to issuance of a building permit for the project.

17.96.060.C.2 - Drainage	Conformance
Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.	YES Condition #7

Finding: The project proposes to construct drainage improvements along the length of the subject property, including curb and gutter, along Main Street, 2nd Street, and the alley. The drainage improvements are shown on Sheet C1.20 of the project plans. The drainage system is comprised of catch basins, drywells, and storm drain pipes. New valley gutters are proposed to be installed with alley right-of-way. All drainage improvements are required to be constructed City standards. Pursuant to condition of approval #7, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all drainage improvements, for review and approval by the City Engineer and Streets Department prior to issuance of a building permit for the project.

17.96.060.C.3 - Drainage	Conformance
The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.	YES Condition #7

Finding: The City Engineer will determine if the drainage improvements are sufficient after reviewing the final civil drawings submitted with the building permit application. The City Engineer may require additional drainage improvements if necessary. Pursuant to condition of approval #7, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all drainage improvements, for review and approval by the City Engineer and Streets Department prior to issuance of a building permit for the project.

17.96.060.C.4 - Drainage	Conformance
Drainage facilities shall be constructed per City standards.	YES Condition #7

Finding:
Based on review of the project plans by the City Engineer during department review, all drainage facilities meet city standards. The City Engineer and Streets Department have conducted a preliminary review of the project plans and believe the proposed right-of-way improvements comply with city standards.

Pursuant to condition of approval #7, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all drainage improvements, for review and approval by the City Engineer and Streets Department prior to issuance of a building permit for the project.

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

17.96.060.D.2 - Utilities	Conformance
Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.	YES
Finding: The site plan on sheet A-103 of the project plans shows that the new transformer is proposed to be installed at the rear of the building in the southeast corner of the project site along 2nd Street and the alley. The site plan on sheet A-103 also shows the location of the electrical and gas meters located within alcoves along the rear façade along the alley. The rear (east) elevation on sheet A-313 of the project plans shows the electric and gas meters within the alcoves. The transformer screening is shown on the rear (east) building elevation on sheet A-313 and the 2nd Street (south) elevation on sheet A-312. The transformer will be screened with perforated steel panels in a custom finish to match the window and door system (Exterior Finish 5, Sheet A-301).	

17.96.060.D.3 - Utilities	Conformance
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.	N/A
Finding: The location of the subject property is already served by fiber optic cable and therefore no conduit is required in this location.	

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

Finding:

The exterior materials and color sample board is provided on sheet A-301 of the project plans. The proposed building elevations on sheets A-311, A-312, A-313, and A-314 specify the following exterior materials:

- Exterior Finish 1 (EF-1): Full Size Brick, Sanmold Texture, Red Color, Sand Coating, Belden Brick Company
- Exterior Finish 2 (EF-2): Precast Stone, Warm Grey
- Exterior Finish 3 (EF-3): Exterior Steel Accents, Custom Finish to Match Window & Door System
- Exterior Finish 4 (EF-4): Delta Millworks, Hemlock Soffit Wood
- Exterior Finish 5 (EF-5): Exterior Perforated Steel Accents, Custom Finish to Match Window & Door System
- Exterior Finish 6 (EF-6): Pattern of Oko Skin Exterior Finish Composed of Antracite Matt, Ferro Light, Ferro
- Window and Door Systems, Black Metal Finish

The first two floors of the mixed-use building are comprised of brick. Brick coursing provides detail at the top of the first and second floors. Warm gray precast stone caps the top of the windows and connects the windows at the second floor providing more detail to further animate the façade. The third floor is comprised of the Oko Skin Antracite Matt (EF-6) panels placed horizontally. The warmer gray Ferro Light and Ferro colors of the Oko Skin Antracite Matt panels helps diminish the visual prominence of the third-floor penthouse. Black metal accents, including the window and door system finishes, the awning and tie rods, and the columns supporting the awning at the street corner, the awnings framing the third-floor windows, and the third-floor terraces railing, are incorporated through all three floors of the building. The exposed underside of the awning is comprised of Delta Millworks Hemlock Soffit Wood. The light, natural wood color contrasts with the black metal accents providing visual interest at the street corner. The natural materials, including the brick, stone, and wood, and muted colors with more matte finishes will complement the surrounding built environment, including the neighboring historic buildings.

The signage plan is provided on sheet A-315 of the project plans. The signage plan proposes two signs for the restaurant along the Main Street frontage and one sign along the 2nd Street frontage. The Main Street frontage includes a wall sign and projecting sign. The 2nd Street frontage includes a wall sign for the restaurant. The wall signs along Main and 2nd Streets are integrated into the design of the bars for the outdoor dining area. The projecting sign along Main Street is comprised of black steel and painted wood. The black steel and wood of the projecting sign matches the design of the building awning that wraps around the street corner. The signage is pedestrian-oriented and integrated into the design of the mixed-use building.

17.96.060.E.2 – Compatibility of Design	Conformance
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.	N/A
Finding: The subject property is not listed as a historical or cultural landmark on the city of Ketchum's Historical Building/Site List, therefore this standard does not apply.	

17.96.060.E.3 – Compatibility of Design	Conformance
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.	N/A
Finding: The corner lot is developed with an existing building that was originally constructed in 1959 and is proposed to be demolished. The public entrance to the restaurant is located along Main Street. This entrance is clearly defined through the awning that projects from the building and extends 5 feet over the sidewalk. The residential entrance is located along Main Street at the northwest corner of the building. The residential entrance is clearly defined by an awning the extends 3 feet over the Main Street sidewalk.	

17.96.060.F.1 – Architectural	Conformance
Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.	YES
Finding: The primary building entrances are well defined and provide unobstructed access to the sidewalk.	

17.96.060.F.2 – Architectural	Conformance
The building character shall be clearly defined by use of architectural features.	YES
Finding: 200 North Main celebrates Ketchum's historic and vernacular architecture. The ground level and second floor of the building are comprised of brick and form a two-story, rectangular building mass at the street frontages. This design is representative of Ketchum's early mercantile and bank buildings constructed in the 1880s. The Lewis Bank, Greenhow & Rumsey Store, and Comstock & Clark Mercantile are three brick buildings extant from this period of construction in Ketchum. These historic buildings are characterized by rectangular building forms, zero lot lines, brick masonry and detailing, and false building fronts. The projecting awning supported by columns at the street corner is another character-defining feature that nods to downtown's historic architecture. Gabled porch entries and covered boardwalks like the Comstock & Clark Mercantile building's colonnade along Main Street are characteristic of western vernacular architecture. Historic awnings and canopies sheltered walkways from snow and provided a connection to the public realm along the street. The design celebrates character-defining features of Ketchum's historic architecture without	

mimicry or replication. The project includes more contemporary design elements like black metal accents that make the building appear as a product of its own time.

17.96.060.F.3 – Architectural	Conformance
There shall be continuity of materials, colors and signing within the project.	YES
Finding: The project uses an integrated palette of high-quality exterior materials, including brick, stone, and slat wall panels. The black steel and wood of the projecting sign matches the design of the building awning that wraps around the street corner. The signage is pedestrian-oriented and integrated into the design of the mixed-use building.	

17.96.060.F.4 – Architectural	Conformance
Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.	YES
Finding: No accessory structures are proposed; however, the project includes an outdoor dining area at the street corner redevelopment project provides a ground-floor restaurant that fronts Main and 2nd Streets with an outdoor dining area with custom-built tables, bar top, and seating. Raised steel planters painted black to match the columns supporting the awning are incorporated between the outdoor dining areas tables and bars. The outdoor dining area will facilitate an activated, pedestrian-friendly environment at the street corner that will enliven Ketchum's dynamic downtown by facilities the social connections that build community.	

17.96.060.F.5 – Architectural	Conformance
Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.	YES

Finding: Pursuant to KMC §17.96.060.F5, "Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness." The third-floor setback diagram on sheet A-251 of the project plans (Attachment B) provides average setbacks from the front, side, and rear property lines. The third floor is setback an average of:

- 17'-9'' from the front property line along Main Street,
- 5'-11'' from the side property line along 2nd Street,
- 9'-9'' from the rear property line along the alley, and
- 6'-10'' from the interior south side property line.

The third floor is setback 20'-3'' at southwest corner, 16'-10'' at the northwest corner, and 28'-7'' at the northeast corner. These third-floor setbacks provide relief from the visual appearance building bulk and mass.

200 North Main neighbors the Casino—a designated historic building listed on the city's historic building/site list. The elevation on sheet A-311 shows the project and the Casino along Main Street.

The north elevation on sheet A-314 shows the project's interior side wall with an outline of the Casino building. The ground level and second floor of the building are built to the interior side property forming an uninterrupted brick mass. A majority of this blank, brick wall is covered by the Casino. A mural is proposed on the exposed portion this side wall to add visual interest.

17.96.060.F.6 – Architectural	Conformance
Building(s) shall orient toward their primary street frontage.	YES
Finding: Unlike many recent redevelopment projects that consolidate multiple lots downtown, the project is proposed on one single lot that was created by Ketchum's original townsite plat map in 1948. The building orients to the street corner.	

17.96.060.F.7 – Architectural	Conformance
Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.	YES Condition #6
Finding: The site plan on sheet A-103 shows that two different garbage disposal areas are provided on the ground floor of the mixed-use development—one for the residences and another for the restaurant. Providing a separate commercial trash room is necessary for the restaurant operations within the mixed-use building. The restaurant garbage disposal area is accessed off the alleyway and is comprised of two dumpsters and recycling bins. The residential trash and recycling area is located within the rear, northeast corner of the building and is comprised of individual bins. Garbage disposal in new construction projects within the Community Core are encouraged to utilize a consolidated dumpster so that individual waste bins are not left lingering within the alley right-of-way after service by Clear Creek Disposal. The applicant has submitted a letter from Clear Creek Disposal dated May 11, 2023, which states that, "Special services are available to transport the carts to and from the residential garbage room." Pursuant to condition of approval #6, the property owner must utilize and maintain the special service provided by Clear Creek Disposal to transport the waste bins to and from the residential garbage room, as shown on sheet A-103 of Exhibit A, at all times. The waste bins must be stored within the residential garbage room at all times except for when Clear Creek Disposal transports the carts to and from the residential garbage room for servicing. If Clear Creek Disposal's special services are discontinued in the future, the HOA must provide evidence of similar transport services. No satellite receivers are proposed to be installed for the project.	

17.96.060.F.8 – Architectural	Conformance
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.	YES
Finding: The second-floor cantilevers above the outdoor dining space at the street corner covering this area and providing weather protection for people dining at the outdoor tables and bars. The awning at the street corner extends 5 feet over the public sidewalk along Main and 2nd Streets. The residential entrance is covered by an awning that extends 3 feet over the Main Street sidewalk. These awnings provide weather protection to prevent water from dripping and snow from sliding on areas where pedestrians gather and circulate.	

17.96.060.G.1 – Circulation Design	Conformance
Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.	YES
Finding: The new heated, paver sidewalks will connect to the existing concrete sidewalks along Main and 2nd streets. The proposed sidewalks connect to heated pathways on the project site providing safe pedestrian access to and around the building.	

17.96.060.G.2 – Circulation Design	Conformance
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.	YES Condition #8
Finding: Dimensions for the awnings are provided on sheet A-321 of the project plans. The awning at the street corner extends 5 feet over the sidewalk along Main and 2nd Streets. The awning covering the residential entrance extend 3 feet over the Main Street sidewalk. The awnings do not extend within two feet of parking or travel lanes within the right-of-way. The project requires a Right-of-Way Encroachment Permit approved by City Council for the sidewalk paver and snowmelt system as well as the architectural projections, including the awnings and architectural coursing. The applicant shall submit the Right-of-Way Encroachment Permit application for review by the City Engineer, Streets Department, and Planning Department concurrently with the building permit application.	

17.96.060.G.3 – Circulation Design	Conformance
Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use.	YES Condition #7

Consideration shall be given to adequate sight distances and proper signage.	
Finding: Vehicle access to the project is provided along Main Street, 2nd Street, and the alley. The parking garage for the penthouse is accessed from the alley. The proposed alley access will allow traffic to flow safely within the project and onto 2nd Street. The new sidewalks will connect to walkways on the subject property providing safe pedestrian access to and around the building. As shown on sheet L1.0 of the project plans, a bike rack is provided adjacent to the outdoor dining area along 2nd Street.	

17.96.060.G.4 – Circulation Design	Conformance
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.	N/A
Finding: The subject property is a corner lot with street frontage along Main and 2nd Streets. No curb cuts or driveway entrances are proposed along 1st Avenue or 4th Street. The penthouse's parking garage is accessed from the alley.	

17.96.060.G.5 – Circulation Design	Conformance
Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.	YES
Finding: Unobstructed access for emergency vehicles, snowplows, garbage trucks, and similar service vehicles is provided to the project from Main Street, 2nd Street, and the alley.	

17.96.060.H.1 – Snow Storage	Conformance
Snow storage areas shall not be less than 30 percent of the improved parking and pedestrian circulation areas.	N/A
Finding: All improved parking and pedestrian circulation areas are heated, which is permitted as an alternative to providing on-site snow storage areas by Ketchum Municipal Code §17.96.060.H4.	

17.96.060.H.2 – Snow Storage	Conformance
Snow storage areas shall be provided on site.	N/A
Finding: The applicant has proposed to snowmelt all parking and pedestrian circulation areas, which is permitted as an alternative to providing on-site snow storage area by Ketchum Municipal Code §17.96.060.H4.	

17.96.060.H.3 – Snow Storage	Conformance
A designated snow storage area shall not have any dimension less than five feet and shall be a minimum of 25 square feet.	N/A
Finding: N/A as no snow storage areas have been provided on-site. The applicant has proposed snowmelt in lieu of providing any snow storage areas on site.	

17.96.060.H.4 – Snow Storage	Conformance
In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.	YES Condition #8
Finding: Most of the improved pedestrian circulation areas are covered by the second-floor cantilever and the awnings. The new sidewalks along Main and 2nd Street are proposed to include a snowmelt. In addition, the paver pathway along the alley is proposed to be heated. Pursuant to condition of approval #8, the project requires a Right-of-Way Encroachment Permit approved by City Council for the sidewalk paver and snowmelt system as well as the architectural projections, including the awnings and architectural coursing. The applicant shall submit the Right-of-Way Encroachment Permit application for review by the City Engineer, Streets Department, and Planning Department concurrently with the building permit application.	

17.96.060.I.1 – Landscaping	Conformance
Landscaping is required for all projects.	YES
Finding: As shown on sheet L1.1, the applicant has provided landscaping on the ground level and on the third-floor terraces. The ground-level landscaping includes street trees and landscaped steel planters. The proposed landscaping for the third-floor terraces is shown on sheet L5.0 of the project plans.	

17.96.060.I.2 – Landscaping	Conformance
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.	YES
Finding: The landscaping will complement the surrounding neighborhood and beautify the streetscape. Raised steel Landscaped planters comprised of steel painted black to match the columns supporting the awning are incorporated between the outdoor dining areas tables and bars. The street trees and integration of landscape planters within the outdoor dining area enhance the quality of the pedestrian experience. The landscape plan shall be readily adaptable to the site's microclimate, soil conditions, orientation, and aspect.	

17.96.060.I.3 – Landscaping	Conformance
All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.	YES
Finding: All trees, shrubs, grasses, and perennials shall be drought tolerant. Native species are recommended. The vegetation proposed for the landscaped planters within the outdoor dining area is specified on sheet L1.1 of the project plans. The proposed vegetation includes Terracotta Yarrow, Blanca Peak White Penstemon, and Little Bluestem.	

17.96.060.I.4 – Landscaping	Conformance
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.	YES
Finding: The subject property is surrounded by compatible uses within the Community Core Zone. The vegetation will enhance the pedestrian-friendly streetscape.	

17.96.060.J.1 – Public Amenities	Conformance
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.	YES Conditions #7 & #8
Finding: The design includes an outdoor dining area at the street corner redevelopment project provides a ground-floor restaurant that fronts Main and 2nd Streets with an outdoor dining area with custom-built tables, bar top, and seating. The outdoor dining area will facilitate an activated, pedestrian-friendly environment at the street corner that will enliven Ketchum's dynamic downtown by facilities the social connections that build community. The project will construct right-of-way improvements, including new sidewalks, alley asphalt, drainage facilities, streetlights, and street trees, in accordance with city standards. The City Engineer, Streets Department, and City Arborist have conducted a preliminary review of the project plans and believe the proposed right-of-way improvements comply with city standards. All city department comments pertaining to the proposed right-of-way improvements are preliminary and subject to change depending on the final design of the Main Street reconstruction project. The City Engineer, Streets Department, City Arborist, and Planning Department will conduct a final review of the proposed right-of-way improvements prior to issuance of a building permit for the project. The applicant must obtain a Right-of-Way Encroachment Permit approved by City Council for the sidewalk paver and snowmelt system as well as the architectural projections, including the awnings and architectural coursing.	

17.96.060.K.1 – Underground Encroachments	Conformance
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.	N/A
Finding: N/A	

17.96.060.K.2 – Underground Encroachments	Conformance
No below grade structure shall be permitted to encroach into the riparian setback.	N/A
Finding: N/A	

FINDINGS REGARDING DESIGN REVIEW STANDARDS – COMMUNITY CORE

17.96.070.A.1 – Streets	Conformance
Street trees, streetlights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department.	YES Conditions #7 & #8
Finding: The placement of all street trees and streetlights requires final review and approval by the City Engineer, the Streets Department, and the City Arborist. The project will construct right-of-way improvements, including new sidewalks, alley asphalt, drainage facilities, streetlights, and street trees, in accordance with city standards. The City Engineer, Streets Department, and City Arborist have conducted a preliminary review of the project plans and believe the proposed right-of-way improvements comply with city standards. All city department comments pertaining to the proposed right-of-way improvements are preliminary and subject to change depending on the final design of the Main Street reconstruction project. The City Engineer, Streets Department, City Arborist, and Planning Department will conduct a final review of the proposed right-of-way improvements prior to issuance of a building permit for the project. The applicant must obtain a Right-of-Way Encroachment Permit approved by City Council for the sidewalk paver and snowmelt system as well as the architectural projections, including the awnings and architectural coursing.	

17.96.070.A.2 – Streets	Conformance
Street trees with a minimum caliper size of three inches, shall be placed in tree grates.	YES Condition #7

Finding: The project proposes to provide three street trees along 2nd Street and one street tree along Main Street. The site plan on sheet L1.0 notes that the street trees will be installed in tree wells and grates per the city's standards. The City Engineer, Streets Department, and City Arborist have conducted a preliminary review of the project plans and believe the proposed right-of-way improvements comply with city standards. All city department comments pertaining to the proposed right-of-way improvements are preliminary and subject to change depending on the final design of the Main Street reconstruction project. The City Engineer, Streets Department, City Arborist, and Planning Department will conduct a final review of the proposed right-of-way improvements, including the street trees, prior to issuance of a building permit for the project.

17.96.070.A.3 – Streets	Conformance
Due to site constraints, the requirements of this subsection A may be modified by the Public Works Department.	YES
Finding: The City Engineer, Streets Department, and City Arborist have conducted a preliminary review of the project plans and believe the proposed right-of-way improvements comply with city standards. All city department comments pertaining to the proposed right-of-way improvements are preliminary and subject to change depending on the final design of the Main Street reconstruction project. The City Engineer, Streets Department, City Arborist, and Planning Department will conduct a final review of the proposed right-of-way improvements prior to issuance of a building permit for the project.	

17.96.070.B.1 - Architectural	Conformance
Facades facing a street or alley or located more than five feet from an interior side property line shall be designed with both solid surfaces and window openings to avoid the creation of blank walls and employ similar architectural elements, materials, and colors as the front facade.	YES
Finding: The front and side facades facing Main and 2nd Streets and the rear façade are designed with both solid surfaces and window and door openings. The brick, stone, slat panels, and black steel accents are used across all facades of the building. A	

17.96.070.B.2 - Architectural	Conformance
For nonresidential portions of buildings, front building facades and facades fronting a pedestrian walkway shall be designed with ground floor storefront windows and doors with clear transparent glass. Landscaping planters shall be incorporated into facades fronting pedestrian walkways.	YES
Finding: The ground-level design at the street corner includes walls of windows that provide views into the restaurant from the sidewalk to create an engaging pedestrian environment. Sheet A-211 of the project plans specifies that 67% of the ground-level wall along Main Street is a window wall and 50% of the ground-level along 2nd Street is a window wall. Landscaped planters are incorporated in the design of the outdoor dining area.	

17.96.070.B.3 - Architectural	Conformance
For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows.	N/A
Finding: See above analysis for Ketchum Municipal Code §17.96.070.B2. The project provides large windows at the street corner providing view into the restaurant that maximize pedestrian interaction with the building.	

17.96.070.B.4 - Architectural	Conformance
Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.	YES
Finding: In their narrative response to the Design Review criteria, the applicant states, "All proposed roofs, including the awning along Main and Second and the overhang at the Main Street residential entry, are flat. The membrane is non-reflective and, on the roof, will be covered by stone ballast. Blackened steel c-channels or wide-flange fasciae of the awning and overhang contribute substantially to the overall style and character of the building."	

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

17.96.070.B.6 - Architectural	Conformance
Roof overhangs shall not extend more than three feet over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Department.	YES Condition #8
Finding: Dimensions for the awnings are provided on sheet A-321 of the project plans. The awning at the street corner extends 5 feet over the sidewalk along Main and 2nd Streets. The awning covering the residential entrance extend 3 feet over the Main Street sidewalk. The awnings do not extend within two feet of parking or travel lanes within the right-of-way. The project requires a Right-of-Way Encroachment Permit approved by City Council for the sidewalk paver and snowmelt system as well as the architectural projections, including the awnings and architectural coursing. The applicant shall submit the Right-of-Way Encroachment Permit application for review by the City Engineer, Streets Department, and Planning Department concurrently with the building permit application.	

17.96.070.B.7 - Architectural	Conformance
Front porches and stoops shall not be enclosed on the ground floor by permanent or temporary walls, windows, window screens, or plastic or fabric materials.	N/A
Finding: The project does not include front porches or stoops on the front façade of the building.	

17.96.070.C.1 – Service Areas and Mechanical/Electrical Equipment	Conformance
Trash disposal areas and shipping and receiving areas shall be located within parking garages or to the rear of buildings. Trash disposal areas shall not be located within the public right-of-way and shall be screened from public views.	YES Condition #6

Finding: The site plan on sheet A-103 shows that two different garbage disposal areas are provided on the ground floor of the mixed-use development—one for the residences and another for the restaurant. Providing a separate commercial trash room is necessary for the restaurant operations within the mixed-use building. The restaurant garbage disposal area is accessed off the alleyway and is comprised of two dumpsters and recycling bins. The residential trash and recycling area is located within the rear, northeast corner of the building and is comprised of individual bins.

Garbage disposal in new construction projects within the Community Core are encouraged to utilize a consolidated dumpster so that individual waste bins are not left lingering within the alley right-of-way after service by Clear Creek Disposal. The applicant has submitted a letter from Clear Creek Disposal dated May 11, 2023, which states that, "Special services are available to transport the carts to and from the residential garbage room."

Pursuant to condition of approval #6, the property owner must utilize and maintain the special service provided by Clear Creek Disposal to transport the waste bins to and from the residential garbage room, as shown on sheet A-103 of Exhibit A, at all times. The waste bins must be stored within the residential garbage room at all times except for when Clear Creek Disposal transports the carts to and from the residential garbage room for servicing. If Clear Creek Disposal's special services are discontinued in the future, the HOA must provide evidence of similar transport services.

17.96.070.C.2 – Service Areas and Mechanical/Electrical Equipment	Conformance
Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.	YES

Finding: The site plan on sheet A-103 of the project plans shows that the new transformer is proposed to be installed at the rear of the building in the southeast corner of the project site along 2nd Street and the alley. The site plan on sheet A-103 also shows the location of the electrical and gas meters located within alcoves along the rear façade along the alley. The rear (east) elevation on sheet A-313 of the project plans shows the electric and gas meters within the alcoves. The transformer screening is shown on the rear (east) building elevation on sheet A-313 and the 2nd Street (south) elevation on sheet A-312. The transformer will be screened with perforated steel panels in a custom finish to match the window and door system (Exterior Finish 5, Sheet A-301).

The roof mounted mechanical equipment consists of ventilation systems for the restaurant and air-conditioning systems for the third floor. The roof-mounted mechanical equipment will be fully screened by black perforated steel. The black steel matches the black accents and window/door systems of the mixed-use building.

17.96.070.D.1 - Landscaping	Conformance
When a healthy and mature tree is removed from a site, it shall be replaced with a new tree. Replacement trees may occur on or off site.	YES

Finding: The existing site survey on sheet C1.10 shows four existing trees bordering the north interior side property line that are proposed to be removed. These trees will be replaced with three street trees along 2nd Street and one street tree along Main Street.

17.96.070.D.2 - Landscaping	Conformance
Trees that are placed within a courtyard, plaza, or pedestrian walkway shall be placed within tree wells that are covered by tree grates.	YES Condition #7

Finding: The project proposes to provide three street trees along 2nd Street and one street tree along Main Street. The site plan on sheet L1.0 notes that the street trees will be installed in tree wells and grates per the city's standards. The City Engineer, Streets Department, and City Arborist have conducted a preliminary review of the project plans and believe the proposed right-of-way improvements comply with city standards. All city department comments pertaining to the proposed right-of-way improvements are preliminary and subject to change depending on the final design of the Main Street reconstruction project. The City Engineer, Streets Department, City Arborist, and Planning Department will conduct a final review of the proposed right-of-way improvements, including the street trees, prior to issuance of a building permit for the project.

17.96.070.D.3 - Landscaping	Conformance
The City arborist shall approve all parking lot and replacement trees.	YES Condition #7
Finding: The project proposes to provide three street trees along 2nd Street and one street tree along Main Street. The site plan on sheet L1.0 notes that the street trees will be installed in tree wells and grates per the city's standards. The City Engineer, Streets Department, and City Arborist have conducted a preliminary review of the project plans and believe the proposed right-of-way improvements comply with city standards. All city department comments pertaining to the proposed right-of-way improvements are preliminary and subject to change depending on the final design of the Main Street reconstruction project. The City Engineer, Streets Department, City Arborist, and Planning Department will conduct a final review of the proposed right-of-way improvements, including the street trees, prior to issuance of a building permit for the project.	

17.96.070.E.1 – Surface Parking Lots	Conformance
Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.	N/A
Finding: N/A. No surface parking lot is proposed.	

17.96.070.E.2 – Surface Parking Lots	Conformance
Surface parking lots shall incorporate at least one tree and one additional tree per ten on site parking spaces. Trees shall be planted in landscaped planters, tree wells and/or diamond shaped planter boxes located between parking rows. Planter boxes shall be designed so as not to impair vision or site distance of the traveling public.	N/A
Finding: N/A. The project does not include a surface parking lot. On-site parking is provided within the enclosed garage accessed from alley.	

17.96.070.E.3 – Surface Parking Lots	Conformance
Ground cover, low lying shrubs, and trees shall be planted within the planters and planter boxes. Tree grates or landscaping may be used in tree wells located within pedestrian walkways.	N/A
Finding: N/A as no surface parking lots are proposed for the project.	

17.96.070.F.1 – Bicycle Parking	Conformance
One bicycle rack, able to accommodate at least two bicycles, shall be provided for every four parking spaces as required by the proposed use. At a minimum, one bicycle rack shall be required per development.	YES
Finding: One bike rack is required for the proposed development. The project's parking demand is two off-street parking spaces for the penthouse. One bike rack is required for the development. The project proposes to install one bike rack, accommodating two bicycles, adjacent to the outdoor dining area next to the sidewalk along 2nd Street.	

17.96.070.F.2 – Bicycle Parking	Conformance
When the calculation of the required number of bicycle racks called for in this section results in a fractional number, a fraction equal to or greater than one-half shall be adjusted to the next highest whole number.	YES
Finding: One bike rack is required for the proposed development.	

17.96.070.F.3 – Bicycle Parking	Conformance
Bicycle racks shall be clearly visible from the building entrance they serve and not mounted less than 50 feet from said entrance or as close as the nearest non-ADA parking space, whichever is closest. Bicycle racks shall be located to achieve unobstructed access from the public right-of-way and not in areas requiring access via stairways or other major obstacles.	YES
Finding: The project proposes to install one bike rack, accommodating two bicycles, adjacent to the outdoor dining area next to the sidewalk along 2nd Street.	

Attachment G

Interim Ordinance Analysis

City of Ketchum
Planning & Building

200 NORTH MAIN
COMPLIANCE WITH INTERIM ORDINANCE 1234

INTERIM ORDINANCE 1234 STANDARDS ANALYSIS				
Interim Ordinance 1234 ("interim ordinance) was approved by the Ketchum City Council on October 17, 2022 and published in the paper on October 19, 2022 (the effective date). The 200 North Main redevelopment project is subject to the standards of the interim ordinance as the Design Review and Conditional Use Permit applications were deemed complete on June 1, 2023 after the effective date of the interim ordinance and prior to the adoption of Permanent Ordinance 1249.				
Interim Ordinance Standards and Staff Analysis				
Yes	No	N/A	Interim Ordinance Section	City Standards and *Staff Analysis*
☒	☐	☐	Section 4: Minimum Residential Densities	There shall now be minimum residential densities for new development projects or expansions of existing buildings that exceed a total floor area ratio (FAR) of 1.0 within Subdistrict 1 and Subdistrict 2 of the CC zone district and 0.5 FAR in the T, T-3000, T-4000, and GR-H zone districts as follows:

Zone District	Minimum Residential Density Required (units/SF)			
CC Subdistricts 1 and 2	100% Residential Development 7 / 5,500			
	Mixed Use Development			
	≤ 30% Commercial	31-60% Commercial	61-80% Commercial	≥ 80% Commercial
	4 / 5,500	3 / 5,500	2 / 5,500	No Minimum except when residential units are provided, there shall be a minimum of 2 units
T	100% Residential Development 7 / 10,000			
	≤ 30% Commercial	31-60% Commercial	61-80% Commercial	≥ 80% Commercial
	4 / 10,000	3 / 10,000	2 / 10,000	No Minimum except when residential units are provided, there shall be a minimum of 2 units
T-3000	4 / 10,000			
T-4000	8 / 10,000			
GR-H	8 / 10,000			

A. For purposes of calculating commercial area for minimum residential densities, commercial square footage shall include all permitted and conditionally permitted uses identified in KMC Section 17.12.020 – *District Use Matrix* under the categories of "Commercial" or "Public and Institutional".
B. Percent commercial shall be calculated by dividing the total commercial square footage by the Gross Floor Area for the project.
C. Total commercial square footage shall be calculated using the total area of commercial uses on all floors in a building or portion of a building measured from the interior walls, excluding:
   a. Common areas
   b. Mechanical and maintenance equipment rooms
   c. Parking areas and/or garages
   d. Public areas

			Staff Analysis	The project has a gross floor area of 12,405 square feet with 4,148 square feet of commercial space for the restaurant. 33% of the mixed-use development is dedicated to commercial space for the restaurant. Based on the commercial area, the project is required to provide three residential units. The mixed-use development provides seven multi-family dwelling units. The 200 North Main project exceeds the minimum residential density requirement providing four more dwelling units than required by section 3 of the interim ordinance.
☐	☐	☒	Section 5: Lot Consolidations	There shall now be standards for the consolidation of lots. Additionally, there shall be a specific application type, process, and additional standards for the review and approval of the consolidation of lots.
			Staff Analysis	*This standard is not applicable as this project is proposed on one single lot that was created by Ketchum's original townsite plat map in 1948.*
☒	☐	☐	Section 6: No Net Loss of Dwelling Units	No demolition permit shall be issued pursuant to Chapter 15.16 of the KMC that results in the net loss in the total number of residential units currently existing on a property as of the effective date of this ordinance.
			Staff Analysis	*The corner lot is developed with an existing building that was originally constructed as a gas station in 1959 and is currently occupied by Café Serva restaurant. No residential units historically or currently occupied the existing building. The proposed demolition of the existing building will not result in a loss of residential units. The project will provide seven new multi-family dwelling units.*
☐	☐	☒	Section 7: Retail Parking Exemption	There shall be no parking required for individual retail spaces of 5,500 square feet or less within the Community Core (CC) and Tourist (T) zoning districts.
			Staff Analysis	*This standard is not applicable as the project does not include any retail uses.*
☐	☐	☒	Section 8: Office Parking Exemption	There shall be no parking required for the first 5,500 square feet of office space of a project within the Community Core and Tourist zone districts.
			Staff Analysis	*This standard is not applicable as the project does not include any office uses.*
☐	☐	☒	Section 9: Commercial in the Downtown Area—River Street	New developments on properties within the Tourist zone district that include frontage along River Street from S Leadville Ave to S 2nd Ave, as shown in Exhibit A, shall be subject to the uses permitted and conditionally permitted and associated footnotes for the Community Core – Mixed Use subdistrict (CC-2) as outlined in KMC 17.12.020 – District Use Matrix.
			Staff Analysis	*N/A*
☐	☐	☒	Section 10: Commercial in the Downtown—CC-2 Zone	Properties within the Community Core – Mixed Use subdistrict (CC-2), as shown on Exhibit B, shall be subject to the following: A. Ground floor residential with street frontage is not permitted.

			Staff Analysis	*N/A*
Section 11: Developments within the CC Subdistrict 1 and 2, T (Leadville to 2nd Ave fronting River Street) not exempt from Design Review are subject to the following standards:				
☒	☐	☐	Section 11A:	For mixed-use developments, a minimum of 55% of the gross floor area, as defined in KMC 17.08.020, of the ground floor must be commercial use(s).
			Staff Analysis	The gross floor area of the ground is 4,403 square feet. The total floor area for the restaurant on the ground floor is 2,979 square feet. 68% of the gross floor area of the ground floor is dedicated to the commercial restaurant use.
☒	☐	☐	Section 11B:	Community housing units are not permitted within basements.
			Staff Analysis	*The two community housing units are located on the second floor the building.*
☐	☒	☐	Section 11C:	Individual residential dwelling units cannot exceed a total square footage of 3,000 square feet. Total square footage shall be calculated as the total area of residential space within a single residential unit measured from the interior walls. For residential units with multiple floors, staircases and elevators shall be included in the calculation on the first level of the residential unit only.
			Staff Analysis	*Section 12 of the interim ordinance allows applicants to request relief from this requirement by applying for a conditional use permit. The applicant has requested a conditional use permit to allow for the third-floor penthouse with a total floor area of 3,400 square feet.*
☒	☐	☐	Section 11D:	Developments shall not provide a total number of parking spaces above the minimum parking requirements per KMC 17.125.040 – Off Street Parking and Loading Calculations, unless the additional parking spaces are designated for public parking use only or for deed restricted community housing units.
			Staff Analysis	*The project parking demand is two spaces for the residential penthouse. Two off-street parking spaces for the penthouse are provided within the private garage accessed from the alley.*
☒	☐	☐	Section 13:	All development subject to Design Review pursuant to KMC Section 17.96.010, shall meet the following additional criteria: A. The design and uses of the development generally conform with the goals, policies, and objectives of the comprehensive plan.
			Staff Analysis	*The comprehensive plan designates the future land use of the subject property as Retail Core—the city's key gathering place for residents and visitors for shopping, dining, and entertainment. The future land use plan states:* *The community's primary shopping district is the Retail Core. The Retail Core provides a variety of mixed-use buildings that ground-floor storefronts. Specialty shops, restaurants, and outdoor seating areas line the sidewalks, creating an active pedestrian-friendly environment. Convenient shopping and dining is served by sidewalks, parking, and bike access. Upper floors include a mix of residential uses and offices (page 69).*

				200 North Main aligns with the future land use plan for the Retail Core. The project provides a restaurant on the ground-floor that fronts Main and 2nd Streets. The design includes an outdoor dining area at the street corner redevelopment project provides a ground-floor restaurant that fronts Main and 2nd Streets with an outdoor dining area with custom-built tables, bar top, and seating. The outdoor dining area will facilitate an activated, pedestrian-friendly environment at the street corner that will enliven Ketchum's dynamic downtown by facilities the social connections that build community. *The comprehensive plan identifies downtown as an appropriate place for housing density due to its proximity to jobs and transportation options. Policy H-1.4 of the comprehensive plan states that "housing should be integrated into the downtown core" (page 20), and Policy H-3.1 encourages the siting of housing in new developments near public transportation and retail districts (page 21). Pursuant to the interim ordinance's minimum residential density requirements, the project is required to include at least three dwelling units. 200 North Main exceeds the minimum density requirements providing a total of seven multi-family dwelling units. These housing units are within walking distance to jobs, retail stores, coffee shops, and restaurants in downtown Ketchum. Additionally, the project is located within walking distance to Mountain Rides bus stops at Main & 1st Streets and Main & 4th Streets, providing access to all the major transit routes that can connect future residents to the ski bases and other areas of Ketchum. Goal H-1 of the comprehensive plan states that, "Ketchum will increase its supply of homes including rental and special-needs housing for low-, moderate-, and median-income households. The project provides six one-bedroom apartments on the second floor, two of which will be deed-restricted community housing units.* <u>*Compatibility with Surrounding Neighborhood*</u> *Policy CD-1.3 of the comprehensive plan states that, "Infill and redevelopment projects should be contextually appropriate to the neighborhood and development in which they occur. Context refers to the natural and manmade features adjoining a development site; it does not imply a certain style"(page 26). The subject property is within an area of downtown that is characterized by both older, smaller-scaled buildings and new, larger-scaled developments like the Leadville Trading project currently under construction across the alley to the east of the subject property. The project site neighbors multiple buildings that are designated as historic within the city, including the Casino building (Historic Name: Ketchum Kamp Hotel) to the north on Main Street, the Rocky Mountain Hardware building (Historic Name: Lewis Bank) to the south across*

				2nd Street, the Culinary Institute (Historic Name: Greenhow & Rumsey Store) to the west across Main Street, and Vintage Restaurant (Historic Name: Bert Cross Cabin) to the east across the alley. *200 North Main celebrates Ketchum's historic and vernacular architecture. The ground level and second floor of the building are comprised of brick and form a two-story, rectangular building mass at the street frontages. This design is representative of Ketchum's early mercantile and bank buildings constructed in the 1880s. The Lewis Bank, Greenhow & Rumsey Store, and Comstock & Clark Mercantile are three brick buildings extant from this period of construction in Ketchum. These historic buildings are characterized by rectangular building forms, zero lot lines, brick masonry and detailing, and false building fronts. The projecting awning supported by columns at the street corner is another character-defining feature that nods to downtown's historic architecture. Gabled porch entries and covered boardwalks like the Comstock & Clark Mercantile building's colonnade along Main Street are characteristic of western vernacular architecture. Historic awnings and canopies sheltered walkways from snow and provided a connection to the public realm along the street. The design celebrates character-defining features of Ketchum's historic architecture without mimicry or replication. The project includes more contemporary design elements like black metal accents that make the building appear as a product of its own time.*

Attachment H

Conditional Use Permit Criteria Analysis

City of Ketchum
Planning & Building

200 NORTH MAIN
Conditional Use Permit Criteria Analysis

Conditional Use Requirements				
EVALUATION STANDARDS: 17.116.030 and § 67-6512 of Idaho Code A conditional use permit shall be granted by the commission only if the applicant demonstrates the following:				
Conditional Use Permit Criteria and Staff Analysis				
Yes	No	N/A	Conditional Use Permit Criteria	Ketchum Municipal Code Standards and *Staff Analysis*
☒	☐	☐	17.116.030(A)	The characteristics of the conditional use will not be unreasonably incompatible with the types of uses permitted in the applicable zoning district.
			Staff Analysis	*Only pedestrian-activated commercial uses like retail and restaurants are permitted on the ground floor with street frontage in the Retail Core. The proposed development provides a ground-level restaurant fronting Main and 2nd Streets. Multi-family dwelling units are permitted in the Retail Core except for on the ground floor with street frontage pursuant to KMC §17.12.020. Pursuant to KMC §17.18.130, "compatible mixed uses including retail, office, residential and cultural uses are encouraged." Many residential units are located within the Retail Core of the Community Core (CC-1 Zone). The characteristics of the residential use of the penthouse will not be unreasonably compatible with the types of uses permitted in the Retail Core.*
☒	☐	☐	17.116.030(B)	The conditional use will not materially endanger the health, safety and welfare of the community.
			Staff Analysis	*The Fire Department has conducted a preliminary review of the project plans and believes the project complies with life safety standards. The building and fire departments will conduct final review of the project plans for compliance with life safety and building code requirements prior to issuance of a building permit for the project.* *Staff believes the project generally conforms to the goals and policies of the 2014 Comprehensive Plan and will support the overall welfare of downtown and the community. See staff analysis provided for KMC §17.116.030.E.*
☒	☐	☐	17.116.030(C)	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.
			Staff Analysis	*The project site is fully connected to sidewalks providing a protected pedestrian path from surrounding businesses, transportation stops, and parking areas. The penthouse is required to provide two off-street parking spaces pursuant to KMC §17.125.040.C1b. Parking and storage for the*

				penthouse is provided within a garage on the ground floor accessed from the alley.
☒	☐	☐	17.116.030(D)	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.
			Staff Analysis	*The 200 North Main Design Review and Conditional Use Permit applications were reviewed concurrently by planning staff and city departments, including streets, fire, water, wastewater, building, and engineering, for code compliance. The applicant has provided letters from Idaho Power and Clear Creek Disposal stating that the project will be served electric and garbage collection services.*
☒	☐	☐	17.116.030(E)	The conditional use is not in conflict with the policies of the Comprehensive Plan or the basic purposes of this section.
			Staff Analysis	*The 2014 Comprehensive Plan ("comprehensive plan") is the foundational guiding document for land use decisions within the city. The comprehensive plan provides the strategy to achieve the community's vision for the future of Ketchum. This strategy establishes goals and policies for long-term growth and future development within the city.* *The comprehensive plan describes ten core values that shape the community's vision for the desired future of Ketchum. The ten core values include a vibrant downtown, community character, a variety of housing options, and a strong and diverse economy. Downtown's built environment plays a key role in realizing the community's vision for the future of Ketchum.* *The comprehensive plan designates the future land use of the subject property as Retail Core—the city's key gathering place for residents and visitors for shopping, dining, and entertainment. The future land use plan states:* *The community's primary shopping district is the Retail Core. The Retail Core provides a variety of mixed-use buildings that ground-floor storefronts. Specialty shops, restaurants, and outdoor seating areas line the sidewalks, creating an active pedestrian-friendly environment. Convenient shopping and dining is served by sidewalks, parking, and bike access. Upper floors include a mix of residential uses and offices (page 69).* *200 North Main aligns with the future land use plan for the Retail Core. The project provides a restaurant on the ground-floor that fronts Main and 2nd Streets. The design includes an outdoor dining area at the street corner redevelopment project provides a ground-floor restaurant that fronts Main and 2nd Streets with an outdoor dining area with custom-built tables, bar top, and seating. The outdoor dining area will facilitate an activated, pedestrian-friendly environment at the street corner that will enliven*

				Ketchum's dynamic downtown by facilities the social connections that build community. *The comprehensive plan identifies downtown as an appropriate place for housing density due to its proximity to jobs and transportation options. Policy H-1.4 of the comprehensive plan states that "housing should be integrated into the downtown core" (page 20), and Policy H-3.1 encourages the siting of housing in new developments near public transportation and retail districts (page 21). Pursuant to the interim ordinance's minimum residential density requirements, the project is required to include at least three dwelling units. 200 North Main exceeds the minimum density requirements providing a total of seven multi-family dwelling units. These housing units are within walking distance to jobs, retail stores, coffee shops, and restaurants in downtown Ketchum. Additionally, the project is located within walking distance to Mountain Rides bus stops at Main & 1st Streets and Main & 4th Streets, providing access to all the major transit routes that can connect future residents to the ski bases and other areas of Ketchum. Goal H-1 of the comprehensive plan states that, "Ketchum will increase its supply of homes including rental and special-needs housing for low-, moderate-, and median-income households. The project provides six one-bedroom apartments on the second floor, two of which will be deed-restricted community housing units.* *Compatibility with Surrounding Neighborhood* *Policy CD-1.3 of the comprehensive plan states that, "Infill and redevelopment projects should be contextually appropriate to the neighborhood and development in which they occur. Context refers to the natural and manmade features adjoining a development site; it does not imply a certain style"(page 26). The subject property is within an area of downtown that is characterized by both older, smaller-scaled buildings and new, larger-scaled developments like the Leadville Trading project currently under construction across the alley to the east of the subject property. The project site neighbors multiple buildings that are designated as historic within the city, including the Casino building (Historic Name: Ketchum Kamp Hotel) to the north on Main Street, the Rocky Mountain Hardware building (Historic Name: Lewis Bank) to the south across 2nd Street, the Culinary Institute (Historic Name: Greenhow & Rumsey Store) to the west across Main Street, and Vintage Restaurant (Historic Name: Bert Cross Cabin) to the east across the alley.* *200 North Main celebrates Ketchum's historic and vernacular architecture. The ground level and second floor of the building are comprised of brick and form a two-story, rectangular building mass at the street frontages. This design is representative of Ketchum's early mercantile and bank buildings*

				constructed in the 1880s. The Lewis Bank, Greenhow & Rumsey Store, and Comstock & Clark Mercantile are three brick buildings extant from this period of construction in Ketchum. These historic buildings are characterized by rectangular building forms, zero lot lines, brick masonry and detailing, and false building fronts. The projecting awning supported by columns at the street corner is another character-defining feature that nods to downtown's historic architecture. Gabled porch entries and covered boardwalks like the Comstock & Clark Mercantile building's colonnade along Main Street are characteristic of western vernacular architecture. Historic awnings and canopies sheltered walkways from snow and provided a connection to the public realm along the street. The design celebrates character-defining features of Ketchum's historic architecture without mimicry or replication. The project includes more contemporary design elements like black metal accents that make the building appear as a product of its own time.

Attachment I

Public Comment

8.15.2023

Dear City of Ketchum and whom it may concern,

I am the owner of the property of 211 Leadville Avenue North. I saw an article in the Mountain Express about my neighbor to the West (200 North Main Street) submitting plans for development. I requested a copy of the plans, and have had a chance to review the documents dated 5/30/2023.

I am in strong opposition to the project as currently designed. The height and bulk are out of scale and enormous. The building dwarfs its neighbors, and obliterates the view of the historic 'Casino' sign as you drive into town. We should not sacrifice the character of Main Street and the town we all love. Please refer to attached ASK-006, you can see how huge this proposed development is, especially compared to the existing building located on the site.

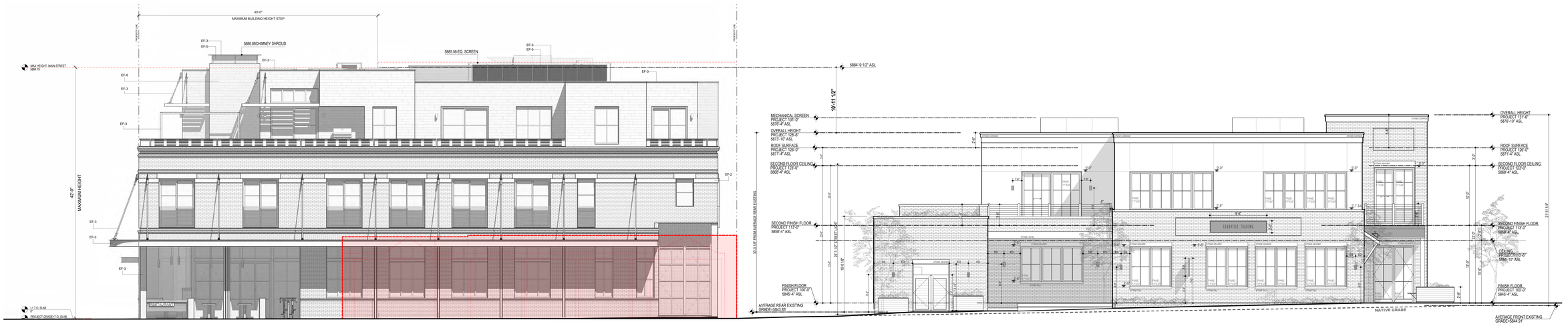
It will also wipe out the Baldy view from my own development. Please reference ASK-009 showing the approximate bulk of the proposed development as visible from my second floor. The visual impact will be even greater for the public, as experienced from the sidewalk. I realize views are not protected, but if everyone builds to a similar standard, equity is maintained. During the design review of our project, we received very positive feedback on the scale of our building. Ketchum residents want to maintain a two-story scale near the historic one and two story buildings along Main Street.

I question if the city's decision to allow additional FAR and the associated additional bulk for workhouse housing is the correct decision in the CC zone.

Having done many projects myself, I am in favor of good development. But in the current building boom that is expanding our small town, let's not lose sight of maintaining the character of Ketchum by allowing new developments to maximize their bulk. Particularly in the heart of downtown along Main Street.

Thank you,

Mark Dooley



1 ELEVATION: PROPOSED NEIGHBOR COMPARISON
SCALE: 1/4" = 1'-0"

PROPOSED NEIGHBOR HEIGHT COMPARISON

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DRAWN

DATE 06.26.2023

FILE PERMIT SET

REVISIONS

NO.	DATE	DESCRIPTION

PRINT DATE: Thursday, August 1, 2023

ASK-006

DIAGRAM: THREE STORY BUILDING