



City of Ketchum  
Planning & Building

**STAFF REPORT**  
**KETCHUM PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING OF AUGUST 13, 2019**

**PROJECT:** Mountain Land Design Showroom

**FILE NUMBER:** P19-075

**APPLICATION TYPE:** Design Review

**REPRESENTATIVE:** Michael Doty Associates

**OWNER:** Dan Devenport, Mountain Land Design (360 Views LLC per Blaine County Assessor's Office as of 7/25/19)

**REQUEST:** Design Review

**LOCATION:** 111 N 1<sup>st</sup> Avenue (Ketchum Townsite: Block 39: Lot 4)

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

**OVERLAY:** None

**NOTICE:** Notice was mailed to adjacent properties on July 31, 2019

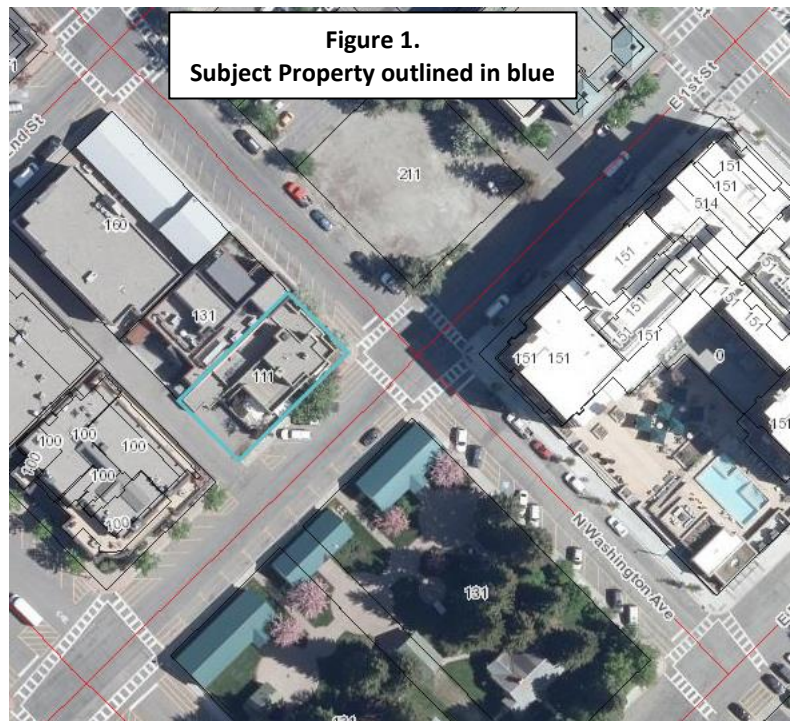
**REVIEWER:** Brittany Skelton, Senior Planner

## BACKGROUND

The subject Design Review application is for an addition/expansion and exterior façade changes to an existing building located at 111 N. Washington Avenue in the Community Core, Subdistrict 2 – Mixed-Use (CC-2). The subject property is 5,500 square feet in size and is located at the northwest corner of N. Washington Avenue and E. 1<sup>st</sup> Street.

Across the street (E. 1<sup>st</sup> Street) from the subject property to the south is Forest Service Park. The Limelight Hotel is catty-corner to the subject property and across the street (N. Washington Avenue) to the east is a paid-parking lot operated by the City of Ketchum.

The existing building was constructed in 1983 and most recently was occupied by Solavie Spa Retreat.



The applicant has proposed additional square footage to the basement, ground floor, and second story, as well as a new stair and elevator tower to provide access to a roof deck atop the second story of the building. The basement will be devoted to a community housing unit, mechanical/storage, and the stair/elevator shaft. The entire first floor will be devoted to the Mountain Land Design Showroom operations, the stair and elevator tower, and enclosed parking spaces accessed from the rear of the building. The entire second story will be residential use: a primary penthouse unit with a 385 square foot lock-off unit and private roof decks. The stair/elevator tower projects to the third story and provides access to a roof deck.

As this is an addition to an existing building, Pre-Application Design Review has been waived in accordance with KMC 17.96.010.C.5.

**Table 1. Department Comments**

General Requirements for all Design Review Applications				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.080	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<b>Fire Department:</b> It is the General Contractor's responsibility to understand and adhere to all Fire Protection Ordinance #1125 requirements in addition to any and all other City of Ketchum requirements in

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effect at the time of Building Permit issuance. Failure to comply with all local ordinances and codes may result in project work stoppage as well as criminal penalties.

The above project shall meet all 2012 International Fire Code requirements in addition to specific City Building and Fire Ordinances.

Approved address and unit numbers shall be placed in such a position to be plainly visible and legible from the road fronting the property. Numbers and letters shall be a minimum of four (4) inches tall, contrast with their background and be positioned a minimum of forty-eight (48) inches above final grade.

Vehicle parking and material storage during construction shall not restrict or obstruct public streets or access to any building. A minimum twenty-foot travel lane for emergency vehicle access shall be maintained clear and unobstructed at all times. All required Fire Lanes, including within 15 feet of fire hydrants, shall be maintained clear and unobstructed at all times.

An approved automatic fire sprinkler system shall be installed throughout the building per City of Ketchum Ordinance #1125 ([www.ketchumfire.org](http://www.ketchumfire.org)) and the National Fire Protection Association Standard 13. An approved fire sprinkler flow bell, Knox box and Fire Department Connection shall be installed in an approved location visible to approaching firefighters. Water service lines to structures shall be hydraulically calculated for size to meet fire sprinkler flow requirements. Fire sprinkler systems shall be annually tested and maintained per NFPA 25. An approved fire department connection and flow bell shall be installed in a location approved by the fire department and the system shall be supervised by an approved alarm system.

NOTE: One electronic set of fire sprinkler system plans must be submitted to the Ketchum Fire Department as well as the State Fire Marshals office and a Ketchum Fire Department Permit must be obtained prior to installation of fire sprinkler systems. Inspections of fire sprinkler systems by the Fire Chief or an appointee are required. Inspections must be scheduled at least 48 hours in advance.

An approved monitored fire sprinkler alarm system shall be installed per City of Ketchum Ordinance #1125 ([www.ketchumfire.org](http://www.ketchumfire.org)) and the requirements of NFPA 72. Two (2) sets of alarm system plans shall be submitted to the Ketchum Fire Department for approval and a permit is required prior to installation of alarm systems. Inspections of fire detection systems by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance.

Fire extinguishers shall be installed and maintained per 2012 IFC Section 906 both during construction and upon occupancy of the building.

Spark arresters are required on all solid fuel burning appliance chimneys to reduce potential fires from burning embers.

An approved key box shall be installed, with the appropriate keys, for emergency fire department access in a location approved by the fire department. The key box shall be a Knox box brand and sized to accommodate keys to every door of the project.

Inspections of fire department permit required installations shall be scheduled at least 48 hours in advance.

An 8 ½ by 11 color coded site map of this project shall be provided on paper and electronically to the fire department. This site map shall show the locations of gas shut-offs, power shut-offs, fire sprinkler riser rooms, fire department connections, alarm panels, Knox boxes, access doors, egress windows, stairways and any additional fire department requirements. Exact details for color coded "On-Sites" can be found at [www.ketchumfire.org](http://www.ketchumfire.org).

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Final inspections of all fire department permit required installations by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance. A Final Inspection Checklist can be found at [www.ketchumfire.org](http://www.ketchumfire.org).

**Note: Additional fire requirements may be added in final plan review!**

**Streets / City Engineer:**

1. All drainage will need to be retained on site. including water from any roof drains. All roof drain locations will need to be shown on building plans
2. Please note must provide a minimum 6' clearance around all obstacles (street trees and grates, lights, bike racks, etc.).
3. A more detailed construction activity plan meeting section 15.06 of the City of Ketchum's Municipal code will be necessary when submitting for building permit. Items should include items such as: how materials will be off loaded at site, plan for coordinating with neighbors on temporary closures, temporary traffic control, construction fence with screening
4. Building/Construction drawings will need to meet applicable sections of Chapter 12 of the City of Ketchum's Municipal Code
5. Sidewalk snow removal is the responsibility of the owner.

If snow melt system is proposed an encroachment permit from the city will be necessary. Applicant will be required to maintain and repair.

6. All lighting within the ROW will need to meet city ROW standards. (see Right-of-Way Standards, Commercial Category) on both Washington St. and 1st St.

Per City ROW standards a lighting study will need to be provided to ensure project meets city illumination standards for sidewalks. Additional lights may be necessary.

Consistent with the standards of the Dark Sky Society, the footcandles illuminating the sidewalk shall be an average of 0.2 fc and shall not exceed 5 fc.

7. Per ADA Standards sidewalks cross slopes are 1.75 +/- 0.25 percent
8. Sign locations and bases will need to be shown on the plans. Streets Dept. will provide bases.
9. Parallel parking stalls are 8' wide x 20' long
10. Alley improvements as shown are generally adequate
11. Dig permit will be necessary for work performed in ROW
12. Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street (17.96.060 C)
13. Roof overhangs shall not extend more than three feet (3') over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Department. (17.96.070 B.6) through an encroachment permit.
14. If increasing loading Will Serves for gas and electrical need to be provided
15. Utilities (electrical, gas) are not permitted in public ROW. If utility upgrades are necessary, the applicant will need to coordinate upgrades with Idaho Power and Intermountain Gas.

If lights are hardwired a separate lighting pedestal may be necessary to provide power to lights and provided at applicant's expense.

**Utilities:**

- The 1" water service will need to be abandoned at the main. A new Fireline is needed and all metering will be done directly off the new fire line.

**Building:**

- *No comment at this time.*

**Table 2: Zoning Standard Analysis**

Compliance with Zoning Standards				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Ketchum Municipal Code §	City Standards and Staff Comments
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>17.12.040</b>	<b>Minimum Lot Area</b>
			<b>Staff Comments</b>	<b>Required:</b> 5,500 square feet minimum <b>Existing:</b> No change; lot is 5,500 square feet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.124.040</b>	<b>Floor Area Ratios and Community Housing</b>
			<b>Staff Comments</b>	<p><b>Permitted in Community Core Subdistrict 2(CC-2)</b>  <b>Permitted Gross FAR: 1.0</b>  <b>Permitted Gross FAR with Inclusionary Housing Incentive: 2.25</b>  <b>Proposed Gross FAR:</b>  Proposed Gross Floor Area: 6,799 gross square feet</p> <p>Pursuant to the definition of gross floor area (KMC §17.08.020), four parking stalls for developments on single Ketchum Townsite lots of 5,600 sq ft or less are not included in the gross floor area calculation. Two parking stalls 9' x 18' in size have been deducted from the Gross Floor Area total square footage.</p> <p>Gross Floor Area with Parking Discount: 6,799 sq ft  Lot area: 5,500 sq ft  FAR Proposed: 1.24 (6,799 sq ft/5,500 sq ft lot area)  Increase Above Permitted FAR: 1,299 sq ft  20% of Increase: 259 sq ft  Net Livable (15% Reduction): 221 sq ft  Community Housing In-Lieu Fee: \$52,598 (221 * \$238)</p> <p>The applicant has indicated that the 749 square foot residential unit located in the basement is to be a community housing unit. (Refer to Basement Floor Proposed Floor Plan, comment: workforce housing unit 749 sf)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.12.040</b>	<b>Minimum Building Setbacks</b>
			<b>Staff Comments</b>	<p><b>Required:</b>  Front &amp; Street Side: 5' avg  Rear side adjacent an alleyway: 3'  Interior Side: 0'  Cantilevered decks and overhangs: 0'  Setbacks for 4<sup>th</sup> floors: 10 ft  Non-habitable structures, fixed amenities, solar and mechanical equipment affixed to the room from all building facades: 10 ft</p> <p><b>Proposed:</b>  The applicant has indicated the proposed setbacks on the Architectural Site Plan of the Design Review submittal.  Front (Washington Avenue): 11'-10 <sup>3/8"</sup> average  Street Side: (E. 1<sup>st</sup> Street): 6'-3 <sup>1/4"</sup> average  Rear side (adjacent to alleyway): 3'  Interior Side: 0'</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.12.040</b>	<b>Building Height</b>

			<b>Staff Comments</b>	<b>Maximum Permitted: 42'</b> <b>Proposed: 42'</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.125.030.H</b>	<b>Curb Cut</b>
			<b>Staff Comments</b>	<p><b>Required:</b> A total of 35% of the linear footage of any street frontage can be devoted to access to off street parking. Corner lots that front two or more streets may select either or both streets as access but shall not devote more than 35% of the total linear footage of street frontage to access off street parking.</p> <p><b>Proposed:</b> Only alley access is proposed. No curb cuts on 1<sup>st</sup> Street or Washington Avenue are proposed.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.125.40</b>	<b>Parking Spaces</b>
			<b>Staff Comments</b>	<p><b>Required Residential multiple-family dwelling within the Community Core (CC) District and the Tourist (T) District, Tourist 3000 (T-3000), and Tourist 4000 (T-4000):</b> Units 750 square feet or less: 0 parking spaces Units 751 square feet to 2,000 square feet: 1 parking space Units 2,001 square feet and above: 2 parking spaces</p> <p><b>17.125.040(C) Exemptions: In the Community Core (CC) and Tourist (T) zoning districts the following uses meeting the definitions found in 17.08.020 are exempt from providing off street parking:</b> a. Community Housing c. The first five thousand five hundred (5,500) gross square feet of retail trade. The first five thousand five hundred (5,500) gross square feet of a space occupied by a tenant is exempt, additional square footage is subject to the ratio of one parking space per one thousand (1,000) gross square feet.</p> <p><b>Proposed:</b> 2 parking spaces Basement / community housing unit in basement: 0 parking space required Main Floor / retail showroom and accessory uses, stair and elevator towers, 4,339 gross square feet: 0 parking space required (exempt per 17.125.040.C.1.c) Second Floor / penthouse residential unit and lockoff: Lockoff unit 385 s.f., no parking required. Penthouse unit &gt;2,000 gross square feet, 2 parking space required Total: 2 parking spaces required and proposed; there will be one parking stall located on the ground floor within the garage and there will be a vehicle elevator that provides an additional, second parking space to be located above the ground floor space. A specifications sheet for the vehicle elevator will be provided upon building permit submittal.</p>

**Table 3: Design Review Standards for all projects**

<b>Design Review Requirements</b>				
<b>IMPROVEMENTS AND STANDARDS: 17.96.060</b>				
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Staff Comments</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.060(A)(1) Streets</b>	<b>The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development.</b>
			<b>Staff Comments</b>	<i>The subject property has existing street frontage.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.060(A) (2) Streets</b>	<b>All street designs shall be approved by the City Engineer.</b>
			<b>Staff Comments</b>	<i>No changes to the lanes of travel in the streets are proposed at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060(B) (1)</b>	<b>All projects under 17.96.010(A) that qualify as a “Substantial Improvement” shall install sidewalks as required by the Public Works Department.</b>
			<b>Staff Comments</b>	<i>Sidewalks exist but are planned to be upgraded to meet current city standard. See Civil sheet C1.0</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060 (B)(2)c</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>The applicant proposes upgrading the sidewalks on both Washington Avenue and 1<sup>st</sup> Street to meet the city standard of 8’ in width. On Washington the sidewalk is proposed to narrow down to meet the sidewalk conditions that exist on the adjacent private property to the north.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.060 (B)(3)</b>	<b>Sidewalks may be waived if one of the following criteria is met:</b> <ul style="list-style-type: none"> <li>a. The project comprises an addition of less than 250 square feet of conditioned space.</li> <li>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.</li> </ul>
			<b>Staff Comments</b>	<i>N/A.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060 (B)(4)</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>Sidewalk improvements are proposed equal to the length of both the Washington Avenue and 1<sup>st</sup> Street property lines.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060 (B)(5)</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>The proposed sidewalk design meets this requirement.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.060 (B)(6)</b>	<b>The City may approve and accept voluntary cash contributions in-lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in-lieu contribution shall be paid before the City issues a certificate of occupancy.</b>
			<b>Staff Comments</b>	<i>N/A.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060(C) (1)</b>	<b>All storm water shall be retained on site.</b>
			<b>Staff Comments</b>	<i>All stormwater is proposed to be retained on site. See Civil sheet C1.0. The City Engineer has indicated that additional detail related to storm water management will be required at time of building permit review (e.g. Comment #1, all roof drain locations need to be shown on plans and roof drain stormwater must be retained on site).</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(C) (2)	Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.
			<b>Staff Comments</b>	<i>The applicant intends for this requirement to be met. Final detail will be reviewed and approved by the city engineer through building permit review.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(C) (3)	The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.
			<b>Staff Comments</b>	<i>The city engineer will determine adequacy of final drainage improvements at time of building permit review.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(C) (4)	Drainage facilities shall be constructed per City standards.
			<b>Staff Comments</b>	<i>The applicant is aware of this requirement.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(D) (1)	All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.
			<b>Staff Comments</b>	<i>The applicant is aware of this requirement and will provide all services/upgraded services to the building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(D) (2)	Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.
			<b>Staff Comments</b>	<i>This is an existing building and all utilities are located underground.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(D) (3)	When extension of utilities is necessary all developers will be required to pay for and install two (2") inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with city of Ketchum standards and at the discretion of the City Engineer.
			<b>Staff Comments</b>	<i>The subject property is served by high-speed internet.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(E) (1)	The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.
			<b>Staff Comments</b>	<i>The existing building's material and color palette largely consists of a stucco-clad façade painted in a green hue.</i>  <i>The proposed changes include a complete overhaul to the existing façade materials and colors. The proposed improvements to the building will utilize fiber cement panels in cream and blue-grey hues, steel panels and steel flashing in black, a steel shade structure in black, red brick veneer, stone veneer clad landscaping walls, black steel guardrails, black steel cable railing, and black anodized window and door casings.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(E) (2)	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.
			<b>Staff Comments</b>	<i>N/A. There are no identified landmarks on the property.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(E) (3)	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.
			<b>Staff Comments</b>	<i>N/A. The existing building was constructed in 1983.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F) (1)	Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.



			<b>Staff Comments</b>	<i>The main entry location will be from Washington Avenue. Unobstructed pedestrian access has been provided. The entry is defined architecturally by a front entry door shielded from the elements by a generous roof overhang.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060(F) (2)</b>	<b>The building character shall be clearly defined by use of architectural features.</b>
			<b>Staff Comments</b>	<i>The building is characterized by a composition of square and rectangular masses and vertical and horizontal elements (including fenestration, windows with muntins and mullions, and guardrails for the roof decks and balconies) that reinforce the geometric theme. Color and material changes accentuate and define the massing elements. Refer to the elevations and rendered perspective sheets included in the applicant's submittal.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060(F) (3)</b>	<b>There shall be continuity of materials, colors and signing within the project.</b>
			<b>Staff Comments</b>	<i>The same materials and colors are proposed to be used on all four facades of the building. In particular, the use of black steel guardrails for the balconies and roof porches, window shading devices, and door and window frames, and window mullions and muntins accentuate the continuity in material choice and color. The conceptually proposed projecting sign will have a black metal frame as well.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.060(F) (4)</b>	<b>Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.</b>
			<b>Staff Comments</b>	<i>A prominent landscaping wall is proposed along the E. 1<sup>st</sup> Street façade and within the wall a black guardrail fence is incorporated. The natural stone veneer is complementary to the muted cream and grey-blue fiber cement panels and red brick veneer that will be utilized on this façade.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060(F) (5)</b>	<b>Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.</b>
			<b>Staff Comments</b>	<i>The multiple masses incorporated into the building provide ample undulation and relief, as do the varied and staggered roof heights. Masses extrude or step back into a central core of the building, which appears three stories in height at the rear (alley facing) portion of the building and steps down to a single story in height at the front (Washington Avenue) portion of the building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060(F) (6)</b>	<b>Building(s) shall orient towards their primary street frontage.</b>
			<b>Staff Comments</b>	<i>The building orients toward its primary street frontage, Washington Avenue. The only public door to the building is located along the Washington Avenue façade. A generous roof overhang covers the front entry door and a bike rack is proposed adjacent to and south of the entry door.</i>  <i>The southern façade, fronting E. 1<sup>st</sup> Street, is the longer street fronting façade of the building. However, a landscaping wall begins at the corner of Washington and 1<sup>st</sup> and extends to the west. The landscaping wall makes clear that entry to the building is not provided from E 1<sup>st</sup>, further reinforcing Washington Avenue as the primary façade.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060(F) (7)</b>	<b>Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.</b>
			<b>Staff Comments</b>	<i>Garage is proposed to be located within the building and will be accessed from the alley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060(F) (8)</b>	<b>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.</b>

			<b>Staff Comments</b>	<i>The flat roof design will prevent snowshed from the building.</i>  <i>A generous roof overhang has been proposed along Washington Avenue, which will shield not only the front entry but also the bicycle rack from precipitation.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060(G)(1)</b>	<b>Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.</b>
			<b>Staff Comments</b>	<i>This standard has been met by the proposed sidewalk improvements.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.060(G)(2)</b>	<b>Awnings extending over public sidewalks shall extend five (5') feet or more across the public sidewalk but shall not extend within two (2') feet of parking or travel lanes within the right of way.</b>
			<b>Staff Comments</b>	<i>The elements of the façade that project into the right-of-way are being treated as roof overhangs. See 17.96.070(B)(6).</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060(G)(3)</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>This standard has been met. Pedestrian access is provided via sidewalk and vehicle access is taken from the alley only.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060(G)(4)</b>	<b>Curb cuts and driveway entrances shall be no closer than twenty (20') feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right of way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.</b>
			<b>Staff Comments</b>	<i>N/A.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060(G)(5)</b>	<b>Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.</b>
			<b>Staff Comments</b>	<i>The alley, 1<sup>st</sup> Street and Washington Avenue satisfy this requirement.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060(H)(1)</b>	<b>Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.</b>
			<b>Staff Comments</b>	<i>The sidewalk, bike parking, residential access, and emergency egress from the basement equate to 1,693 square feet and 314 square feet of paved area (entry, at bike parking and emergency egress, and at the residential entry) are proposed to be snow melted. This results in a balance of 1,379 square feet needed for snow storage.</i>  <i>30% of the 1,379 square foot surfaces equate to 414 square feet needed for snow storage. The applicant proposes 165 square feet of snow storage area. Remaining snow is proposed to be hauled off site. (Refer to Architectural Site Plan).</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060(H)(2)</b>	<b>Snow storage areas shall be provided on-site.</b>
			<b>Staff Comments</b>	<i>The applicant proposes to haul away any snow that can not be retained on site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060(H)(3)</b>	<b>A designated snow storage area shall not have any dimension less than five (5') feet and shall be a minimum of twenty-five (25) square feet.</b>
			<b>Staff Comments</b>	<i>The two on-site snow storage areas meet this requirement; one area is 84 square feet and the other 81 square feet.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060(H)(4)</b>	<b>In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.</b>

			<b>Staff Comments</b>	<i>The applicant has proposed snow melting 314 square feet of hardscape.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060(I) (1)</b>	<b>Landscaping is required for all projects.</b>
			<b>Staff Comments</b>	<i>Landscaping has been proposed for the ground level as well for upper story roof decks. Refer to the landscape plans submitted by the applicant.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060(I) (2)</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>The proposed landscaping is complementary to the building and surrounding vicinity. The landscaping plan has been prepared by a professional Landscape Architect and is understood to meet requirements for microclimate, soil conditions, orientation and aspect.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.060(I) (3)</b>	<b>All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.</b>
			<b>Staff Comments</b>	<i>The proposed street tree species, Mancana Ash, is considered drought tolerant. The roof tree species, spring snow crabapple, is considered moderately drought tolerant. Proposed shrubs alpine currant and Annabelle hydrangea are considered drought tolerant, tor birchlead spirea and lady's mantle are not. All planting in roof planters will be drip irrigated.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060(I) (4)</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>The subject property is surrounded by Community Core zoning but is adjacent to Forest Service Park. While a landscape buffer to the park is not warranted, the applicant does propose two street trees on 1<sup>st</sup> Street.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.060(J) (1)</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>The applicant has not one (1) bicycle rack and one bench on private property, adjacent to the right-of-way at the corner of Washington and 1<sup>st</sup>, and one trash receptable in the right-of-way. No additional benches or other seating have not been incorporated into the design. Street trees and streetlights are proposed and will benefit the public.</i>

**Table 4: Design Review Standards for Community Core Projects**

<b>IMPROVEMENTS AND STANDARDS: 17.96.070 - Community Core (CC) Projects</b>				
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Ketchum Municipal Code §</b>	<b>City Standards and Staff Comments</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.070 A(1)</b>	<b>Street trees, street lights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department.</b>
			<b>Staff Comments</b>	<i>The applicant proposes to install street lights (2), street trees (3) and a trash receptable (on E. 1<sup>st</sup> Street). Per the city engineer's comments in Table 1, street</i>

				<p><i>light locations are subject to a lighting study provided by the manufacturer of the city's standard streetlight.</i></p> <p><i>Final location and details for the right-of-way items will occur through building permit review.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(A)(2) Streets	Street trees with a minimum caliper size of three (3") inches, shall be placed in tree grates.
			Staff Comments	<i>The applicant is aware of the caliper requirement and has proposed tree grates for all three (3) street trees.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(A)(3)	Due to site constraints, the requirements if this subsection 17.96.070(A) may be modified by the Public Works Department.
			Staff Comments	<i>Final details and approval will occur during building permit review.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(B)(1)	Facades facing a street or alley or located more than five (5') feet from an interior side property line shall be designed with both solid surfaces and window openings to avoid the creation of blank walls and employ similar architectural elements, materials, and colors as the front façade.
			Staff Comments	<i>All building facades incorporate fenestration and utilize the same materials, colors, and architectural elements as the front façade.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(B)(2)	For nonresidential portions of buildings, front building facades and facades fronting a pedestrian walkway shall be designed with ground floor storefront windows and doors with clear transparent glass. Landscaping planters shall be incorporated into facades fronting pedestrian walkways.
			Staff Comments	<i>The non-residential portion of the building (ground floor) the front entry door is glazed. Three large windows are also present. Landscaping planters are not incorporated into the façade but there are planting strips at grade where plantings are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(B)(3)	For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows.
			Staff Comments	<i>The front façade does not contain elements that obscure views into the windows.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(B)(4)	Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.
			Staff Comments	<i>The flat roof form is compatible and complementary with the square and rectangular masses the comprise the building's form.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(B)(5)	All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters, and downspouts.
			Staff Comments	<i>N/A. The building does not use pitched roofs.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(B)(6)	Roof overhangs shall not extend more than three (3') feet over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Department.
			Staff Comments	<i>The applicant has proposed three roof overhang/sunshade devices that encroach over the public sidewalk. Dimensions have not been specified. The applicant will be required to indicate compliance with this standard in the set of plans submitted for building approval. The City Engineer may require an encroachment agreement.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(B)(7)	Front porches and stoops shall not be enclosed on the ground floor by permanent or temporary walls, windows, window screens, or plastic or fabric materials.

			<b>Staff Comments</b>	<i>There is an enclosed outdoor kitchen area, incorporated into the design showroom, that is enclosed by a site wall. As such, the enclosure is appropriate as it is for commercial purposes rather than residential.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.070(C)(1)</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>Trash disposal is located at the rear of the building, inside the building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.070(C)(2)</b>	<b>Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.</b>
			<b>Staff Comments</b>	<i>The applicant is aware of this requirement. At this time, plans do not indicate how roof-mounted or ground mounted equipment will be screened. Screening will be verified at time of building permit.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.070(D)(1)</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>No mature trees are being removed from the site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.070(D)(2)</b>	<b>Trees that are placed within a courtyard, plaza, or pedestrian walkway shall be placed within tree wells that are covered by tree grates.</b>
			<b>Staff Comments</b>	<i>Sidewalk trees are proposed to be covered by grates. Trees to be located on the upper story roof deck are proposed to be located in planters.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.070(D)(3)</b>	<b>The city arborist shall approve all parking lot and replacement trees.</b>
			<b>Staff Comments</b>	<i>N/A. No parking lot trees or replacement trees are necessary.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.070(E)(1)</b>	<b>Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.</b>
			<b>Staff Comments</b>	<i>N/A. No surface parking is proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.070(E)(2)</b>	<b>Surface parking lots shall incorporate at least one (1) tree and one (1) additional tree per ten (10) onsite parking spaces. Trees shall be planted in landscaped planters, tree wells and/or diamond shaped planter boxes located between parking rows. Planter boxes shall be designed so as not to impair vision or site distance of the traveling public.</b>
			<b>Staff Comments</b>	<i>N/A.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.070(E)(3)</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>Metal edging will enclose the proposed ground-level groundcover proposed for the front of the building. Street trees are proposed to be enclosed in tree grates.</i>  <i>Upper story shrubs and trees are proposed to be located in planters.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.070(F)(1)</b>	<b>One (1) bicycle rack, able to accommodate at least two (2) bicycles, shall be provided for every four (4) parking spaces as required by the proposed use. At a minimum, one (1) bicycle rack shall be required per development.</b>
			<b>Staff Comments</b>	<i>The applicant has proposed the minimum one (1) bicycle rack.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.070(F)(2)</b>	<b>When the calculation of the required number of bicycle racks called for in this section results in a fractional number, a fraction equal to or greater than one-half (1/2) shall be adjusted to the next highest whole number.</b>
			<b>Staff Comments</b>	One bicycle rack is required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.070(F)(3)</b>	<b>Bicycle racks shall be clearly visible from the building entrance they serve and not mounted less than fifty (50') feet from said entrance or as close as the nearest non-ADA parking space, whichever is closest. Bicycle racks shall be located to achieve unobstructed access from the public right-of-way and not in areas requiring access via stairways or other major obstacles.</b>
			<b>Staff Comments</b>	The bicycle rack is located adjacent to the front entry but does not obstruct the front entry or access to it.

## RECOMMENDATION

Staff recommends approval of the Mountain Land Design Showroom Design Review application.

## RECOMMENDED MOTION

"I move to approve the Mountain Land Design Showroom Design Review application, subject to conditions 1-9, and to authorize the chair to sign the Findings of Fact and Conclusions of Law."

## RECOMMENDED CONDITIONS

1. **All roof mounted and ground mounted mechanical equipment, including plumbing and ventilation stacks, shall be screened.**
2. **As a voluntary contribution, in exchange for an increase in FAR, a total community housing contribution of 221 sq ft is required. An exceedance agreement between the applicant and the City regarding the community housing contribution shall be signed prior to issuance of a Building Permit for the project.**
3. This Design Review approval is subject to all comments and conditions as described in Tables 1-4.
4. This Design Review approval is based on the plans and information presented and approved at the meeting on the date noted herein, August 13, 2019. Building Permit plans for all on-site improvements must conform to the approved Design Review plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal.
5. All governing ordinances, requirements, and regulations of the Fire Department (2012 International Fire Code and local Fire Protection Ordinance No.1125), Building Department (2012 International Building Code, the 2012 International Residential Code, and Title 15 of Ketchum Municipal Code), Utilities Department, Street Department (Title 12 of Ketchum Municipal Code), and the City Engineer shall be met prior to Certificate of Occupancy.
6. The term of Design Review approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations (KMC §17.96.090).
7. All Design Review elements shall be completed prior to issuance of a Certificate of Occupancy for the building.
8. All exterior lighting on the property shall be in compliance with Ketchum Municipal Code, Chapter 17.132, Dark Skies, and shall be inspected by Planning Staff and approved prior the issuance of a Certificate of Occupancy for the building.
9. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.

## ATTACHMENTS:

- A. Application

Mountain Land Design Showroom Design Review (111 N. Washington)  
August 13<sup>th</sup>, 2019

City of Ketchum Planning & Building Department

Page 14 of 15

- B. Applicant submittal package (architectural drawings, civil, landscape, and materials board)
- C. Will Serve e-mail correspondence from Clear Creek
- D. Draft finding of fact and conclusions of law

## A. Application





City of Ketchum  
Planning & Building

CERTIFIED  
COMPLETE

7-3-19  
MP

Design Review Application

OFFICIAL USE ONLY	
File Number:	P19-075
Date Received:	7-3-19
By:	MP
Pre-Application Fee Paid:	
Design Review Fee Paid:	
Approved Date:	
Denied Date:	
By:	
ADRE: Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/>

APPLICANT INFORMATION

Project Name: Mountain Land Design Showroom	Phone: (801) 415-1601
Owner: Mountain Land Design; Dan Devenport	Mailing Address: 2345 S. Main Street, Salt Lake City, Utah 84115
Email: ddevenport@mountainlanddesign.com	
Architect/Representative: Michael Doty Associates; Michael Doty	Phone: (208) 726-4228
Email: mike@mda-arc.com	Mailing Address: PO Box 2792, Ketchum, Idaho 83340
Architect License Number: AR-1612	
Engineer of Record: Konrad & Stohler; Dave Konrad	Phone: (208) 928-7810
Email: kse@ksengr.net	Mailing Address: PO Box 4464, Ketchum, Idaho 83340
Engineer License Number: P-8618	

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 4, Block 39, Ketchum Townsite	
Street Address: 111 N. Washington Avenue	
Lot Area (Square Feet): 5,500 SF	
Zoning District: CC-2; Community Core Mixed Use	
Overlay District:	<input type="checkbox"/> Floodplain <input type="checkbox"/> Avalanche <input type="checkbox"/> Mountain
Type of Construction:	<input type="checkbox"/> New <input checked="" type="checkbox"/> Addition <input checked="" type="checkbox"/> Remodel <input type="checkbox"/> Other
Anticipated Use: Home Design and Appliance Showroom	Number of Residential Units: 3

TOTAL FLOOR AREA

	Proposed		Existing	
Basements	1,828	Sq. Ft.	1,399	Sq. Ft.
1 <sup>st</sup> Floor	4,339	Sq. Ft.	3,226	Sq. Ft.
2 <sup>nd</sup> Floor	2,784	Sq. Ft.	813	Sq. Ft.
3 <sup>rd</sup> Floor		Sq. Ft.	313	Sq. Ft.
Mezzanine		Sq. Ft.		Sq. Ft.
Total	8,951	Sq. Ft.	5,438	Sq. Ft.

FLOOR AREA RATIO

Community Core: 1.24	Tourist:	General Residential-High:
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BUILDING COVERAGE/OPEN SPACE

Percent of Building Coverage: 79.5

DIMENSIONAL STANDARDS/PROPOSED SETBACKS

Front: 11'-10" Average	Side: 6'-3" Average	Side: 0	Rear: 3'
Building Height: 24'-11" at front facade; 41'-10 1/2" at rear facade			

OFF STREET PARKING

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

WATER SYSTEM

<input type="checkbox"/> Municipal Service	<input type="checkbox"/> Ketchum Spring Water
--	---

B. Applicant submittal package (architectural drawings, civil, landscape, and materials board)



## INDEX TO DRAWINGS

DR-1	DESIGN REVIEW COVER
C1.0	SITE, GRADING, DRAINAGE, AND UTILITY PLAN
L1	LANDSCAPE SITE PLAN
L1.1	SITE GRADING
L2	LANDSCAPE PLAN - SECOND FLOOR
L3	LANDSCAPE PLAN - ROOF DECK
L4	PLANT PALETTE
DR-2	ARCHITECTURAL SITE PLAN
DR-3	EXISTING BASEMENT FLOOR PLAN
DR-4	EXISTING FIRST FLOOR PLAN
DR-5	EXISTING SECOND FLOOR PLAN
DR-6	EXISTING BUILDING ELEVATIONS
DR-7	EXISTING BUILDING ELEVATIONS
DR-8	BASEMENT FLOOR PROPOSED PLAN
DR-9	MAIN FLOOR PROPOSED PLAN
DR-10	SECOND FLOOR PROPOSED PLAN
DR-11	ROOF DECK PROPOSED PLAN
DR-12	PROPOSED EXTERIOR FINISHES
DR-13	PROPOSED BUILDING ELEVATIONS
DR-14	PROPOSED BUILDING ELEVATIONS
DR-15	PROPOSED 3D VIEWS
DR-16	PROPOSED BUILDING ELEVATIONS (COLORED)
DR-17	PROPOSED BUILDING ELEVATIONS (COLORED)
DR-18	PROPOSED 3D VIEWS (COLORED)
DR-19	PHOTO OVERLAYS
	TOTAL DESIGN REVIEW SHEETS: 25

## MATERIAL SYMBOLS

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

## PROJECT TEAM

OWNER:	Mountain Land Design Dan Devenport 2345 S. Main Street Salt Lake City, Utah 84115 ddevenport@mountainlanddesign.com
ARCHITECT:	Michael Doty Associates, Architects, PC PO Box 2792 371 Washington Avenue North Ketchum, Idaho 83340 (208) 726-4228 mike@mnda-arc.com
GENERAL CONTRACTOR:	Magleby Construction Chad Webster 511 East Avenue, Suite 201 Ketchum, Idaho 83340 (208) 725-3923 cwebster@maglebyconstruction.com
STRUCTURAL ENGINEER:	Konrad & Stohler Structural Engineering, LLC Dave Konrad PO Box 4464 Ketchum, Idaho 83341 (208) 928-7810 kse@ksengr.net
LANDSCAPE ARCHITECT:	BYLA Landscape Architects Chase Gouley PO Box 594 323 North Lewis Street, Suite N Ketchum, Idaho 83340 (208) 726-5907 chase@byla.us
CIVIL ENGINEER:	Galena Engineering, Inc. Sean Flynn 317 North River Street Hailey, Idaho 83333 (208) 788-1705 sflynn@galena-engineering.com

## PROJECT DATA

LEGAL DESCRIPTION:	LOT 4, BLOCK 38, KETCHUM TOWNSITE KETCHUM, IDAHO
ZONING:	CC-2 COMMUNITY CORE, MIXED USE
CONSTRUCTION TYPE:	TYPE V WOOD FRAME
OCCUPANCY:	M - RETAIL TRADE R-2 - MULTI-FAMILY RESIDENTIAL
BUILDING GROSS AREA:	BASEMENT: 1,611 SF (NOT INCLUDED IN TOTAL) MAIN FLOOR: 4,339 SF 2ND FLOOR: 2,784 SF TOTAL: 7,123 SF
	SUBTRACT (2) 9x18 PARKING SPACES, AS ALLOWED PER ELOOR AREA, GROSS DEFINITION: 7,123 SF 324 SF 6,799 SF GROSS FLOOR AREA
SITE AREA:	5,500 SQ. FT. (0.13 ACRES)
CODES:	2015 INTERNATIONAL BUILDING CODE (2015 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

## VICINITY MAP



# MOUNTAIN LAND DESIGN SHOWROOM

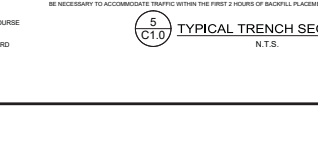
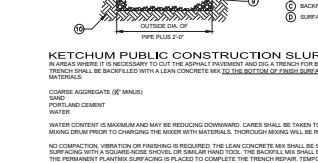
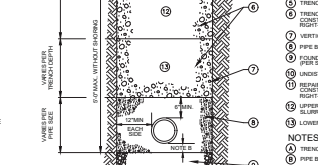
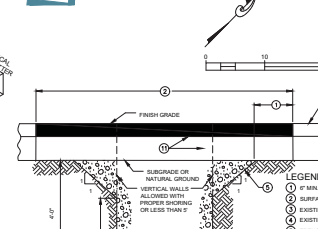
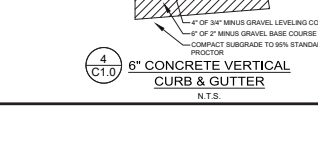
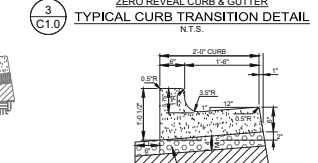
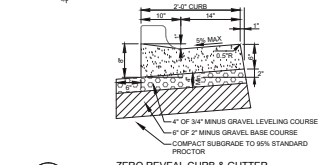
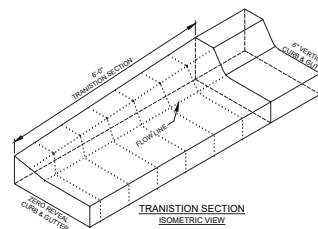
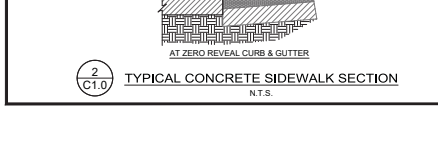
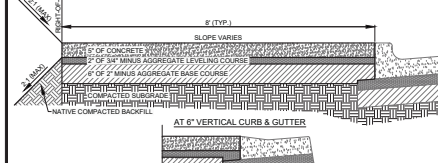
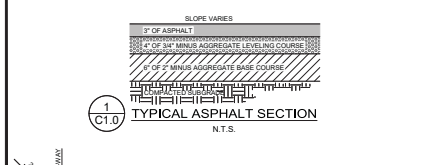
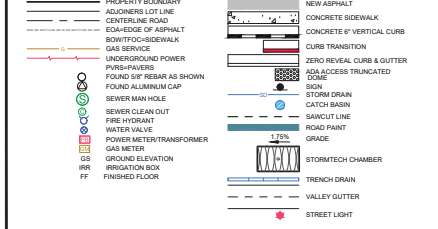
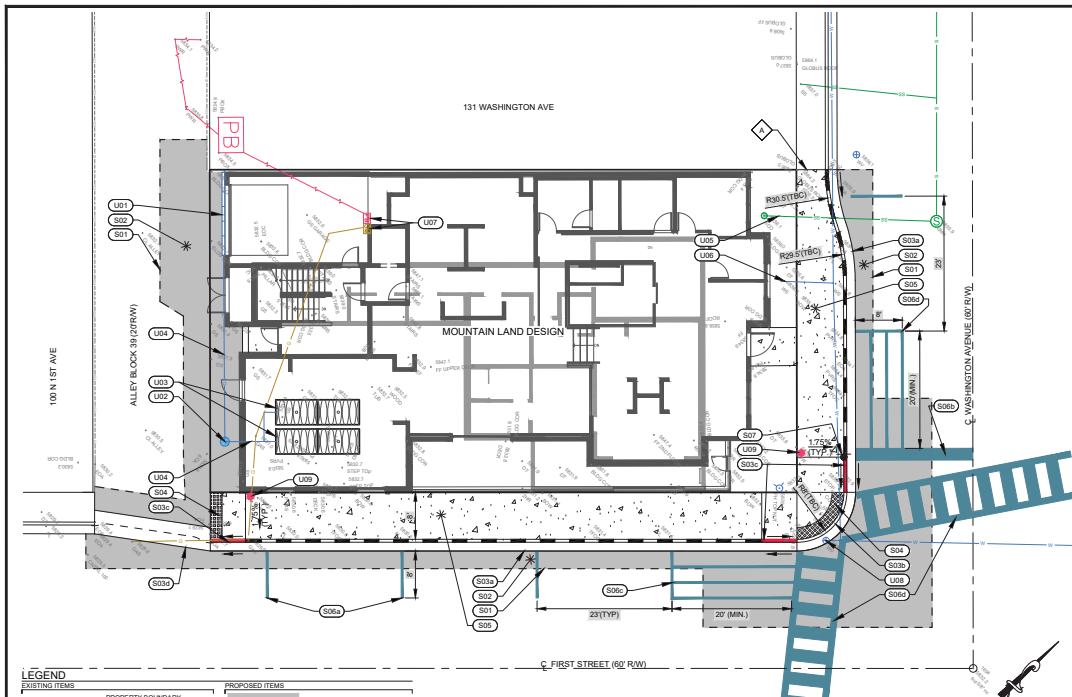
111 NORTH WASHINGTON AVENUE  
KETCHUM, IDAHO

DESIGN REVIEW SUBMITTAL  
7/3/2019



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- CONSTRUCTION KEYNOTES**
- SITE IMPROVEMENTS**
- 501 SAWCUT EXISTING ASPHALT TO FORM FOR A CLEAN VERTICAL EDGE.
  - 502 CONSTRUCT REPAIR ASPHALT - SEE DETAIL 1, THIS SHEET.
  - 503 CONSTRUCT CONCRETE CURB
    - a. 6\"/>
    - b. ZERO REVEAL CURB AND GUTTER PER DETAIL 3, THIS SHEET.
    - c. CURB TRANSITION PER DETAIL 3, THIS SHEET (1\"/>
    - d. 4\"/>
    - e. 4\"/>
  - 504 CONSTRUCT ADA COMPLIANT PEDESTRIAN RAMP.
    - a. INSTALL TRUNCATED DOME DETECTABLE WARNING INSERT.
  - 505 CONSTRUCT CONCRETE SIDEWALK, WIDTH AS SHOWN HEREON. SEE DETAIL 2, THIS SHEET.
  - 506 INSTALL PAVEMENT MARKINGS
    - a. 4\"/>
    - b. 24\"/>
    - c. 4\"/>
    - d. WHITE CROSSWALK STRIPING
  - 507 RELOCATE STOP/STREET SIGN
    - a. MATCH EXISTING LINES AND GRADES
- UTILITY IMPROVEMENTS**
- 101 INSTALL TRENCH DRAIN.
  - 102 INSTALL CATCH BASIN PER DETAIL 6, THIS SHEET. CONNECT ROOF DRAIN PER ARCH.
    - a. RIM ELEV= 58xx.x (ROUND GRATE)
    - IE (OUT)= 58xx.x
  - 103 INSTALL 4in. SC-740 STORMTECH CHAMBERS OR APPROVED EQUAL PER MANUFACTURER SPECIFICATIONS.
    - a. TOP ELEV= 58xx.x
    - IE (IN)= 580xx.x
  - 104 INSTALL 12\"/>
  - 105 INSTALL NEW WATER SERVICE DISCONNECT EXISTING SERVICE AT WATER MAIN. NEW SERVICE SIZE TO BE DETERMINED BY PLUMBING ENGINEER.
  - 106 UTILIZE EXISTING 4\"/>
  - 107 RELOCATE DRY UTILITIES PER ARCHITECTURAL PLANS.
  - 108 RELOCATE GAVE VALVE OUT OF VALLEY GUTTER. COORDINATE WORK WITH CITY OF KETCHUM WATER DEPARTMENT.
  - 109 INSTALL STREET LIGHT PER CITY OF KETCHUM STANDARDS. APPROXIMATE LOCATION SHOWN.

- CONSTRUCTION NOTES**
- 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" (ISPC), AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPC ON SITE DURING CONSTRUCTION.
  - 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.
  - 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.
  - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
  - CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDaho STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPC), IDAPA 58.01.08. IDaho RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.
  - CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDaho STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPC), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.
  - ALL WATER SUPPLY FITTINGS, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANSINSP STD. 61 COMPLIANT.
  - ALL WATER SUPPLY FITTINGS, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL COMPLY WITH THE LOW LEAD ACT REQUIRING ALL MATERIALS HAVE A LEAD CONTENT EQUAL TO OR LESS THAN 0.25%.
  - THE CONTRACTOR SHALL USE ANSINSP STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.
  - CONTRACTOR SHALL COORDINATE LOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) NOT SHOWN ON THE DRAWING WITH IDaho POWER.
  - ALL CLEARING & GRUBBING SHALL CONFORM TO ISPC SECTION 201.
  - ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPC 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 ITS T-91.
  - ALL 2\"/>
  - ALL 3/4\"/>
  - ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2\"/>
  - ALL EDGES OF EXISTING ASPHALT PAVING SHALL BE SAW CUT 3/4\"/>
  - 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).
  - ALL CONCRETE FORM WORK SHALL CONFORM TO ISPC SECTION 701 AND 703. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPC SECTION 703, TABLE 1.C.
  - ALL TRENCHING SHALL CONFORM TO ISPC STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
  - TOPOGRAPHIC, SITE, AND BOUNDARY SURVEYS SHOWN HEREON WERE CONDUCTED BY ALPINE ENTERPRISES INC. PER IDaho CODE 55-1813, 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.

**111 N WASHINGTON AVE.**

A PRELIMINARY SITE, GRADING, DRAINAGE, AND UTILITY PLAN FOR

LOCATED WITHIN SECTION 18, T.4N, R.18E, B.M. CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PREPARED FOR: 300 VIEWS, LLC

PROJECT INFORMATION

DESIGNED BY: GALENA ENGINEERING, INC.

DRAWN BY: GALENA ENGINEERING, INC.

CHECKED BY: GALENA ENGINEERING, INC.

APPROVED BY: GALENA ENGINEERING, INC.

DATE: 09/28/19

BY: [Signature]

REVISIONS

NO. DATE BY REASON FOR DESIGN REVIEW

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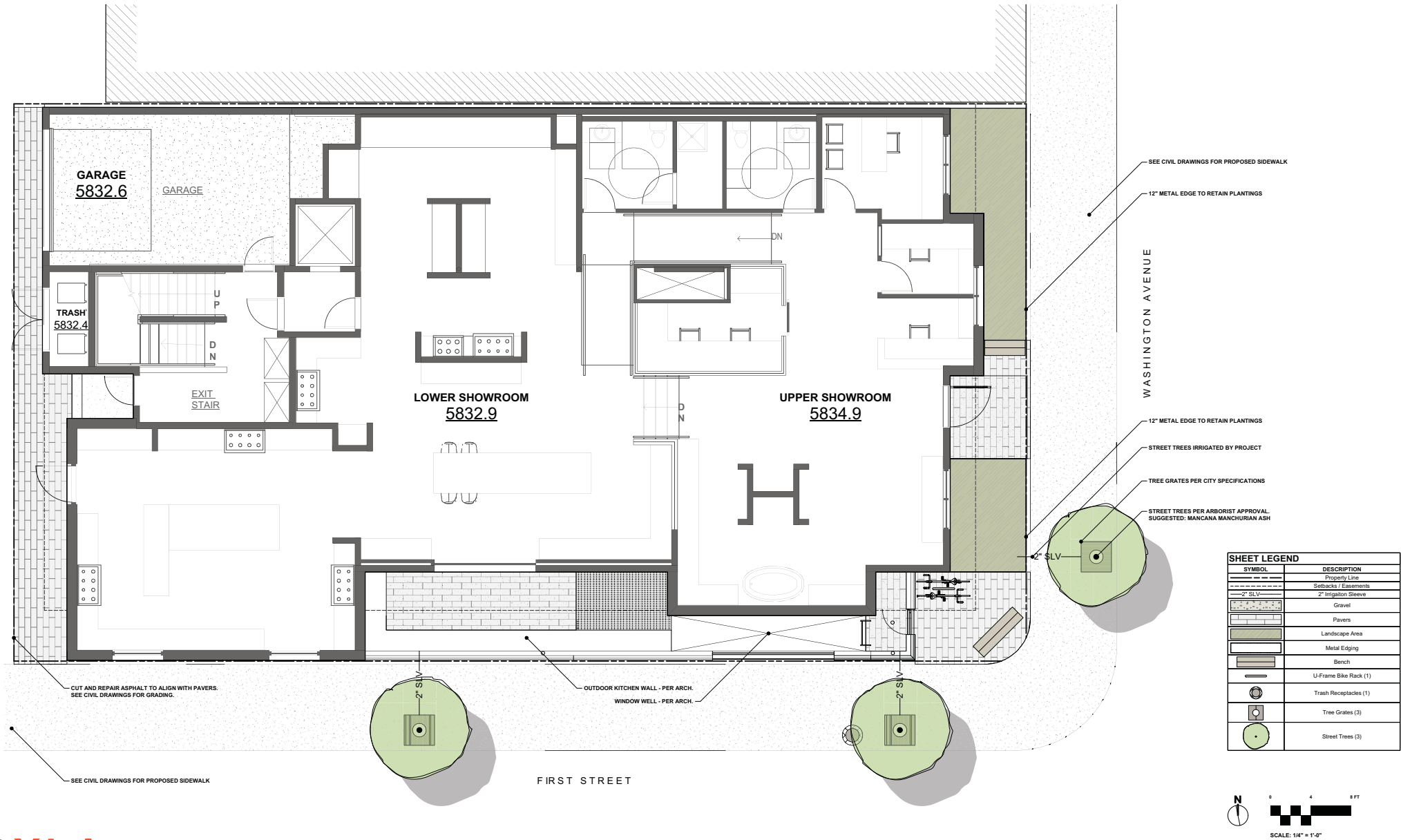
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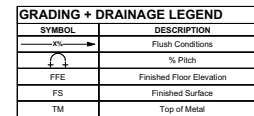
382 10/01/19 [Signature] [Signature] [Signature]

383 10/0

# LANDSCAPE SITE PLAN



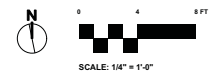
**BYLA**  
LANDSCAPE ARCHITECTS

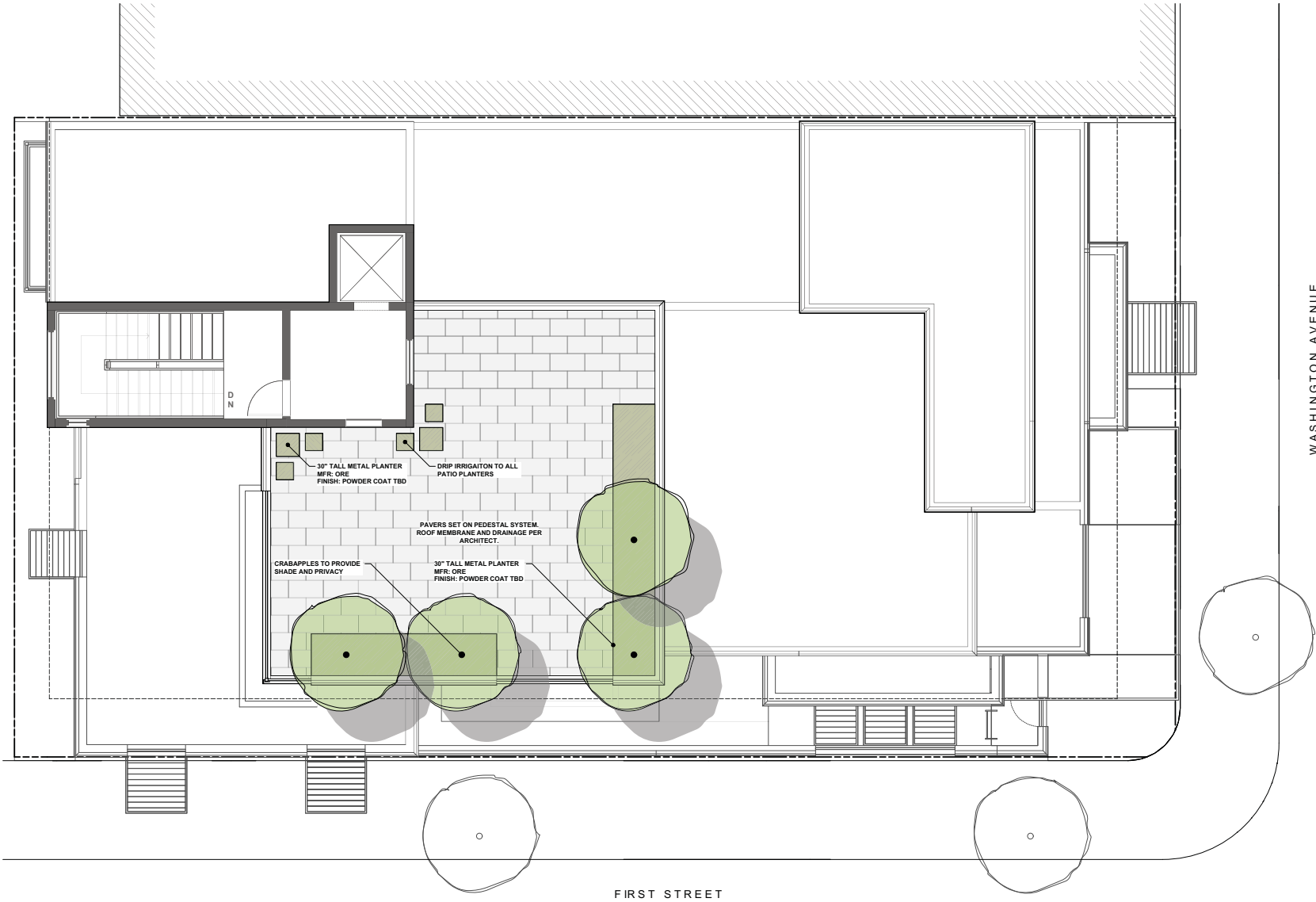


# LANDSCAPE PLAN | SECOND FLOOR

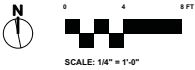


SHEET LEGEND	
SYMBOL	DESCRIPTION
	Property Line
	Setbacks / Easements
	Pavers (Pedestal System)
	Planters





SHEET LEGEND	
SYMBOL	DESCRIPTION
	Property Line
	Setbacks / Easements
	Pavers (Pedestal System)
	Planters
	Trees





SITE PLANTINGS | STREET LEVEL



TREE | MANCANA ASH



SHRUB | TOR BIRCHLEAF SPIREA



PERENNIAL | LADY'S MANTLE



PERENNIAL | TWILIGHT BAPTISIA

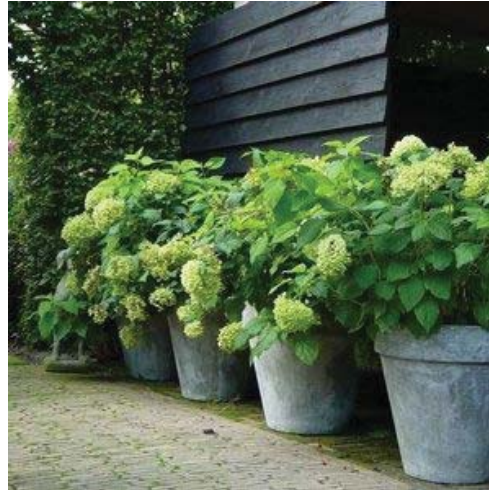
SITE PLANTINGS | UPPER TERRACES



TREE | SPRING SNOW CRABAPPLE



SHRUB | ALPINE CURRANT

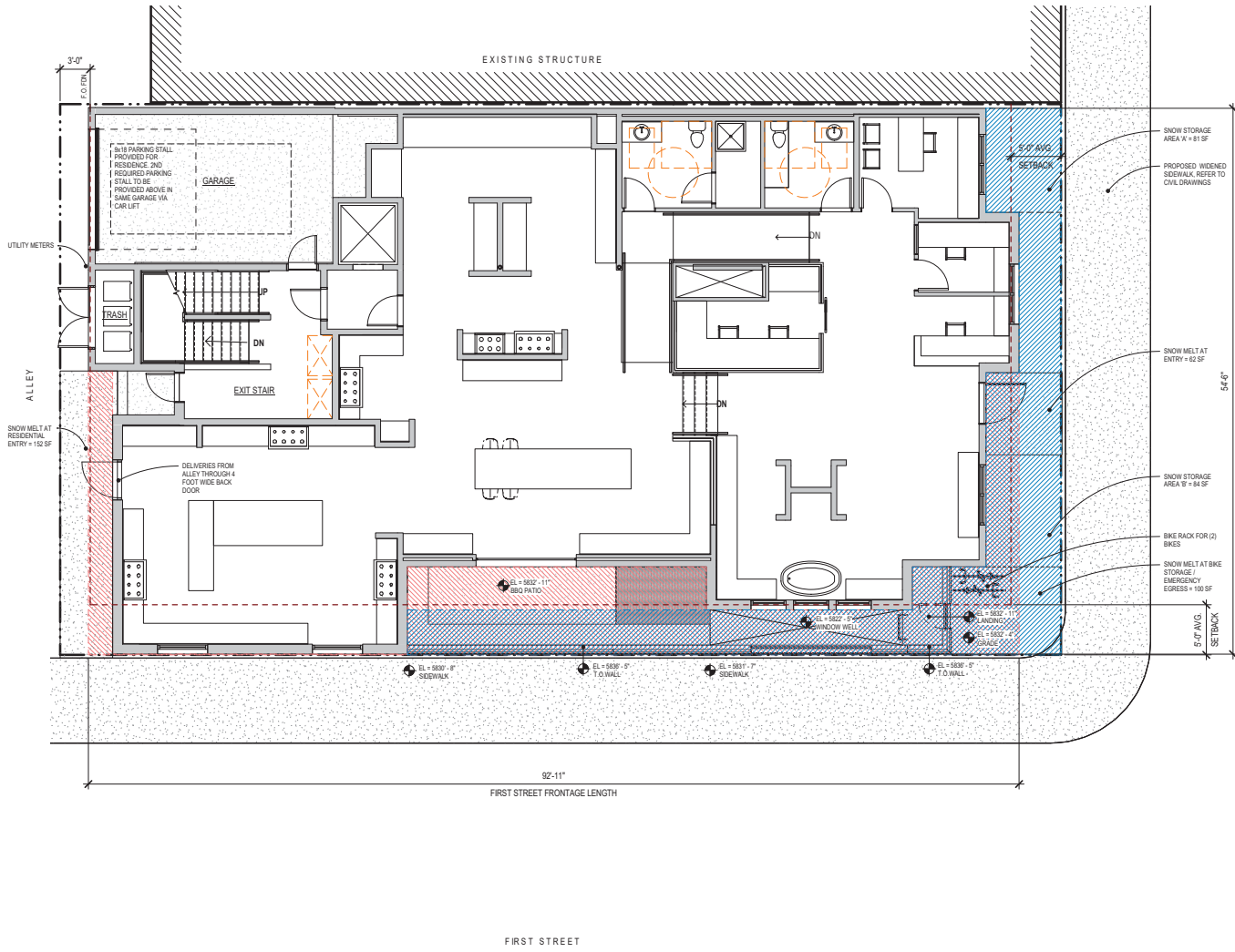


SHRUB | ANNABELLE HYDRANGEA

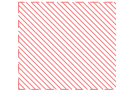


PERENNIAL | PURPLE AVENS (GEUM)



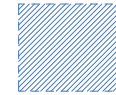


## AVERAGE FRONTAGE CALCULATION



RED CROSS HATCH AREA INDICATES ACTUAL SETBACK TO FACE OF FINISH ALONG FIRST STREET FRONTAGE, INCLUDING PATIOS LESS THAN 30 INCHES ABOVE ADJACENT GRADE AND FENCES/WALLS LESS THAN 6 FEET ABOVE ADJACENT GRADE = 582.47 SF

AVERAGE SETBACK (5'-0" MIN.) =  
SETBACK AREA + FRONTAGE LENGTH =  
582.47 SF + 92'-11" = 6'-3 1/4"



BLUE CROSS HATCH AREA INDICATES ACTUAL SETBACK TO FACE OF FINISH ALONG WASHINGTON AVENUE FRONTAGE, INCLUDING PATIOS LESS THAN 30 INCHES ABOVE ADJACENT GRADE AND FENCES/WALLS LESS THAN 6 FEET ABOVE ADJACENT GRADE = 646.66 SF

AVERAGE SETBACK (5'-0" MIN.) =  
SETBACK AREA + FRONTAGE LENGTH =  
646.66 SF + 54'-8" = 11'-10 3/8"

## SNOW STORAGE CALCULATION

SIDEWALK, BIKE PARKING, RESIDENTIAL ACCESS, AND EMERGENCY EGRESS PATH FROM BASEMENT AREA:  
1,693 SF  
- 62 SF (SNOW MELT AT ENTRY)  
- 100 SF (SNOW MELT AT BIKE PARKING / EMERGENCY EGRESS)  
- 162 SF (SNOW MELT AT RESIDENTIAL ENTRY)

TOTAL SNOW REMOVAL AREA: 1,379 SF

REQUIRED STORAGE AREA = 30% = 414 SF

PROPOSED SNOW STORAGE AREA: 165 SF (12%)

THE BALANCE OF REQUIRED SNOW STORAGE WILL BE ACCOMPLISHED BY HAULING SNOW OFF SITE.

## BUILDING INFORMATION

SITE AREA: 55x100 CITY LOT = 5,500 SF

BUILDING GROSS AREA:  
BASEMENT: 1,611 SF (NOT INCLUDED IN TOTAL PER FLOOR AREA, GROSS DEFINITION)  
MAIN FLOOR: 4,239 SF  
2ND FLOOR: 2,784 SF  
TOTAL: 7,123 SF

SUBTRACT (2) 9x18 PARKING SPACES, AS ALLOWED PER FLOOR AREA, GROSS DEFINITION  
7,123 SF  
364 SF  
6,759 SF GROSS FLOOR AREA

F.A.R. CALCULATION: 6,799 GSF + 5,500 SF = 1.24 F.A.R.

## ARCHITECTURAL SITE PLAN

1 2 4 8 3/16" = 1'-0"



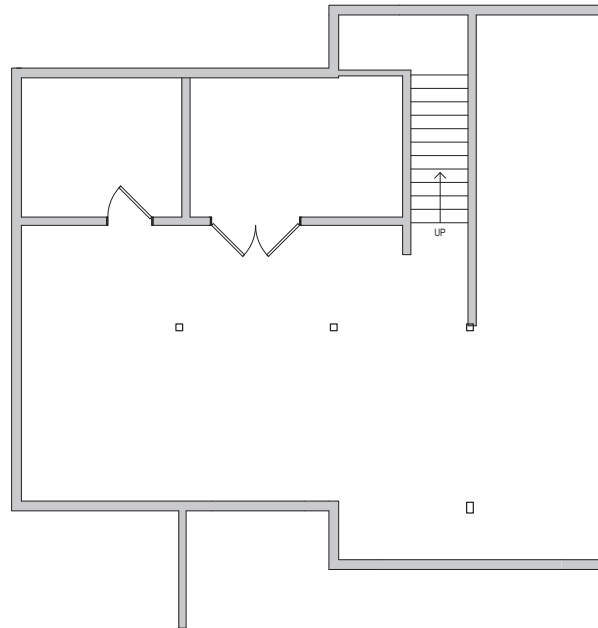
# MOUNTAIN LAND DESIGN SHOWROOM

111 NORTH WASHINGTON AVENUE  
KETCHUM, IDAHO

DESIGN REVIEW SUBMITTAL  
7/3/2019



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GROSS FLOOR AREA: 1,399 SF

BASEMENT FLOOR EXISTING PLAN

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



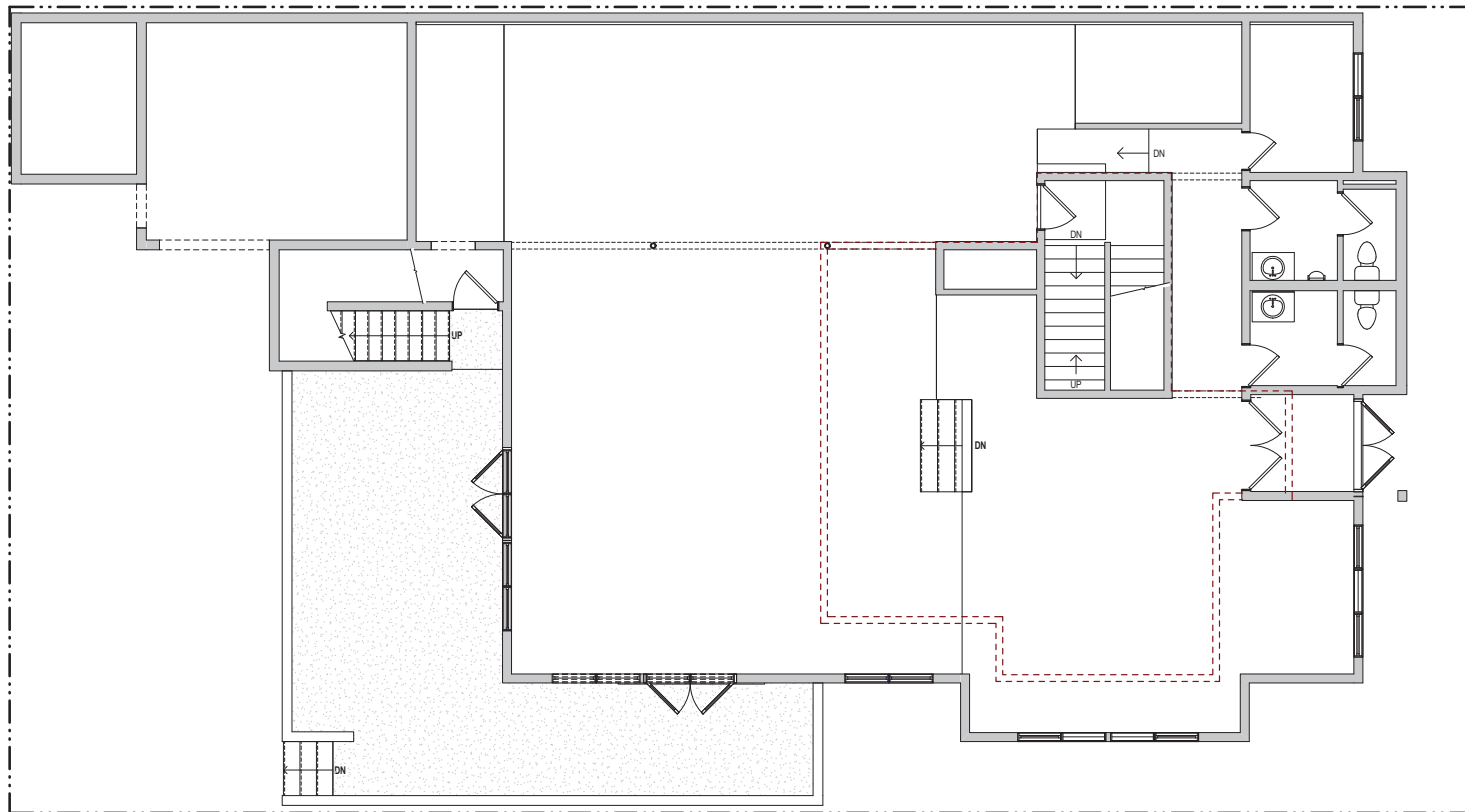
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GROSS FLOOR AREA: 3,226 SF

MAIN FLOOR EXISTING PLAN

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



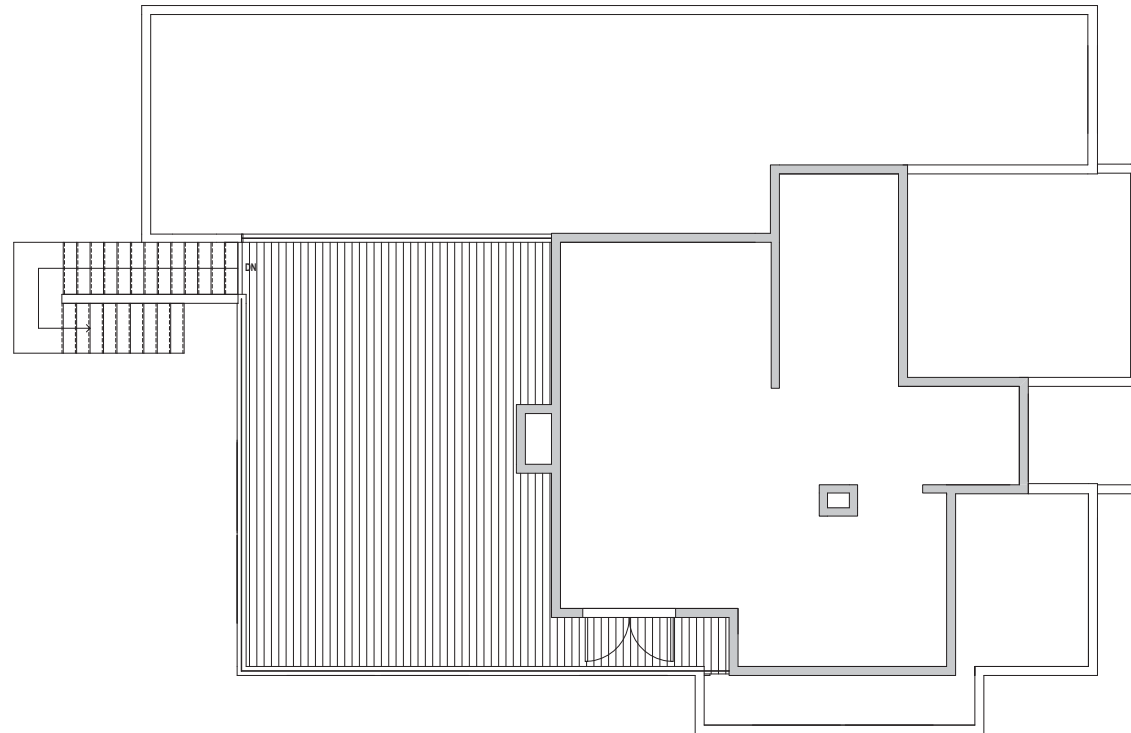
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GROSS FLOOR AREA: 813 SF

SECOND FLOOR EXISTING PLAN

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



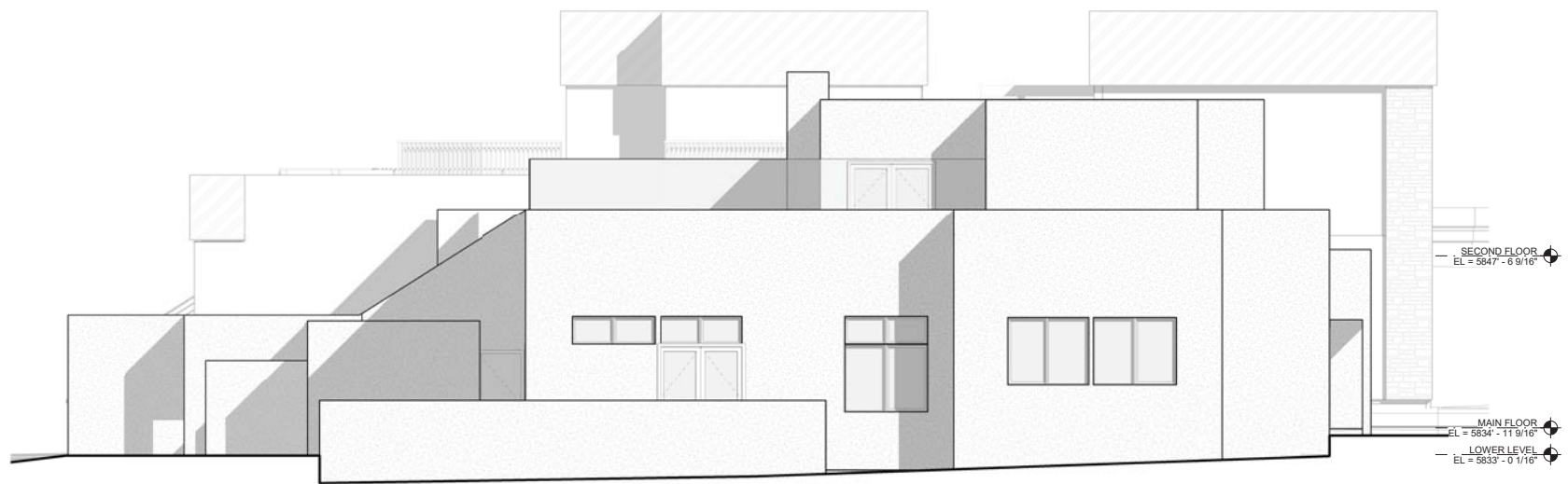
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EXISTING SOUTH ELEVATION

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

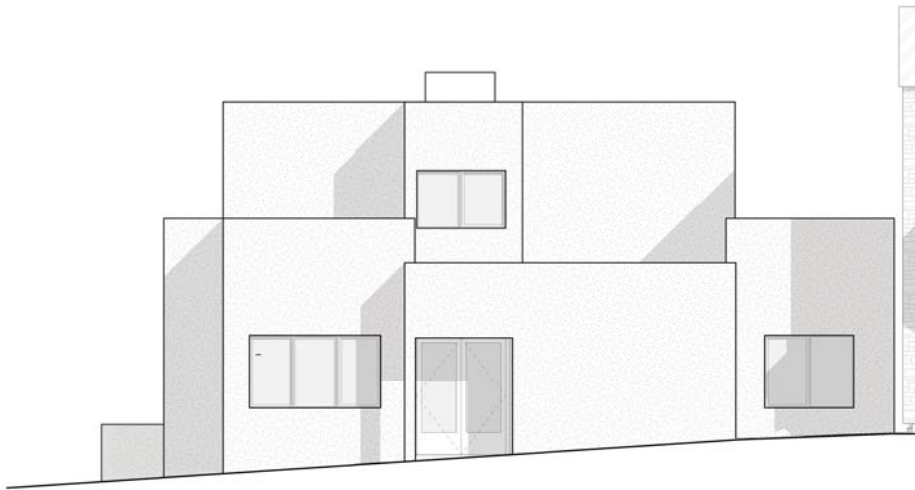
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KETCHUM, IDAHO

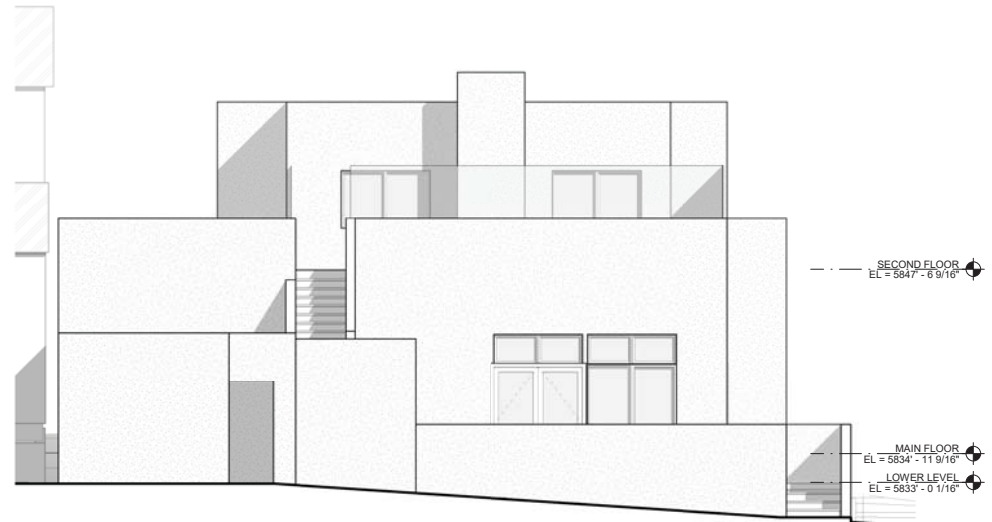
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EXISTING EAST ELEVATION



EXISTING WEST ELEVATION

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

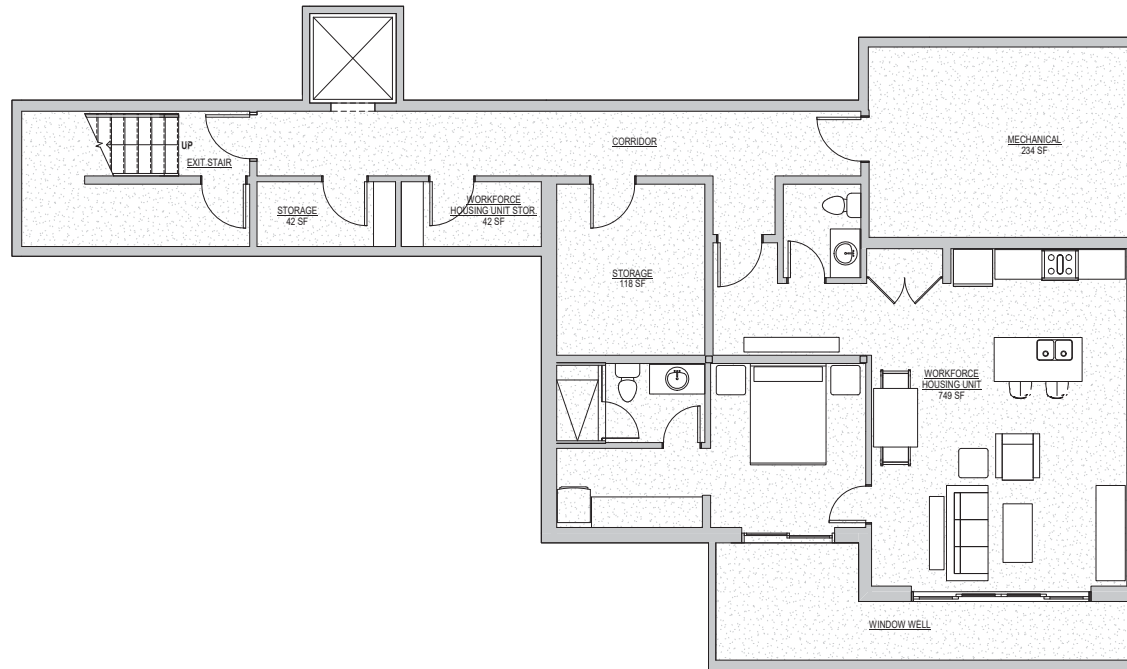
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GROSS FLOOR AREA: 1,611 SF  
NET FLOOR AREA: 749 SF

# BASEMENT FLOOR PROPOSED FLOOR PLAN

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



## MOUNTAIN LAND DESIGN SHOWROOM

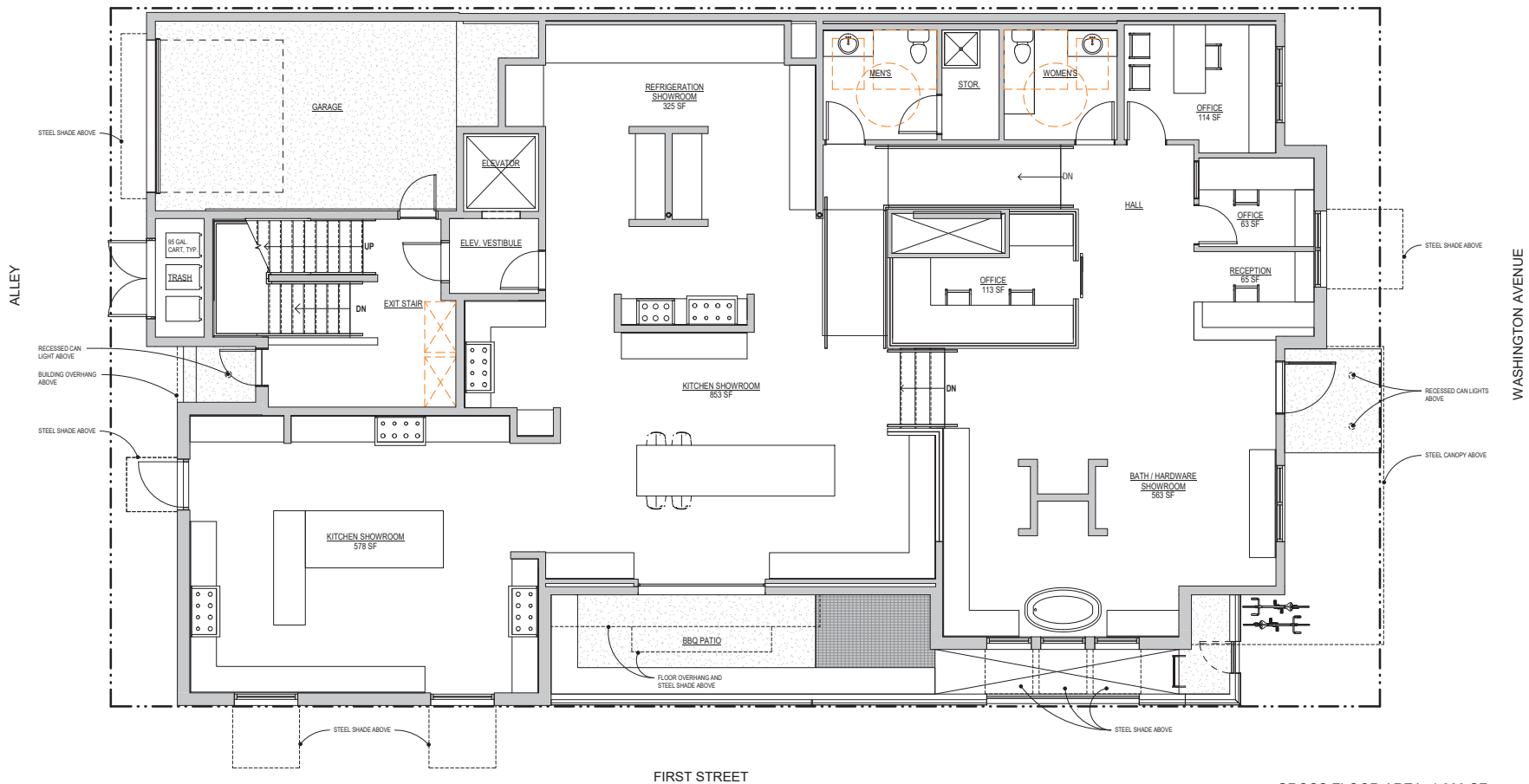
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KETCHUM, IDAHO

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GROSS FLOOR AREA: 4,339 SF  
NET FLOOR AREA: 2,674 SF

## MAIN FLOOR PROPOSED PLAN

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



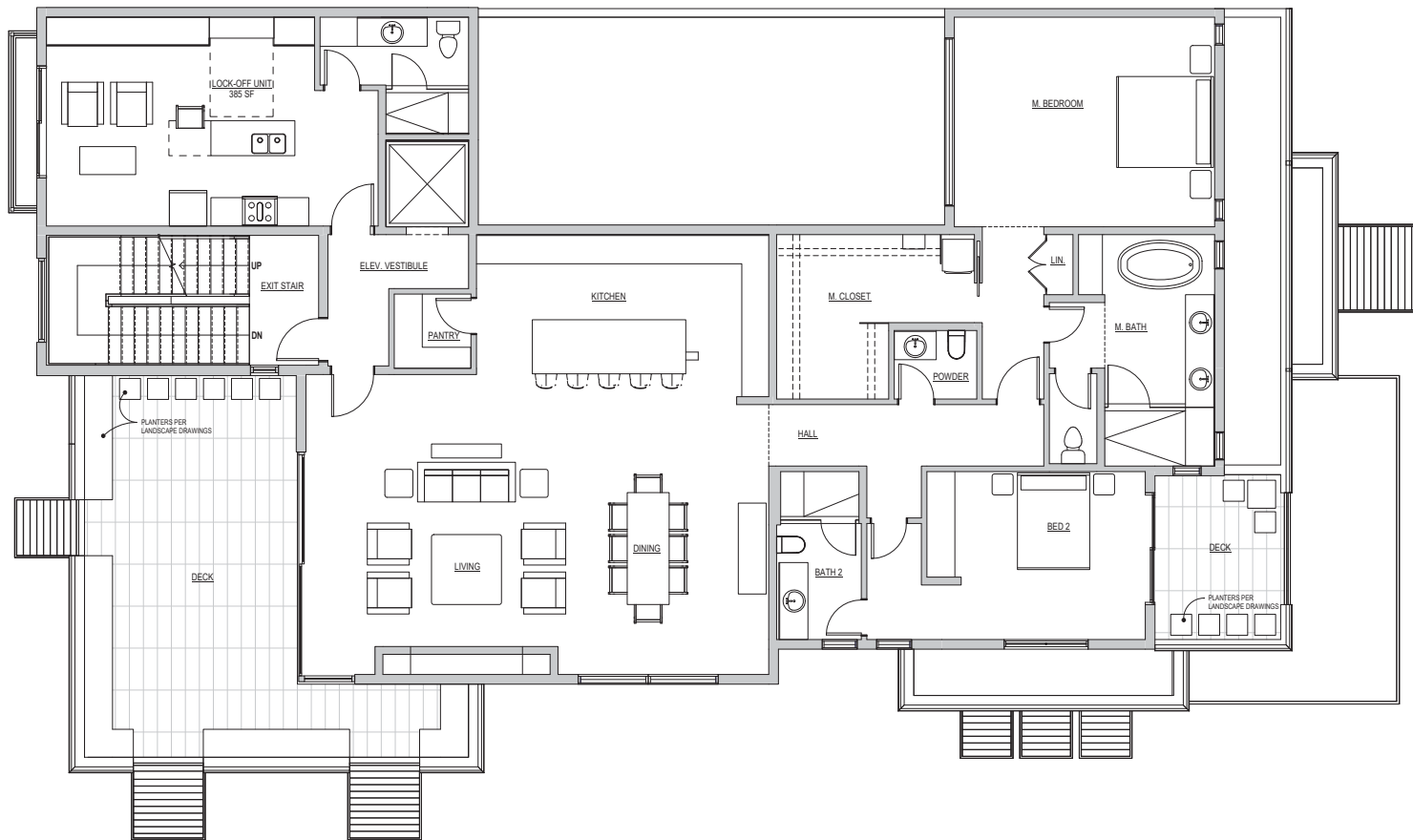
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GROSS FLOOR AREA: 2,784 SF  
NET FLOOR AREA: 2,486 SF

## SECOND FLOOR PROPOSED PLAN

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



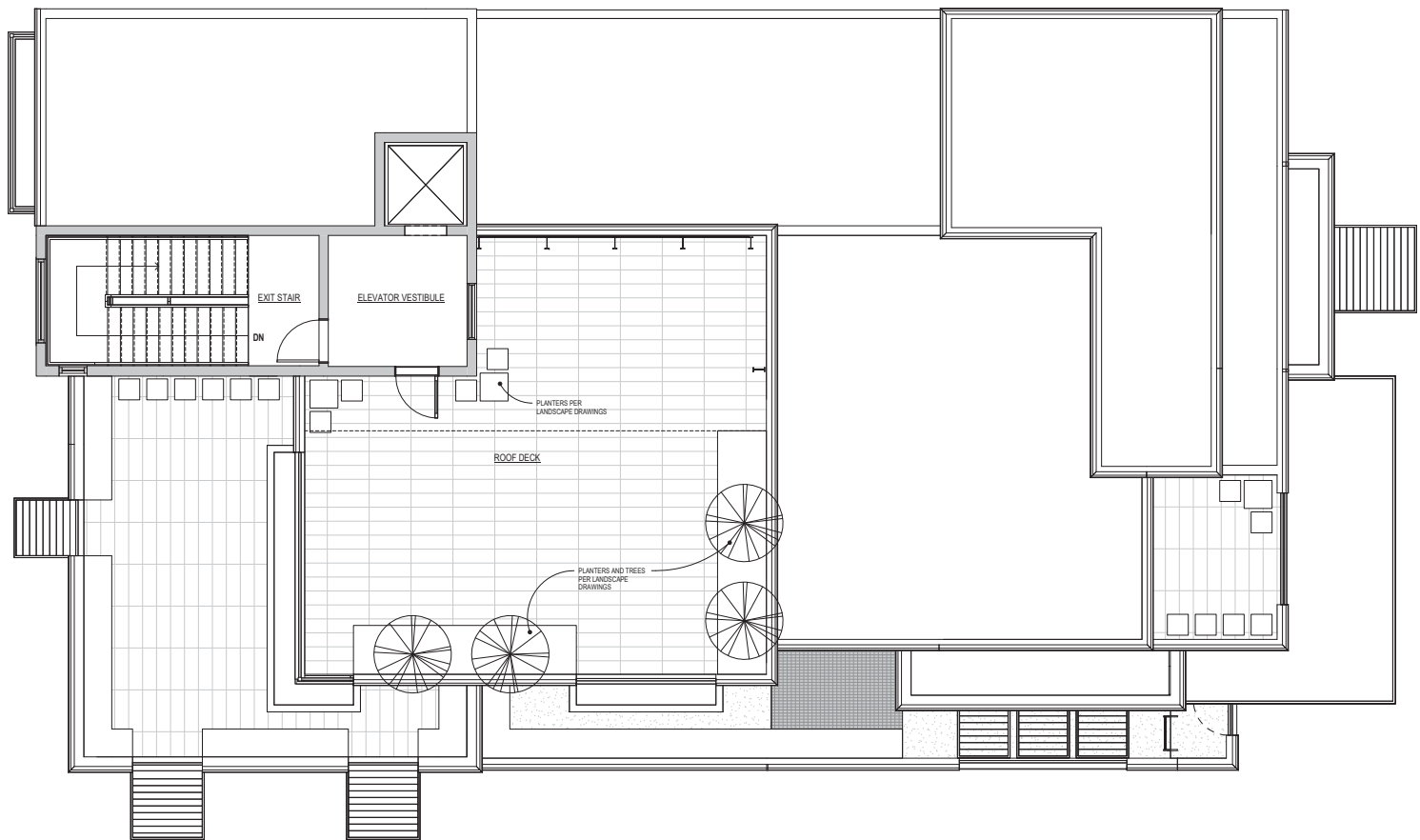
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ROOF DECK PROPOSED PLAN

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



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EXTERIOR FINISH 1 (EF-1):  
2-3/4" MODULAR BRICK VENEER  
INTERSTATE BRICK, COLOR: LONE TREE



EXTERIOR FINISH 2 (EF-2):  
4'x8' FIBER CEMENT PANELS  
SWISS PEARL, COLOR: VINTAGO VI 021



EXTERIOR FINISH 3 (EF-3):  
2'x8' FIBER CEMENT PANELS  
CEMBRIT PATINA, COLOR: 915 - TUFA



EXTERIOR FINISH 4 (EF-4):  
STEEL, STEEL PANELS, STEEL FLASHING  
KYNAR 500, COLOR: BLACK



EXTERIOR FINISH 5 (EF-5):  
NATURAL STONE VENEER  
ASHLAR PATTERN, COLOR:



GUARDRAIL 1 (GR-1):  
BLACK STEEL CABLE RAIL



GUARDRAIL 2 (GR-2):  
BLACK STEEL PICKETS



EXTERIOR DOORS AND WINDOWS:  
BLACK ANODIZED STOREFRONT



PROJECTING SIGNAGE CONCEPT

4" LED  
FIXED DOWNLIGHT

ELEMENT Lighting.com

TRIMS

ROUND SQUARE FINISH

FLANGLESS REVEL FLANGLESS REVEL FLANGLESS REVEL FLANGLESS REVEL

FLANGLESS FLAT FLANGLESS FLAT FLANGLESS FLAT FLANGLESS FLAT

FLANGED REVEL FLANGED REVEL FLANGED REVEL FLANGED REVEL

FLANGED FLAT FLANGED FLAT FLANGED FLAT FLANGED FLAT

4" HOUSING  
MAX CEILING THICKNESS: 2"

NOTICIC AUTOIGHT

IC AUTOIGHT

LED SOLUTIONS

LAMPING & OPTICS

	5000K WARM WHITE (CRI 90+)	4000K NEUTRAL WHITE (CRI 90+)	3000K WARM WHITE (CRI 90+)	2700K WARM WHITE (CRI 90+)
Output Power/Performance CRI	Max. 2200 / 1000	High 2200 / 1000	1800 / 1000	1000 / 1000
Color Temperature	5000K	4000K	3000K	2700K
Dimming	Dim to 1%	Dim to 1%	Dim to 1%	Dim to 1%
Dimming Type	ELC 0-10V, Hi-Lume	ELC 0-10V, Hi-Lume	ELC 0-10V, Hi-Lume	ELC 0-10V, Hi-Lume
Beam Spread	21°, 31°, 42°	21°, 31°, 42°	21°, 31°, 42°	21°, 31°, 42°
Power Supply	Constant Current Driver	Constant Current Driver	Constant Current Driver	Constant Current Driver
Warranty	Max. 50 years	High 50 years	10 years / 25 watts	10 years / 25 watts
Total 24	At 90° CRI	At 90° CRI	At 90° CRI	At 90° CRI

GENERATION BRAND

ELEMENT  
by Neo Lighting

2000 Linden Avenue, Steeles, Illinois 60077 T 847.470.4000 F 847.470.4000

RECESSED CAN LIGHT

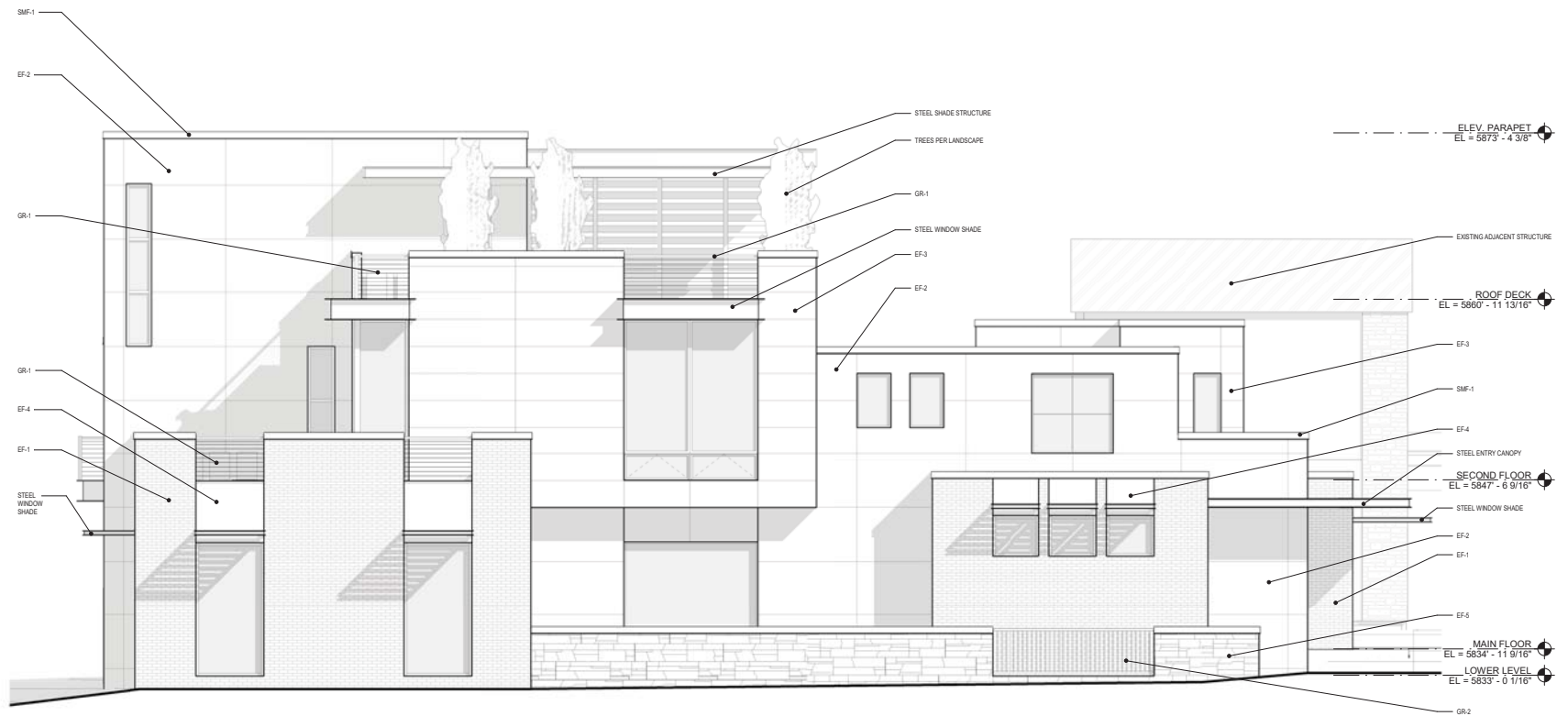
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KETCHUM, IDAHO

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12/14/18



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PROPOSED SOUTH ELEVATION

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

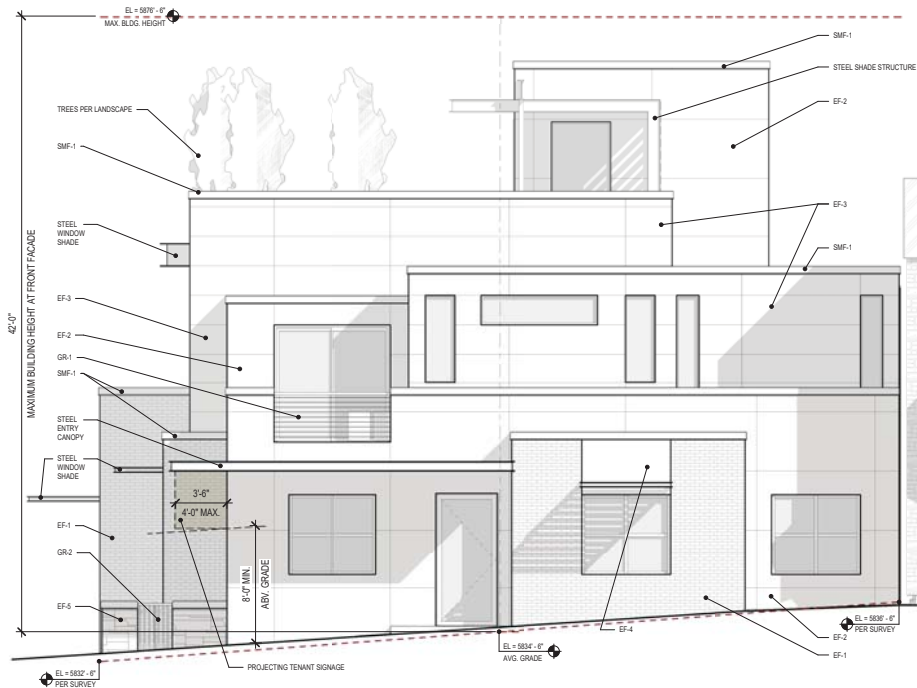
# MOUNTAIN LAND DESIGN SHOWROOM

111 NORTH WASHINGTON AVENUE  
KETCHUM, IDAHO

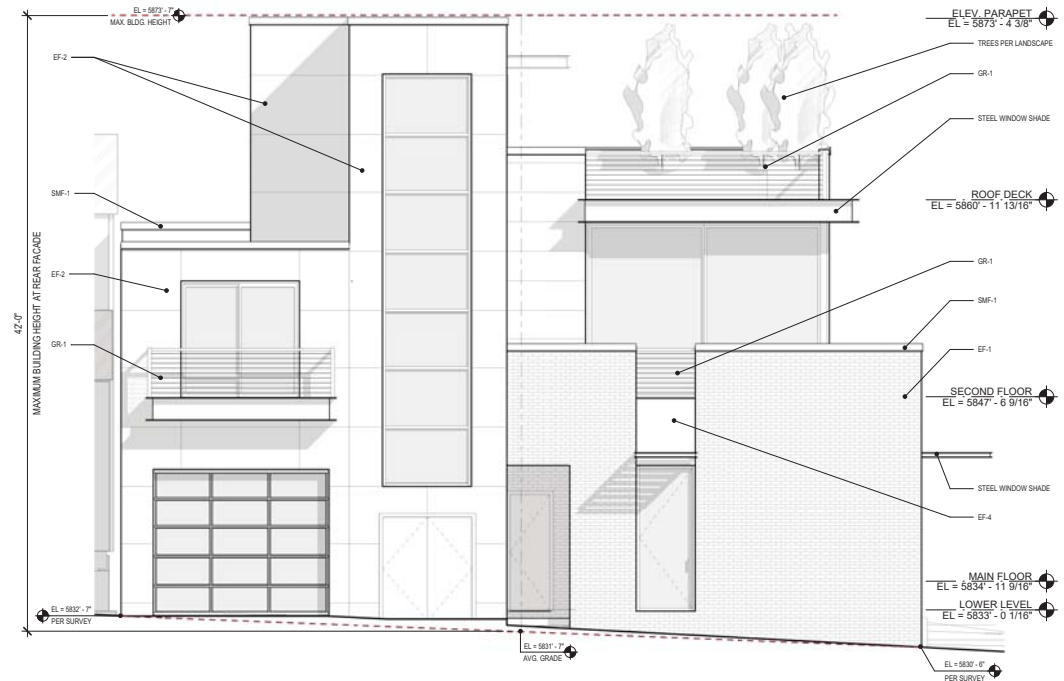
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PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION

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

# MOUNTAIN LAND DESIGN SHOWROOM

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KETCHUM, IDAHO

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7/3/2019





VIEW FROM STREET CORNER



WASHINGTON AVENUE VIEW



FIRST STREET VIEW



VIEW FROM ALLEY CORNER

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PROPOSED SOUTH ELEVATION

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

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# MOUNTAIN LAND DESIGN SHOWROOM



Michael Doty Associates

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VIEW FROM STREET CORNER



WASHINGTON AVENUE VIEW



FIRST STREET VIEW



VIEW FROM ALLEY CORNER

# MOUNTAIN LAND DESIGN SHOWROOM

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WASHINGTON AVENUE PHOTO OVERLAY



FIRST STREET PHOTO OVERLAY

# MOUNTAIN LAND DESIGN SHOWROOM

111 NORTH WASHINGTON AVENUE  
KETCHUM, IDAHO

DESIGN REVIEW SUBMITTAL  
07/03/19



C. Will Serve e-mail correspondence from Clear Creek

## Mike Allaire

---

**From:** Mike Goitiandia <mike@ccdiposal.com>  
**Sent:** Wednesday, July 3, 2019 9:37 AM  
**To:** Mike Allaire  
**Subject:** RE: Mountain Land - Waste Logistics

Mike,

Thank you for the attachment.

Typically, for commercial properties we do not recommend residential trash collection carts. As per the owner's response to your question: Please allow this email to serve that the carts in this situation will suffice. For collection inside the closet, special services are available or they may be set out to the alley or street for collection.

Thank You!

Mike Goitiandia  
Clear Creek Disposal

---

**From:** Mike Allaire <mallaire@mda-arc.com>  
**Sent:** Tuesday, July 2, 2019 5:31 PM  
**To:** Mike Goitiandia <mike@ccdiposal.com>  
**Subject:** RE: Mountain Land - Waste Logistics

Mike,  
See attached plan as discussed.  
Let me know if you have any questions.  
Thanks,

**mike allaire, aia**

### Michael Doty Associates, Architects PC

PO Box 2792  
371 Washington Avenue North  
Ketchum, Idaho 83340  
t 208 726.4228  
e [mallaire@mda-arc.com](mailto:mallaire@mda-arc.com)  
w mda-arc.com

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---

**From:** Mike Goitiandia <mike@ccdiposal.com>  
**Sent:** Tuesday, July 2, 2019 5:05 PM  
**To:** Mike Allaire <mallaire@mda-arc.com>  
**Subject:** RE: Mountain Land - Waste Logistics



Mike,  
I left you a message re: this .... Please call.  
Mike

---

**From:** Mike Allaire <[mallaire@mda-arc.com](mailto:mallaire@mda-arc.com)>  
**Sent:** Friday, June 28, 2019 11:54 AM  
**To:** Mike Goitiandia <[mike@ccdisposal.com](mailto:mike@ccdisposal.com)>  
**Subject:** FW: Mountain Land - Waste Logistics

Mike,  
See below regarding the waste stream for the Mountain Land Design project. Let me know if you need more information.  
Thanks,

**mike allaire, aia**

**Michael Doty Associates, Architects PC**

PO Box 2792  
371 Washington Avenue North  
Ketchum, Idaho 83340  
t 208 726.4228  
e [mallaire@mda-arc.com](mailto:mallaire@mda-arc.com)  
w mda-arc.com

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---

**From:** Dan Devenport <[ddevenport@mountainlanddesign.com](mailto:ddevenport@mountainlanddesign.com)>  
**Sent:** Friday, June 28, 2019 11:46 AM  
**To:** Mike Allaire <[mallaire@mda-arc.com](mailto:mallaire@mda-arc.com)>; Martina Devenport <[mdevenport@mountainlanddesign.com](mailto:mdevenport@mountainlanddesign.com)>  
**Cc:** Mike Doty <[mike@mda-arc.com](mailto:mike@mda-arc.com)>  
**Subject:** RE: Mountain Land - Waste Logistics

Mike and Mike,

See answers below to questions.

The size of the containers available to us at the showroom does not accommodate the showroom product when we turn over the showroom.

For the most part we will be hauling our packing back with us.

Hopefully this answers your questions, thanks!



**Dan Devenport**

**Mountain Land Design Inc.**  
2345 South Main Street  
Salt Lake City, Utah 84115

**President**

*p. 801.466.0990*

*f. 801.466.1352*

*p. 801.415.1601*

*e*

*[ddevenport@mountainlanddesign.com](mailto:ddevenport@mountainlanddesign.com)*

*w. <http://www.mountainlanddesign.com>*

---

**From:** Mike Allaire

**Sent:** Thursday, June 27, 2019 4:55 PM

**To:** Dan Devenport <[ddevenport@mountainlanddesign.com](mailto:ddevenport@mountainlanddesign.com)>; Martina Devenport <[mdevenport@mountainlanddesign.com](mailto:mdevenport@mountainlanddesign.com)>

**Cc:** Mike Doty <[mike@mda-arc.com](mailto:mike@mda-arc.com)>

**Subject:** Mountain Land - Waste Logistics

Dan/Martina,

As part of the design review process, we need to obtain a letter from the local waste management company stating that the proposed waste management plan is feasible. In order to write that letter, they need something from you describing the needs of the business, and how you plan on dealing with the larger waste that comes with unpacking your showroom supplies. Things to note would be :

- How often is the showroom turned over? **We will turnover product every 2-3 years.**
- What is the volume of packing material to dispose of at showroom turnover?
- What is the plan to dispose of packing material (carboard, plastic, Styrofoam, etc.)? **We will typically load it back into our trucks and dispose in our Boise warehouse containers.**
  - Set out for pick-up?
  - Repacking it into the delivery trucks for self-removal? **99% of what we unpack will be going back with us to Boise**
  - Other?

If you can get this answered in the next day or so, we can get it to the waste management people for their input.

Thanks,

**mike allaire, aia**

**Michael Doty Associates, Architects PC**

PO Box 2792

371 Washington Avenue North

Ketchum, Idaho 83340

t 208 726.4228

e [mallaire@mda-arc.com](mailto:mallaire@mda-arc.com)

w [mda-arc.com](http://mda-arc.com)

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#### D. Draft finding of fact and conclusions of law





City of Ketchum  
Planning & Building

IN RE: )  
)  
Mountain Land Design Showroom ) KETCHUM PLANNING AND ZONING COMMISSION  
Design Review ) FINDINGS OF FACT, CONCLUSIONS OF LAW, AND  
Date: August 13, 2019 ) DECISION  
)  
File Number: 19-075 )

**PROJECT:** Mountain Land Design Showroom

**FILE NUMBER:** P19-075

**APPLICATION TYPE:** Design Review

**REPRESENTATIVE:** Michael Doty Associates

**OWNER:** Dan Devenport, Mountain Land Design (360 Views LLC per Blaine County Assessor's Office as of 7/25/19)

**REQUEST:** Design Review

**LOCATION:** 111 N 1<sup>st</sup> Avenue (Ketchum Townsite: Block 39: Lot 4)

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

**OVERLAY:** None

**NOTICE:** Notice was mailed to adjacent properties on July 31, 2019

**BACKGROUND FACTS**

The subject Design Review application is for an addition/expansion and exterior façade changes to an existing building located at 111 N. Washington Avenue in the Community Core, Subdistrict 2 – Mixed-Use (CC-2). The subject property is 5,500 square feet in size and is located at the northwest corner of N. Washington Avenue and E. 1st Street.

The existing building was constructed in 1983 and most recently was occupied by Solavie Spa Retreat. The applicant has proposed additional square footage to the basement, ground floor, and second story, as well as a new stair and elevator tower to provide access to a roof deck atop the second story of the building. The basement will be devoted to a community housing unit, mechanical/storage, and the stair/elevator shaft. The entire first floor will be devoted to the Mountain Land Design Showroom operations, the stair and elevator

tower, and enclosed parking spaces accessed from the rear of the building. The entire second story will be residential use: a primary penthouse unit with a 385 square foot lock-off unit and private roof decks. The stair/elevator tower projects to the third story and provides access to a roof deck.

As this is an addition to an existing building, Pre-Application Design Review has been waived in accordance with KMC 17.96.010.C.5.

**FINDINGS OF FACT**

Analysis of the application is provided in Tables 1-4 including Community Core (CC) Dimensional Standards (KMC §17.12.040), Design Review Improvements and Standards (KMC §17.96.060), and Community Core Design Review Standards (KMC §17.96.070). The City Department comments contained in Table 1 pertain to the preliminary design concepts and shall be reviewed and approved by the Building, Fire, Utilities, and Public Works (City Engineer, Streets, and Utilities) prior to issuance of a Building Permit for the project. The applicant shall submit civil drawings prepared by an engineer registered in the State of Idaho including the utilities, drainage, and right-of-way improvements (sidewalk, street trees, bike racks, street lights with associated lighting study, and public amenities) to be reviewed and approved by the City Engineer, Streets, and Utilities departments prior to issuance of a Building Permit for the project.

**Table 1. City Department Comments**

City Department Comments
<i>Note: City Department comments are preliminary and based on the project concept as proposed with the subject Design Review application. All City Departments shall review and approve the project through the Building Permit application process. All comments pertaining to the Design Review drawings are subject to change. All right-of-way improvements shall be reviewed and approved by the Public Works Department (City Engineer, Streets Department, and Utilities Department) prior to issuance of a Building Permit for the project. All City Department requirements and associated specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a Building Permit for the project.</i>
<b>Fire Department:</b> It is the General Contractor’s responsibility to understand and adhere to all Fire Protection Ordinance #1125 requirements in addition to any and all other City of Ketchum requirements in effect at the time of Building Permit issuance. Failure to comply with all local ordinances and codes may result in project work stoppage as well as criminal penalties.  The above project shall meet all 2012 International Fire Code requirements in addition to specific City Building and Fire Ordinances.  Approved address and unit numbers shall be placed in such a position to be plainly visible and legible from the road fronting the property. Numbers and letters shall be a minimum of four (4) inches tall, contrast with their background and be positioned a minimum of forty-eight (48) inches above final grade.  Vehicle parking and material storage during construction shall not restrict or obstruct public streets or access to any building. A minimum twenty-foot travel lane for emergency vehicle access shall be maintained clear and unobstructed at all times. All required Fire Lanes, including within 15 feet of fire hydrants, shall be maintained clear and unobstructed at all times.  An approved automatic fire sprinkler system shall be installed throughout the building per City of Ketchum Ordinance #1125 ( <a href="http://www.ketchumfire.org">www.ketchumfire.org</a> ) and the National Fire Protection Association Standard 13. An approved fire sprinkler flow bell, Knox box and Fire Department Connection shall be installed in an approved location visible to approaching firefighters. Water service lines to structures shall be hydraulically calculated for size to meet fire

sprinkler flow requirements. Fire sprinkler systems shall be annually tested and maintained per NFPA 25. An approved fire department connection and flow bell shall be installed in a location approved by the fire department and the system shall be supervised by an approved alarm system.

NOTE: One electronic set of fire sprinkler system plans must be submitted to the Ketchum Fire Department as well as the State Fire Marshals office and a Ketchum Fire Department Permit must be obtained prior to installation of fire sprinkler systems. Inspections of fire sprinkler systems by the Fire Chief or an appointee are required. Inspections must be scheduled at least 48 hours in advance.

An approved monitored fire sprinkler alarm system shall be installed per City of Ketchum Ordinance #1125 ([www.ketchumfire.org](http://www.ketchumfire.org)) and the requirements of NFPA 72. Two (2) sets of alarm system plans shall be submitted to the Ketchum Fire Department for approval and a permit is required prior to installation of alarm systems. Inspections of fire detection systems by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance.

Fire extinguishers shall be installed and maintained per 2012 IFC Section 906 both during construction and upon occupancy of the building.

Spark arresters are required on all solid fuel burning appliance chimneys to reduce potential fires from burning embers.

An approved key box shall be installed, with the appropriate keys, for emergency fire department access in a location approved by the fire department. The key box shall be a Knox box brand and sized to accommodate keys to every door of the project.

Inspections of fire department permit required installations shall be scheduled at least 48 hours in advance.

An 8 ½ by 11 color coded site map of this project shall be provided on paper and electronically to the fire department. This site map shall show the locations of gas shut-offs, power shut-offs, fire sprinkler riser rooms, fire department connections, alarm panels, Knox boxes, access doors, egress windows, stairways and any additional fire department requirements. Exact details for color coded "On-Sites" can be found at [www.ketchumfire.org](http://www.ketchumfire.org).

Final inspections of all fire department permit required installations by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance. A Final Inspection Checklist can be found at [www.ketchumfire.org](http://www.ketchumfire.org).

**Note: Additional fire requirements may be added in final plan review!**

**City Engineer & Streets Department:**

1. All drainage will need to be retained on site. including water from any roof drains. All roof drain locations will need to be shown on building plans
2. Please note must provide a minimum 6' clearance around all obstacles (street trees and grates, lights, bike racks, etc.).
3. A more detailed construction activity plan meeting section 15.06 of the City of Ketchum's Municipal code will be necessary when submitting for building permit. Items should include items such as: how materials will be off loaded at site, plan for coordinating with neighbors on temporary closures, temporary traffic control, construction fence with screening
4. Building/Construction drawings will need to meet applicable sections of Chapter 12 of the City of Ketchum's Municipal Code
5. Sidewalk snow removal is the responsibility of the owner.

<p>If snow melt system is proposed an encroachment permit from the city will be necessary. Applicant will be required to maintain and repair.</p> <p>6. All lighting within the ROW will need to meet city ROW standards. (see Right-of-Way Standards, Commercial Category) on both Washington St. and 1st St.</p> <p>Per City ROW standards a lighting study will need to be provided to ensure project meets city illumination standards for sidewalks. Additional lights may be necessary.</p> <p>Consistent with the standards of the Dark Sky Society, the footcandles illuminating the sidewalk shall be an average of 0.2 fc and shall not exceed 5 fc.</p> <p>7. Per ADA Standards sidewalks cross slopes are 1.75 +/- 0.25 percent</p> <p>8. Sign locations and bases will need to be shown on the plans. Streets Dept. will provide bases.</p> <p>9. Parallel parking stalls are 8' wide x 20' long</p> <p>10. Alley improvements as shown are generally adequate</p> <p>11. Dig permit will be necessary for work performed in ROW</p> <p>12. Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street (17.96.060 C)</p> <p>13. Roof overhangs shall not extend more than three feet (3') over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Department. (17.96.070 B.6) through an encroachment permit.</p> <p>14. If increasing loading Will Serves for gas and electrical need to be provided</p> <p>15. Utilities (electrical, gas) are not permitted in public ROW. If utility upgrades are necessary, the applicant will need to coordinate upgrades with Idaho Power and Intermountain Gas.</p> <p>If lights are hardwired a separate lighting pedestal may be necessary to provide power to lights and provided at applicant's expense.</p>		
<p><b>Utilities:</b></p> <p>The 1" water service will need to be abandoned at the main. A new Fireline is needed and all metering will be done directly off the new fire line.</p>		
<p><b>Building:</b></p> <ul style="list-style-type: none"> <li>The building must meet the 2012 International Building Code and Title 15 Buildings and Construction of Ketchum Municipal Code.</li> <li>Building Department requirements and associated specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a Building Permit for the project.</li> </ul>		
<p><b>Planning and Zoning:</b></p> <p>Comments are denoted throughout Tables 2, 3, and 4.</p>		

**Table 2: Zoning Standard Analysis**

Compliance with Zoning Standards				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Ketchum Municipal Code §	City Standards and Staff Comments
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.12.040	<b>Minimum Lot Area</b>
			Staff Comments	<b>Required:</b> 5,500 square feet minimum <b>Existing:</b> No change; lot is 5,500 square feet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.040	<b>Floor Area Ratios and Community Housing</b>
			Staff Comments	<b>Permitted in Community Core Subdistrict 2(CC-2)</b> <b>Permitted Gross FAR: 1.0</b>

				<p><b>Permitted Gross FAR with Inclusionary Housing Incentive: 2.25</b></p> <p><b>Proposed Gross FAR:</b> Proposed Gross Floor Area: 6,799 gross square feet</p> <p>Pursuant to the definition of gross floor area (KMC §17.08.020), four parking stalls for developments on single Ketchum Townsite lots of 5,600 sq ft or less are not included in the gross floor area calculation. Two parking stalls 9' x 18' in size have been deducted from the Gross Floor Area total square footage.</p> <p>Gross Floor Area with Parking Discount: 6,799 sq ft Lot area: 5,500 sq ft FAR Proposed: 1.24 (6,799 sq ft/5,500 sq ft lot area) Increase Above Permitted FAR: 1,299 sq ft 20% of Increase: 259 sq ft Net Livable (15% Reduction): 221 sq ft Community Housing In-Lieu Fee: \$52,598 (221 * \$238)</p> <p>The applicant has indicated that the 749 square foot residential unit located in the basement is to be a community housing unit. (Refer to Basement Floor Proposed Floor Plan, comment: workforce housing unit 749 sf)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.12.040</b>	<b>Minimum Building Setbacks</b>
			<b>Staff Comments</b>	<p><b>Required:</b> Front &amp; Street Side: 5' avg Rear side adjacent an alleyway: 3' Interior Side: 0' Cantilevered decks and overhangs: 0' Setbacks for 4<sup>th</sup> floors: 10 ft Non-habitable structures, fixed amenities, solar and mechanical equipment affixed to the room from all building facades: 10 ft</p> <p><b>Proposed:</b> The applicant has indicated the proposed setbacks on the Architectural Site Plan of the Design Review submittal. Front (Washington Avenue): 11'-10 <sup>3/8"</sup> average Street Side (E. 1<sup>st</sup> Street): 6'-3 <sup>1/4"</sup> average Rear side (adjacent to alleyway): 3' Interior Side: 0'</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.12.040</b>	<b>Building Height</b>
			<b>Staff Comments</b>	<p><b>Maximum Permitted:</b> 42' <b>Proposed:</b> 42'</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.125.030.H</b>	<b>Curb Cut</b>
			<b>Staff Comments</b>	<p><b>Required:</b> A total of 35% of the linear footage of any street frontage can be devoted to access to off street parking. Corner lots that front two or more streets may select either or both streets as access but shall not devote more than 35% of the total linear footage of street frontage to access off street parking.</p> <p><b>Proposed:</b> Only alley access is proposed. No curb cuts on 1<sup>st</sup> Street or Washington Avenue are proposed.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.125.40</b>	<b>Parking Spaces</b>

			<b>Staff Comments</b>  <b>Required Residential multiple-family dwelling within the Community Core (CC) District and the Tourist (T) District, Tourist 3000 (T-3000), and Tourist 4000 (T-4000):</b> 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  <b>17.125.040(C) Exemptions: In the Community Core (CC) and Tourist (T) zoning districts the following uses meeting the definitions found in 17.08.020 are exempt from providing off street parking:</b> a. Community Housing c. The first five thousand five hundred (5,500) gross square feet of retail trade. The first five thousand five hundred (5,500) gross square feet of a space occupied by a tenant is exempt, additional square footage is subject to the ratio of one parking space per one thousand (1,000) gross square feet.  <b>Proposed:</b> 2 parking spaces Basement / community housing unit in basement: 0 parking space required Main Floor / retail showroom and accessory uses, stair and elevator towers, 4,339 gross square feet: 0 parking space required (exempt per 17.125.040.C.1.c) Second Floor / penthouse residential unit and lockoff): Lockoff unit 385 s.f., no parking required. Penthouse unit >2,000 gross square feet, 2 parking space required Total: 2 parking spaces required and proposed; there will be one parking stall located on the ground floor within the garage and there will be a vehicle elevator that provides an additional, second parking space to be located above the ground floor space. A specifications sheet for the vehicle elevator will be provided upon building permit submittal.
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**Table 3: Design Review Standards for all projects**

Design Review Requirements				
IMPROVEMENTS AND STANDARDS: 17.96.060				
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
			<i>Staff Comments</i>	<i>The subject property has existing street frontage.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(A) (2) Streets	All street designs shall be approved by the City Engineer.
			<i>Staff Comments</i>	<i>No changes to the lanes of travel in the streets are proposed at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(B) (1)	All projects under 17.96.010(A) that qualify as a "Substantial Improvement" shall install sidewalks as required by the Public Works Department.
			<i>Staff Comments</i>	<i>Sidewalks exist but are planned to be upgraded to meet current city standard. See Civil sheet C1.0</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060 (B)(2)c</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>The applicant proposes upgrading the sidewalks on both Washington Avenue and 1<sup>st</sup> Street to meet the city standard of 8' in width. On Washington the sidewalk is proposed to narrow down to meet the sidewalk conditions that exist on the adjacent private property to the north.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.060 (B)(3)</b>	<b>Sidewalks may be waived if one of the following criteria is met:</b> 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.
			<b>Staff Comments</b>	N/A.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060 (B)(4)</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>Sidewalk improvements are proposed equal to the length of both the Washington Avenue and 1<sup>st</sup> Street property lines.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060 (B)(5)</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>The proposed sidewalk design meets this requirement.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.060 (B)(6)</b>	<b>The City may approve and accept voluntary cash contributions in-lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in-lieu contribution shall be paid before the City issues a certificate of occupancy.</b>
			<b>Staff Comments</b>	N/A.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060(C) (1)</b>	<b>All storm water shall be retained on site.</b>
			<b>Staff Comments</b>	<i>All stormwater is proposed to be retained on site. See Civil sheet C1.0. The City Engineer has indicated that additional detail related to storm water management will be required at time of building permit review (e.g. Comment #1, all roof drain locations need to be shown on plans and roof drain stormwater must be retained on site).</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060(C) (2)</b>	<b>Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.</b>
			<b>Staff Comments</b>	<i>The applicant intends for this requirement to be met. Final detail will be reviewed and approved by the city engineer through building permit review.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060(C) (3)</b>	<b>The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.</b>
			<b>Staff Comments</b>	<i>The city engineer will determine adequacy of final drainage improvements at time of building permit review.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(C) (4)	Drainage facilities shall be constructed per City standards.
			<b>Staff Comments</b>	<i>The applicant is aware of this requirement.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(D) (1)	All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.
			<b>Staff Comments</b>	<i>The applicant is aware of this requirement and will provide all services/upgraded services to the building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(D) (2)	Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.
			<b>Staff Comments</b>	<i>This is an existing building and all utilities are located underground.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(D) (3)	When extension of utilities is necessary all developers will be required to pay for and install two (2") inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with city of Ketchum standards and at the discretion of the City Engineer.
			<b>Staff Comments</b>	<i>The subject property is served by high-speed internet.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(E) (1)	The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.
			<b>Staff Comments</b>	<i>The existing building's material and color palette largely consists of a stucco-clad façade painted in a green hue.</i>  <i>The proposed changes include a complete overhaul to the existing façade materials and colors. The proposed improvements to the building will utilize fiber cement panels in cream and blue-grey hues, steel panels and steel flashing in black, a steel shade structure in black, red brick veneer, stone veneer clad landscaping walls, black steel guardrails, black steel cable railing, and black anodized window and door casings.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(E) (2)	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.
			<b>Staff Comments</b>	<i>N/A. There are no identified landmarks on the property.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(E) (3)	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.
			<b>Staff Comments</b>	<i>N/A. The existing building was constructed in 1983.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F) (1)	Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.
			<b>Staff Comments</b>	<i>The main entry location will be from Washington Avenue. Unobstructed pedestrian access has been provided. The entry is defined architecturally by a front entry door shielded from the elements by a generous roof overhang.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F) (2)	The building character shall be clearly defined by use of architectural features.
			<b>Staff Comments</b>	<i>The building is characterized by a composition of square and rectangular masses and vertical and horizontal elements (including fenestration, windows with muntins and mullions, and guardrails for the roof decks and balconies) that reinforce the geometric theme. Color and material changes accentuate and define</i>



				<i>the massing elements. Refer to the elevations and rendered perspective sheets included in the applicant's submittal.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060(F)(3)</b>	<b>There shall be continuity of materials, colors and signing within the project.</b>
			<b>Staff Comments</b>	<i>The same materials and colors are proposed to be used on all four facades of the building. In particular, the use of black steel guardrails for the balconies and roof porches, window shading devices, and door and window frames, and window mullions and muntins accentuate the continuity in material choice and color. The conceptually proposed projecting sign will have a black metal frame as well.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.060(F)(4)</b>	<b>Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.</b>
			<b>Staff Comments</b>	<i>A prominent landscaping wall is proposed along the E. 1<sup>st</sup> Street façade and within the wall a black guardrail fence is incorporated. The natural stone veneer is complementary to the muted cream and grey-blue fiber cement panels and red brick veneer that will be utilized on this façade.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060(F)(5)</b>	<b>Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.</b>
			<b>Staff Comments</b>	<i>The multiple masses incorporated into the building provide ample undulation and relief, as do the varied and staggered roof heights. Masses extrude or step back into a central core of the building, which appears three stories in height at the rear (alley facing) portion of the building and steps down to a single story in height at the front (Washington Avenue) portion of the building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060(F)(6)</b>	<b>Building(s) shall orient towards their primary street frontage.</b>
			<b>Staff Comments</b>	<i>The building orients toward its primary street frontage, Washington Avenue. The only public door to the building is located along the Washington Avenue façade. A generous roof overhang covers the front entry door and a bike rack is proposed adjacent to and south of the entry door.</i>  <i>The southern façade, fronting E. 1<sup>st</sup> Street, is the longer street fronting façade of the building. However, a landscaping wall begins at the corner of Washington and 1<sup>st</sup> and extends to the west. The landscaping wall makes clear that entry to the building is not provided from E 1<sup>st</sup>, further reinforcing Washington Avenue as the primary façade.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060(F)(7)</b>	<b>Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.</b>
			<b>Staff Comments</b>	<i>Garage is proposed to be located within the building and will be accessed from the alley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060(F)(8)</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>The flat roof design will prevent snowshed from the building.</i>  <i>A generous roof overhang has been proposed along Washington Avenue, which will shield not only the front entry but also the bicycle rack from precipitation.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060(G)(1)</b>	<b>Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.</b>
			<b>Staff Comments</b>	<i>This standard has been met by the proposed sidewalk improvements.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(G)(2)	Awnings extending over public sidewalks shall extend five (5') feet or more across the public sidewalk but shall not extend within two (2') feet of parking or travel lanes within the right of way.
			<b>Staff Comments</b>	<i>The elements of the façade that project into the right-of-way are being treated as roof overhangs. See 17.96.070(B)(6).</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(G)(3)	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.
			<b>Staff Comments</b>	<i>This standard has been met. Pedestrian access is provided via sidewalk and vehicle access is taken from the alley only.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(G)(4)	Curb cuts and driveway entrances shall be no closer than twenty (20') feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right of way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.
			<b>Staff Comments</b>	<i>N/A.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(G)(5)	Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.
			<b>Staff Comments</b>	<i>The alley, 1<sup>st</sup> Street and Washington Avenue satisfy this requirement.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(H)(1)	Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.
			<b>Staff Comments</b>	<i>The sidewalk, bike parking, residential access, and emergency egress from the basement equate to 1,693 square feet and 314 square feet of paved area (entry, at bike parking and emergency egress, and at the residential entry) are proposed to be snow melted. This results in a balance of 1,379 square feet needed for snow storage.</i>  <i>30% of the 1,379 square foot surfaces equate to 414 square feet needed for snow storage. The applicant proposes 165 square feet of snow storage area. Remaining snow is proposed to be hauled off site. (Refer to Architectural Site Plan).</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(H)(2)	Snow storage areas shall be provided on-site.
			<b>Staff Comments</b>	<i>The applicant proposes to haul away any snow that can not be retained on site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(H)(3)	A designated snow storage area shall not have any dimension less than five (5') feet and shall be a minimum of twenty-five (25) square feet.
			<b>Staff Comments</b>	<i>The two on-site snow storage areas meet this requirement; one area is 84 square feet and the other 81 square feet.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(H)(4)	In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.
			<b>Staff Comments</b>	<i>The applicant has proposed snow melting 314 square feet of hardscape.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(I)(1)	Landscaping is required for all projects.
			<b>Staff Comments</b>	<i>Landscaping has been proposed for the ground level as well for upper story roof decks. Refer to the landscape plans submitted by the applicant.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060(I) (2)</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>The proposed landscaping is complementary to the building and surrounding vicinity. The landscaping plan has been prepared by a professional Landscape Architect and is understood to meet requirements for microclimate, soil conditions, orientation and aspect.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.060(I) (3)</b>	<b>All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.</b>
			<b>Staff Comments</b>	<i>The proposed street tree species, Mancana Ash, is considered drought tolerant. The roof tree species, spring snow crabapple, is considered moderately drought tolerant. Proposed shrubs alpine currant and Annabelle hydrangea are considered drought tolerant, tor birchlead spirea and lady's mantle are not. All planting in roof planters will be drip irrigated.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060(I) (4)</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>The subject property is surrounded by Community Core zoning but is adjacent to Forest Service Park. While a landscape buffer to the park is not warranted, the applicant does propose two street trees on 1<sup>st</sup> Street.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.060(J) (1)</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>The applicant has not one (1) bicycle rack and one bench on private property, adjacent to the right-of-way at the corner of Washington and 1<sup>st</sup>, and one trash receptable in the right-of-way. No additional benches or other seating have not been incorporated into the design. Street trees and streetlights are proposed and will benefit the public.</i>

**Table 4: Design Review Standards for Community Core Projects**

<b>IMPROVEMENTS AND STANDARDS: 17.96.070 - Community Core (CC) Projects</b>				
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Ketchum Municipal Code §</b>	<b>City Standards and Staff Comments</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.070 A(1)</b>	<b>Street trees, street lights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department.</b>
			<b>Staff Comments</b>	<i>The applicant proposes to install street lights (2), street trees (3) and a trash receptable (on E. 1<sup>st</sup> Street). Per the city engineer's comments in Table 1, street light locations are subject to a lighting study provided by the manufacturer of the city's standard streetlight.</i>  <i>Final location and details for the right-of-way items will occur through building permit review.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(A)(2) Streets	Street trees with a minimum caliper size of three (3") inches, shall be placed in tree grates.
			Staff Comments	<i>The applicant is aware of the caliper requirement and has proposed tree grates for all three (3) street trees.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(A)(3)	<b>Due to site constraints, the requirements if this subsection 17.96.070(A) may be modified by the Public Works Department.</b>
			Staff Comments	<i>Final details and approval will occur during building permit review.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(B)(1)	<b>Facades facing a street or alley or located more than five (5') feet from an interior side property line shall be designed with both solid surfaces and window openings to avoid the creation of blank walls and employ similar architectural elements, materials, and colors as the front façade.</b>
			Staff Comments	<i>All building facades incorporate fenestration and utilize the same materials, colors, and architectural elements as the front façade.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(B)(2)	<b>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.</b>
			Staff Comments	<i>The non-residential portion of the building (ground floor) the front entry door is glazed. Three large windows are also present. Landscaping planters are not incorporated into the façade but there are planting strips at grade where plantings are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(B)(3)	<b>For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows.</b>
			Staff Comments	<i>The front façade does not contain elements that obscure views into the windows.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(B)(4)	<b>Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.</b>
			Staff Comments	<i>The flat roof form is compatible and complementary with the square and rectangular masses the comprise the building's form.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(B)(5)	<b>All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters, and downspouts.</b>
			Staff Comments	<i>N/A. The building does not use pitched roofs.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(B)(6)	<b>Roof overhangs shall not extend more than three (3') feet over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Department.</b>
			Staff Comments	<i>The applicant has proposed three roof overhang/sunshade devices that encroach over the public sidewalk. Dimensions have not been specified. The applicant will be required to indicate compliance with this standard in the set of plans submitted for building approval. The City Engineer may require an encroachment agreement.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(B)(7)	<b>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.</b>
			Staff Comments	<i>There is an enclosed outdoor kitchen area, incorporated into the design showroom, that is enclosed by a site wall. As such, the enclosure is appropriate as it is for commercial purposes rather than residential.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(C)(1)	Trash disposal areas and shipping and receiving areas shall be located within parking garages or to the rear of buildings. Trash disposal areas shall not be located within the public right of way and shall be screened from public views.
			Staff Comments	Trash disposal is located at the rear of the building, inside the building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(C)(2)	Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.
			Staff Comments	The applicant is aware of this requirement. At this time, plans do not indicate how roof-mounted or ground mounted equipment will be screened. Screening will be verified at time of building permit.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(D)(1)	When a healthy and mature tree is removed from a site, it shall be replaced with a new tree. Replacement trees may occur on or off site.
			Staff Comments	No mature trees are being removed from the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(D)(2)	Trees that are placed within a courtyard, plaza, or pedestrian walkway shall be placed within tree wells that are covered by tree grates.
			Staff Comments	Sidewalk trees are proposed to be covered by grates. Trees to be located on the upper story roof deck are proposed to be located in planters.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(D)(3)	The city arborist shall approve all parking lot and replacement trees.
			Staff Comments	N/A. No parking lot trees or replacement trees are necessary.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(E)(1)	Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.
			Staff Comments	N/A. No surface parking is proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(E)(2)	Surface parking lots shall incorporate at least one (1) tree and one (1) additional tree per ten (10) onsite parking spaces. Trees shall be planted in landscaped planters, tree wells and/or diamond shaped planter boxes located between parking rows. Planter boxes shall be designed so as not to impair vision or site distance of the traveling public.
			Staff Comments	N/A.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(E)(3)	Ground cover, low lying shrubs, and trees shall be planted within the planters and planter boxes. Tree grates or landscaping may be used in tree wells located within pedestrian walkways.
			Staff Comments	Metal edging will enclose the proposed ground-level groundcover proposed for the front of the building. Street trees are proposed to be enclosed in tree grates.  Upper story shrubs and trees are proposed to be located in planters.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(F)(1)	One (1) bicycle rack, able to accommodate at least two (2) bicycles, shall be provided for every four (4) parking spaces as required by the proposed use. At a minimum, one (1) bicycle rack shall be required per development.
			Staff Comments	The applicant has proposed the minimum one (1) bicycle rack.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(F)(2)	When the calculation of the required number of bicycle racks called for in this section results in a fractional number, a fraction equal to or greater than one-half (1/2) shall be adjusted to the next highest whole number.

			<b>Staff Comments</b>	<i>One bicycle rack is required.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.070(F)(3)</b>	<b>Bicycle racks shall be clearly visible from the building entrance they serve and not mounted less than fifty (50') feet from said entrance or as close as the nearest non-ADA parking space, whichever is closest. Bicycle racks shall be located to achieve unobstructed access from the public right-of-way and not in areas requiring access via stairways or other major obstacles.</b>
			<b>Staff Comments</b>	<i>The bicycle rack is located adjacent to the front entry but does not obstruct the front entry or access to it.</i>

#### **CONCLUSIONS OF LAW**

1. The City of Ketchum is a municipal corporation organized under Article XII of the Idaho Constitution and the laws of the State of Idaho, Title 50, Idaho Code.
2. Under Chapter 65, Title 67 of the Idaho Code, the City has passed a land use and zoning code, Title 17.
3. The Commission has authority to hear the applicant's Design Review Application pursuant to Chapter 17.96 of Ketchum Code Title 17.
4. The City of Ketchum Planning Department provided adequate notice for the review of this application.

#### **DECISION**

**THEREFORE**, the Ketchum Planning and Zoning Commission **approves** this Design Review application this Tuesday, August 13<sup>th</sup>, 2019 subject to the following conditions:

#### **CONDITIONS OF APPROVAL**

1. All roof mounted and ground mounted mechanical equipment, including plumbing and ventilation stacks, shall be screened.
2. As a voluntary contribution, in exchange for an increase in FAR, a total community housing contribution of 221 sq ft is required. An exceedance agreement between the applicant and the City regarding the community housing contribution shall be signed prior to issuance of a Building Permit for the project.
3. This Design Review approval is subject to all comments and conditions as described in Tables 1-4.
4. This Design Review approval is based on the plans and information presented and approved at the meeting on the date noted herein, August 13, 2019. Building Permit plans for all on-site improvements must conform to the approved Design Review plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal.
5. All governing ordinances, requirements, and regulations of the Fire Department (2012 International Fire Code and local Fire Protection Ordinance No.1125), Building Department (2012 International Building Code, the 2012 International Residential Code, and Title 15 of Ketchum Municipal Code), Utilities Department, Street Department (Title 12 of Ketchum Municipal Code), and the City Engineer shall be met prior to Certificate of Occupancy.
6. The term of Design Review approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations (KMC §17.96.090).
7. All Design Review elements shall be completed prior to issuance of a Certificate of Occupancy for the building.

8. All exterior lighting on the property shall be in compliance with Ketchum Municipal Code, Chapter 17.132, Dark Skies, and shall be inspected by Planning Staff and approved prior the issuance of a Certificate of Occupancy for the building.
9. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.

Findings of Fact **adopted** this 13<sup>th</sup> day of August, 2019.

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Neil Morrow, Chair  
City of Ketchum  
Planning and Zoning Commission