



City of Ketchum
Planning & Building

IN RE:)	
)	
Okada Residence)	KETCHUM PLANNING & ZONING COMMISSION
Design Review)	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Date: October 26, 2021)	DECISION
)	
File Number: 21-042)	

PROJECT: Okada Residence

APPLICATION TYPE: Design Review

FILE NUMBER: P21-042

ASSOCIATED APPLICATIONS: Townhouse Subdivision Preliminary Plat (P21-041)

REPRESENTATIVE: Jolyon Sawrey, Vital Ink Architecture (Architect)

OWNER: Robert Okada

LOCATION: 407 Bald Mountain Rd – Tax Lot 3215

ZONING: General Residential Low Density (GR-L)

OVERLAY: None

RECORD OF PROCEEDINGS

The City of Ketchum received the application for Design Review and Preliminary Plat on April 28, 2021. The Final Design and Preliminary Plat applications were reviewed concurrently and certified complete on July 15, 2021, after one review for completeness. Following receipt of the complete application, staff routed the application materials to all city departments for review. Department comments were provided to the applicant on August 11, 2021.

A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivision on September 1, 2021. The public hearing notice was published in the Idaho Mountain Express the on September 1, 2021. A notice was posted on the project site and the city’s website on September 13, 2021.

The Planning & Zoning Commission considered the Okada Residence Design Review (Application File No. P21-042) and Townhouse Subdivision Preliminary Plat (Application File No. P21-041) applications

during their regular meeting on September 21, 2021. The development applications were considered concurrently and the associated public hearings were combined in accordance with Idaho Code §67-6522. After considering Staff’s analysis, the applicant’s presentation, and public comment, the Planning & Zoning Commission unanimously approved the Okada Residence Design Review (Application File No. P21-042) and unanimously recommended approval of the Townhouse Subdivision Preliminary Plat (Application File No. P21-041) application to the City Council.

FINDINGS OF FACT

The Planning & Zoning Commission, having reviewed the entire project record, provided notice, and conducted the required public hearing, does hereby make and set forth these Findings of Fact, Conclusions of Law, and Decision as follows:

BACKGROUND

The Applicant is proposing a new 1,792 square foot two-story detached townhome (the “project”), located at 407 Bald Mountain Rd (the “subject property”). The subject property is a tax lot with an existing single family dwelling unit zoned General Residential – Low Density (GR-L). Detached townhomes are a permitted use within the GR-L zone district provided that all dimensional standards are met. The project proposes to retain the existing single family dwelling unit, subdivide the property into two townhouse sublots and construct a new detached dwelling unit on the newly created lot. The existing single-family dwelling unit was constructed in 1961. The project will construct improvements to the right-of-way per the City of Ketchum improvement standards. All improvements to the right-of-way will be reviewed and approved by the City Engineer and Streets Department prior to issuance of a building permit.

FINDINGS REGARDING COMPLIANCE WITH ZONING CODE AND DIMENSIONAL STANDARDS

Zoning and Dimensional Standards Analysis				
Compliant				
Yes	No	N/A	KMC §	Standards and Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Minimum Lot Area
			<i>Commission Findings</i>	Permitted: 8,000 square feet minimum Existing Lot Size: 0.2 acres/8,712 SF
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	FAR/Building Coverage
			<i>Commission Findings</i>	Permitted: maximum building coverage of 35% = 3,049.2 SF Proposed: Sublot 1 (existing residence) – 1,082.83 SF Sublot 2 (proposed residence) – 1,053.47 SF Total Coverage = 2,136.30 SF (24.5% of lot)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Minimum Building Setbacks
			<i>Commission Findings</i>	Permitted: Front (Bald Mountain): 15 feet Side (east): The greater of 1 foot for every 3 feet in building height, or 5 feet - Building Height is 21 feet 10 1/8 inches – minimum setback is 7 feet 3 inches. Side (west): The greater of 1 foot for every 3 feet in building height, or 5 feet - Building Height is 12 feet 6 1/8 inches – minimum setback is 5 feet as it is greater than 4 feet 2 inches.

				<p>Rear (south): the greater of 1 foot for every 3 feet in height, or 10 feet – minimum is 10 feet as it is greater than 7 feet 3 inches or 4 feet 2 inches. Setbacks from lot lines created by townhouse sublots: 0 feet</p> <p>KMC §17.128.020: Supplementary Yard Regulations A. Cornices, canopies, eaves, chimney chases or similar architectural features may extend into a required yard not more than 3 feet. H. Decks less than 30 inches in height from existing grade may be constructed to the property line.</p> <p>Proposed Sublot 1: Front (Bald Mountain): 41 feet 8 inches Side (townhouse lot line): 3 feet 11 ½ inches Side (west): 13 feet 2 5/8 inches Rear (south): 22 feet 3/8 inch</p> <p>Proposed Sublot 2: Front (Bald Mountain): 15 feet Side (East): 7 feet 3 3/8 inches Side (townhouse lot line): 2 feet 8 5/8 inches Rear (south): 23 feet 2 ¾ inches</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Building Height
			<i>Commission Findings</i>	<p>Permitted: maximum of 35 feet</p> <p>Proposed: Sublot 1: 12 feet 6 inches Sublot 2: 21 feet 10 1/8 inches</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.030H	Curb Cut
			<i>Commission Findings</i>	<p>Permitted: A maximum of thirty five percent (35%) of the linear footage of any street frontage may be devoted to access off street parking.</p> <p>Proposed: The total linear footage of street frontage on the parent lot is 75.8 feet. The project includes two driveway curb cuts, each 13 feet wide. The total percent of street frontage devoted to access off street parking is 34%.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.040	Parking Spaces
			<i>Commission Findings</i>	<p>Permitted: minimum of 1 space per unit for units less than 2,000 square feet</p> <p>Proposed: Sublot 1: 1,032 square feet - one surface parking space provided Sublot 2: 1,792 square feet - one garage parking space provided</p>

FINDINGS REGARDING COMPLIANCE WITH DESIGN REVIEW STANDARDS

Improvements and Standards (KMC §17.96.060)				
Yes	No	N/A	KMC §	Standards and Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.A1 Streets	The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development.
			<i>Commission Findings</i>	The project will remove the existing, nonconforming curb cut adjacent to the right-of-way for Bald Mountain Road and replace with two separate curb cuts for a driveway to each unit in compliance with city standards. All improvements to the right-of-way will be at the expense of the applicant.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.A2 Streets	All street designs shall be approved by the City Engineer.
			<i>Commission Findings</i>	No new streets are proposed for the project, however, all required improvements to the right-of-way as shown on the project plans has been reviewed by the City Engineer. Final review of all improvements to the right-of-way will be completed prior to issuance of a building permit for the project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B1 Sidewalks	All projects under 17.96.010(A) that qualify as a “Substantial Improvement” shall install sidewalks as required by the Public Works Department.
			<i>Commission Findings</i>	KMC 17.124.140 outlines the zone districts where sidewalks are required when substantial improvements are made, which include the CC, all tourist zone districts, and all light industrial districts. The subject property is within the GR-L zone district, which is not a district where sidewalks are required per the development standards.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B2 Sidewalks	Sidewalk width shall conform to the City’s right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.
			<i>Commission Findings</i>	This standard is not applicable as sidewalks are not required for the project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B3 Sidewalks	Sidewalks may be waived if one of the following criteria is met: <ol style="list-style-type: none"> a. The project comprises an addition of less than 250 square feet of conditioned space. b. The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.
			<i>Commission Findings</i>	This standard is not applicable as sidewalks are not required for the project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B4 Sidewalks	The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.
			<i>Commission Findings</i>	This standard is not applicable as sidewalks are not required for the project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B5 Sidewalks	New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.
			<i>Commission Findings</i>	This standard is not applicable as sidewalks are not required for the project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B6 Sidewalks	The City may approve and accept voluntary cash contributions in-lieu of the above described improvements, which contributions must be segregated by

				the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in-lieu contribution shall be paid before the City issues a certificate of occupancy.
			<i>Commission Findings</i>	This standard is not applicable as sidewalks are not required for the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C1 Drainage	All storm water shall be retained on site.
			<i>Commission Findings</i>	Stormwater management was reviewed for the entire site during department review. The City Engineer did not have comments related to on-site stormwater management, finding existing conditions adequate.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C2 Drainage	Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.
			<i>Commission Findings</i>	Drainage improvements associated with improvements to the right of way have been designed for the full length of the property as shown in the project plans.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.C3 Drainage	The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.
			<i>Commission Findings</i>	No additional drainage improvements are required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C.4 Drainage	Drainage facilities shall be constructed per City standards.
			<i>Commission Findings</i>	The proposed drainage improvements to the right-of-way are designed to meet city standards. Final design will be reviewed and approved by the City Engineer prior to issuance of a building permit.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.D1 Utilities	All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.
			<i>Commission Findings</i>	The applicant is the responsible party for improvements and installation of utilities for the project. Improvements include upgrade of the power pole and transformer on the northwest corner of the property, undergrounding of existing above ground power lines, and utility service to the new residential dwelling unit. The applicant is responsible for all expenses related to these improvements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.D2 Utilities	Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.
			<i>Commission Findings</i>	Currently, the Bald Mountain Rd residential area is served by a series of above ground power lines. Many of which serve multiple lots and residences from one pole and transformer. There is an above ground power pole located at the northwest corner of the subject property that serves the existing home, and three other lots to the east, west, and north of the subject property. To accommodate the new detached townhouse, the pole size and transformer on the pole will be upgraded. The overhead line serving the residence to the east, the existing residence on the subject property, and the service to the new detached townhouse will be underground, running along the front property line. The overhead power pole serving the existing properties to the north and west will remain. This meets the criteria for underground utilities as all new and existing structures within the project will be served with underground utilities.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.D3 Utilities	When extension of utilities is necessary all developers will be required to pay for and install two (2") inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with city of Ketchum standards and at the discretion of the City Engineer.
			<i>Commission Findings</i>	Extension of utilities is not required for the project; therefore, this standard does not apply.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.E1 Compatibility of Design	The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.
			<i>Commission Findings</i>	The character and makeup of Bald Mountain Road is diverse, ranging from small single-family residences on the west end to large multi-family buildings on the east end. Many of the buildings are of an older vintage with pitched or sloped roofs. A variety of colors and natural materials make up the exterior of the buildings including natural wood or brown shades of siding to lighter shades of grey, beige, and blue siding. The existing residence is a one-story building with a pitched roof and natural wood vertical siding. To the east, is a one-story building with a pitched roof and blue-grey vertical siding. The project proposes a two-story building with sloped roofs and vertical wood siding. The color palette for the project is natural wood with black windows, corrugated metal roof, and steel accent fascia and garage door.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.E2 Compatibility of Design	Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.
			<i>Commission Findings</i>	The subject property does not include significant landmarks; therefore, this standard does not apply.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.E3 Compatibility of Design	Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.
			<i>Commission Findings</i>	The proposed project does not include an addition to an existing building; therefore, this standard does not apply.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F1 Architectural	Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.
			<i>Commission Findings</i>	Both the existing residence and the new detached townhouse have pathways from the building to the driveways leading to the street. As discussed above, sidewalks are not required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F2 Architectural	The building character shall be clearly defined by use of architectural features.
			<i>Commission Findings</i>	The building is intended to have a rustic mountain character defined by a pitched roof, covered entry, and rustic materials such as vertical natural wood siding, corrugated metal roof, and steel garage door.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F3 Architectural	There shall be continuity of materials, colors and signing within the project.
			<i>Commission Findings</i>	The project proposes a consistent use of rustic natural materials including wood siding, corrugated metal, steel accents, and black trimmed windows.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F4 Architectural	Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.
			<i>Commission Findings</i>	The project proposes a perimeter fence that is a cedar trimmed metal fence with similar colors and the primary materials used for the design of the new detached townhouse.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F5 Architectural	Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.
			<i>Commission Findings</i>	The new detached townhouse is a two-story structure facing the street. A portion of the second-floor steps back significantly to provide undulation of the façade. Additionally, the roof line between the first and second floor extends across the full extent of the façade, breaking up the flatness of the eastern side of the building that faces the street.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F6 Architectural	Building(s) shall orient towards their primary street frontage.
			<i>Commission Findings</i>	The primary street frontage is Bald Mountain Rd. The entry and sidewalk to the new detached townhouse faces Bald Mountain Rd.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F7 Architectural	Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.
			<i>Commission Findings</i>	Garbage will be stored within the garage and no satellite receivers are anticipated. There is no alley, therefore access to the garage for garbage storage is from Bald Mountain Rd.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F8 Architectural	Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.
			<i>Commission Findings</i>	The new detached townhouse proposes gutters and snow retention to ensure that snow does not slide onto adjacent properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G1 Circulation Design	Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.
			<i>Commission Findings</i>	The project provides pedestrian access to Bald Mountain Rd. As Bald Mountain Rd is considered a residential street, all pedestrian, equestrian and bicycle movements are contained within the street. There are no easements or pathways in the area requiring connectivity to the project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.G2 Circulation Design	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.
			<i>Commission Findings</i>	The project does not propose any encroachments into the right-of-way.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.G3 Circulation Design	Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.
			<i>Commission Findings</i>	This standard does not apply as no new streets are proposed and sidewalks are not required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G4 Circulation Design	Curb cuts and driveway entrances shall be no closer than twenty (20') feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right of way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.
			<i>Commission Findings</i>	The project is not within 20 feet of an intersection, therefore, this standard is met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G5 Circulation Design	Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.
			<i>Commission Findings</i>	Access for emergency vehicles, snowplows, garbage trucks, and delivery vehicles is from Bald Mountain Rd. Bald Mountain Rd is classified as a

				residential street, requiring a minimum right-of-way of 60 feet. The Bald Mountain Rd right-of-way is nonconforming at 40 feet. A normal 60 foot right-off-way would include 26 feet of pavement and a total of 17 feet for permeable material to manage drainage and snow storage. The existing pavement on Bald Mountain Rd ranges from 21-23 feet wide with 3.5-5.5 feet of permeable material for drainage. The applicant is required to bring the width of pavement to a consistent 26 feet for the length of the subject property. Pursuant to KMC 17.96.060.C.3, the City Engineer and Director of Streets and Facilities has reviewed the drainage and snow storage requirements for this section of road and determined that a total of 8 feet for drainage and snow storage is necessary. To achieve this, a snow storage easement along the front property line will be reserved for the City of Ketchum for snow storage purposes. The snow storage easement must remain free from obstructions, therefore, no surface parking in the driveway of Sublot 2 is permitted. Final civil drawings for right-of-way improvements will be reviewed and approved by the City Engineer and Streets department prior to issuance of a building permit per condition of approval #2.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.H1 Snow Storage	Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.
			<i>Commission Findings</i>	Both sublots are required to provide their own snow storage. Sublot 1 has a total of 311 square feet of hard surface area and is providing 388.54 square feet of snow storage. This amounts to 124.9% of snow storage, exceeding the minimum of 30% required. Sublot 2 has a total of 251.44 square feet of hard surface and is providing 262.34 square feet of snow storage. This amounts to 104.3% of snow storage, exceeding the minimum of 30% required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.H2 Snow Storage	Snow storage areas shall be provided on-site.
			<i>Commission Findings</i>	As shown in the project plans, all snow storage is provided on-site and outside of the 6 foot snow storage easement required for storage of snow cleared from the right-of-way.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.H3 Snow Storage	A designated snow storage area shall not have any dimension less than five (5') feet and shall be a minimum of twenty-five (25) square feet.
			<i>Commission Findings</i>	As shown in the project plans, the snow storage areas for both sublots meet these dimensional requirements.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.H4 Snow Storage	In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.
			<i>Commission Findings</i>	The project is providing well over the required amount of snow storage, however, per the landscape plan included in the project plans. If snow storage needs exceed area designated, snow will be hauled at the owner's expense.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I1 Landscaping	Landscaping is required for all projects.
			<i>Commission Findings</i>	The project proposes to leave all existing vegetation on subplot 1 but remove three existing trees on subplot 2. The front of Sublot 2 will be landscaped with two new trees, shrubs, and drought tolerant grasses. Along the interior subplot line, larger shrubs will be planted along the rear patio of the proposed detached townhouse.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I2 Landscaping	Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect,

				and shall serve to enhance and complement the neighborhood and townscape.
			<i>Commission Findings</i>	Proposed plant materials are drought tolerant and are consistent with landscaping of surrounding properties within the neighborhood.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.13 Landscaping	All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.
			<i>Commission Findings</i>	All proposed plant materials are drought tolerant.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.14 Landscaping	Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.
			<i>Commission Findings</i>	The landscape plan for the project provides buffer between the new detached townhouse and the existing dwelling unit on Sublot 1. Landscaping is also proposed between the new detached townhouse and the street.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.J1 Public Amenities	Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.
			<i>Commission Findings</i>	This standard is not applicable as sidewalks are not required.

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum Municipal Code (“KMC”) and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which City Ordinances govern the applicant’s Design Review application for the development and use of the project site.
2. The Commission has authority to hear the applicant’s Design Review Application pursuant to Chapter 17.96 of Ketchum Municipal Code Title 17.
3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Ketchum Municipal Code §17.96.080.
4. The Design Review application is governed under Ketchum Municipal Code Chapters 17.96, 17.124, 17.08, 17.12, 17.18, and 17.128.
5. The Okada Residence Design Review application meets all applicable standards specified in Title 17 of Ketchum Municipal Code.

DECISION

THEREFORE, the Commission **approves** this Design Review Application File No. P21-042 this Tuesday, October 26, 2021 subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. The transformer noted in the northwest corner of the property on Sheet A1.1 shall be pole mounted with underground lines serving the existing residence, the new detached townhome, and the property to the east. Revised electrical and civil plan sets are required for final review and approval by the Planning Department and City Engineer prior to issuance of a building permit for the project.
2. Final civil drawings prepared by an engineer registered in the State of Idaho which include specifications for right-of-way, utilities, and drainage improvements shall be submitted for review and approval by the City Engineer, Streets, and Utilities departments prior to issuance of a building permit for the project.
3. 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.
4. 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 26th day of October 2021.

Neil Morrow, Chair
City of Ketchum
Planning and Zoning Commission