



PLANNING AND ZONING COMMISSION AGENDA
MONDAY, AUGUST 10, 2015, 5:00 P.M.
191 E. SUN VALLEY ROAD, AND
480 EAST AVENUE NORTH, KETCHUM, IDAHO

1. 5:30 p.m. CALL TO ORDER
2. CONSENT CALENDAR
 - a. EST. 5:30 p.m. FINDINGS OF FACT
 - i. 231 Sun Valley Road Design Review – Approval
 - b. EST. 5:35 p.m. APPROVAL OF MINUTES
 - i. July 13, 2015
 - ii. July 13, 2015 Site Visit
 - iii. July 27, 2015
 - iv. July 27, 2015 Site Visit
3. PUBLIC COMMENT
 - a. EST. 5:40 p.m. Communications from the public for items not on the agenda.
4. COMMUNICATIONS FROM STAFF
 - a. EST. 5:45 p.m. (CONTINUE TO AUGUST 25, 2015, CONTINUED FROM JULY 27, 2015) CONSIDERATION upon the application by IEG Thunder Spring LLC., for Design Review at 126 Saddle Road (Thunder Spring Large Block Plat, Block 2, Township 4N, Range 18E, Section 7) for Design Review approval for nine residential units ranging from 4,300 square feet to 6,000 square feet. The lot is 1.16 acres in size and zoned Tourist (T) zoning district. This project, the Residences at Thunder Spring, is part of the existing Thunder Spring Planned Unit Development.
 - b. EST. 5:50 p.m. (CONTINUE TO SEPTEMBER 14, 2015, CONTINUED FROM JULY 13, 2015) VILLAS AT THE CROSSINGS, WATERWAYS DESIGN REVIEW/FLOODPLAIN DEVELOPMENT PERMIT – The Planning and Zoning Commission will take action on an application for a riparian management and mitigation plan for the riparian area in the floodplain overlay adjacent to the Big Wood River at 104 and 106 Saddle Road, (Villas at the Crossings Common Area)
 - c. EST. 5:55 p.m. CONSIDERATION upon the application by George B. Fisher, LLC., at 191 E. Sun Valley Road, (Fisher Condo, Block 37, Township 4N, Range 18E, Section 18) for Design Review approval for the exterior remodel of an existing mixed use building. (CONTINUED FROM JULY 27, 2015)
 - d. EST 6:40 p.m. WORKSESSION, The Spot, code amendment to allow assembly uses as a permitted use in the Light Industrial -2 District.
 - e. 7:25 p.m. WORKSESSION, Code Rewrite Phase II, Design Review, (*Chapters 17.18 & 17.96*) and a minor amendment to the Floodplain Management Overlay Zoning District (*Chapter 17.88*).

5. EST. 7:45 p.m. FUTURE PROJECTS AND NOTICING REQUIREMENTS
6. EST. 7:50 p.m. STAFF REPORTS & CITY COUNCIL MEETING UPDATE
7. EST. 7:55 p.m. COMMISSION REPORTS AND EX PARTE DISCUSSION OR DISCLOSURE
8. ADJOURNMENT

Any person needing special accommodations to participate in the meeting should contact the City Clerk's Office as soon as reasonably possible at 726-3841. All times indicated are estimated times, and items may be heard earlier or later than indicated on the agenda.

IN RE:)	
)	KETCHUM PLANNING AND ZONING
231 Sun Valley Road)	COMMISSION - FINDINGS OF FACT,
Mixed Use Project Design Review)	CONCLUSIONS OF LAW AND DECISION
)	
File Number: 15-048)	

BACKGROUND FACTS

OWNERS: Devin Piscitelli

REPRESENTATIVE: Brenda Moczygemba, Michael Doty Associates, Architects PC

REQUEST: Community Core Design Review for a proposed 7,826 square foot mixed use residential and commercial building.

LOCATION: 231 Sun Valley Road (Lot 8, Block 17, Ketchum Townsite)

NOTICE: Adjacent property owners (Mailed July 13, 2015)

ZONING: Community Core (CC)

SUB-DISTRICT: C, Urban Residential

OVERLAY: None

REVIEWER: Morgan Brim, Senior Planner/Current and Long-range Planning Manager

GENERAL FINDINGS OF FACT

1. The subject property is located in subdistrict C, Urban Residential of the Community Core (CC) District and contains a lot size of 4,131 square feet. The CC district allows for the proposed height of 42 feet. Surrounding land uses include mixed use (residential and commercial building) to the west, offices to the east, restaurant across Sun Valley Road to the south and offices/retail to the north.

2. The applicant is proposing a three story building with retail on the ground floor with two alleyway accessed garage bays, and two residential units located on the second and third floors. A private roof deck space is designated for each unit. The proposed building contains a gross square footage, minus basement, public restrooms and mechanical areas, of 7,826 and a floor area ratio (FAR) of 1.9 (7,826/4,131).

Regulatory Taking Notice: Applicant has the right, pursuant to section 67-8003, Idaho Code, to request a regulatory taking analysis.

City Department Comments				
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"/>	16.04.030.I	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City Department Comments	Police Department: <ul style="list-style-type: none"> Commented that they identified no issues.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Fire Department: <ul style="list-style-type: none"> If the distribution power lines in the alleyway are not undergrounded, coordination with Idaho Power is recommended to ensure the building does not fall within the required safety distances of said power lines. The entire structure will be required to be fire sprinklered in accordance with NFPA Standard 13 and Ketchum Ordinance #1125.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		PUBLIC WORKD DEPARTMENT City Engineer: <ul style="list-style-type: none"> Civil drawings detailing ADA specifications, alley apron, flow line and driveway access will be required. Streets: <ul style="list-style-type: none"> A right-of-way (ROW) encroachment permit will be required for any proposed infrastructure in the public ROW, included the snow melt system. Utilities: <ul style="list-style-type: none"> Every unit will require a separate meter and impact fees. Meter sizes will be need to be determined by a plumber or mechanical engineer. Water service will come from the municipal line of Sun Valley Road. Sewer is available in the adjacent alley. The meters will need to be placed in the mechanical room with domestic taken off the water line prior to separation for the fire system. City Arborist: <ul style="list-style-type: none"> Details will need to be provided for all street trees and onsite landscaping.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Building: <ul style="list-style-type: none"> The Building Department has not submitted any comment regarding this project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Planning and Zoning: <ul style="list-style-type: none"> The lower rear elevation contains a large wall face with little variation and should be broken up more. See section 17.64.020E.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Compliance with Zoning District and Overlay Requirements				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Standard	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Code Reference	Floor area (4,129 square feet)

			Staff Comments	Residential: Proposed 5,147 Net Square Footage Retail: Proposed 2,030 Gross Square Footage Total: 7,826.5 Gross Square Footage Contributing towards F.A.R.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.64.010.A	Lot Area
			Staff Comments	Lot Size: 4,129 Square Feet Lot Coverage: 86%
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.64.010	Building Height
			Staff Comments	Proposed: 40 feet with an additional ten feet for the stairwell accessing the roof. A 20'-2 1/4" wide section of the south-facing façade has a brick parapet that exceeds the 40-foot height limit by 5 3/4". Applicant requests the exception to height limit that allows up to two additional feet. Applicant believes the change in parapet height is meaningful to the character of the building as it offsets the facades and creates hierarchy and separation of elements. Required: 40-42 feet, an additional ten feet permitted for stairway/elevator access.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.64.010	Setbacks
			Staff Comments	Proposed: <u>Front: 5 feet; Alleyway: 3 feet</u> Required: <u>Front: 5 feet; Alleyway: 3 feet</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.060.M	Curb Cut
			Staff Comments	No curb cuts are proposed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.64.010.E	Parking Spaces
			Staff Comments	Four onsite spaces and three on-street spaces are proposed. Seven spaces total are required.

Design Review Requirements				
1. EVALUATION STANDARDS: 17.96.090(B)				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Standard	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(1) SITE DESIGN	The site's significant natural features such as hillsides, mature trees and landscaping shall be preserved. Cuts and fills shall be minimized and shall be concealed with landscaping, revegetation and/or natural stone material.
			Staff Comments	Lot is vacant with no landscaping.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(2)a COMPATIBILITY	The structure shall be compatible with the townscape and surrounding neighborhoods with respect to height, bulk, setbacks and relationship to the street.
			Staff Comments	The proposed building contains a height of 40 feet which is 4'-4" higher than the adjacent building to the west. Similar to building in the immediate vicinity, this building is oriented towards the street and contains compatible setbacks. Adjacent building is non-conforming in regards to setbacks along Sun Valley Road.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(2)b	The project's materials, colors and signing shall be compatible with the townscape, surrounding neighborhoods and adjoining structures.
			Staff Comments	The materials include horizontal wood siding, brick and accent elements of steel which appears consistent with materials used throughout the neighborhood.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(2)c	Consideration shall be given to significant view corridors from surrounding properties.
			Staff Comments	There are no established significant view corridors adjacent to this property. However, the property is only slightly visible from Highway 75, but does not penetrate the skyline.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(2)d	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.
			Staff Comments	The lot contains no significant landmarks.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)a ARCHITECTURAL QUALITY	Consideration shall be given to natural light reaching public streets, sidewalks and open spaces.
			Staff Comments	No issues have been identified relative to blocking natural light. The building is designed with a five foot setback from the existing sidewalk on Sun Valley Road.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)b	The building character shall be clearly defined by use of sloped roofs, parapets, cornices or other architectural features.
			Staff Comments	The building's flat roof and parapet is consistent with the adjacent buildings. A c-channel at the top of parapet elevation skirts the majority of the front façade and part of the east (alley) façade. The applicant has indicated that a cornice is not appropriate for the design intent of this building. All parapets will have a metal drip edge extending five inches down the facade.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)c	There shall be continuity of materials, colors and signing within the project.
			Staff Comments	It appears that the proposed materials, accent metal, and signage will be complementary to each other.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)d	There shall be continuity among accessory structures, fences, walls and landscape features within the project.
			Staff Comments	No accessory structures are proposed. Walls and landscaping elements have brick material which is consistent with materials being used for the building. The trash enclosure contains horizontal siding, conforming to the siding used in various parts of the building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)e	Building walls which are exposed to the street shall be in scale with the pedestrian.
			Staff Comments	The first floor of the building is broken up with horizontal planes including an over-hanging deck and metal shade structure. The building's retail entrance directly engages pedestrian traffic along Sun Valley Road.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)f	Building walls shall provide undulation/relief thus reducing the appearance of bulk and flatness.
			Staff Comments	The building contains protruding decks and shade structures to break up the verticality of the building. However, the rear elevation is proposed with a large flat surface without much variation.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)g	Exterior lighting shall not have an adverse impact upon other properties and/or public streets.
			Staff Comments	The applicant has stated that exterior lighting will conform to the City of Ketchum dark sky ordinance and will not have an adverse impact on other properties. Four exterior wall sconces are proposed at the first level along Sun Valley Road. Lighting located on the decks above will be recessed cans. Along the alley side, the applicant proposes two exterior sconces at either side of the east-facing retail entry door, one exterior sconce at each of the unit entries, and sconces at each side of the garage doors (Three total located at the garages). Lighting in the covered parking area will be recessed cans.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)h	Garbage storage areas and satellite receivers shall be screened from public view.
			Staff Comments	The trash enclosure is located beneath an overhanging deck located on the alley side. Trash bins will be fully enclosed with doors and enclosure will be clad with horizontal siding, which is consistent

				<i>with material being used throughout the project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)i	Utility, power and communication lines within the development site are concealed from public view where feasible.
			<i>Staff Comments</i>	<i>Existing overhead lines are located to the rear of the property and along the alleyway. The applicant is proposing to underground all utility lines. Gas and electric meters will be hidden from view in the rear of the trash enclosure. Air conditioner units and snow melt boiler will be screened from view on the second floor plan.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)j	Door swings shall not obstruct or conflict with pedestrian traffic.
			<i>Staff Comments</i>	<i>No conflicts have been identified.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)k	Building design should include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or to adjacent properties.
			<i>Staff Comments</i>	<i>The proposed roof is flat and will drain internally.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)l	Exterior siding materials shall be of natural wood or masonry origin or similar quality. Metal siding is discouraged in all zoning districts.
			<i>Staff Comments</i>	<i>Horizontal shiplap grey siding and reclaimed brick is proposed throughout the project. No metal siding will be used.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(4)a CIRCULATION DESIGN	Pedestrian, equestrian and bicycle access which is adequate to satisfy demands relative to development size shall be provided. These accesses shall be located to connect with existing and anticipated easements and pathways.
			<i>Staff Comments</i>	<i>Pedestrian walkways connect the public sidewalk to building entrances. There is a proposed bicycle rack located at the southeast corner of the property near a landscaping planter.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(4)b	The building(s) is primarily accessed from the public sidewalk for the majority of the individual uses proposed. It is the intent to promote exterior circulation with numerous connections to the public sidewalk and exposure to the street. This includes utilizing arcades, courtyards and through block connections. (Commercial buildings only)
			<i>Staff Comments</i>	<i>Both residential and retail uses are accessed from the sidewalk along Sun Valley Road.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(4)c	The required five foot (5') street side setback is primarily used as an extension and part of the public sidewalk in areas with high pedestrian volume (setback as per zoning). This setback is encouraged to be covered by awnings, arcades or other canopies for weather protection and may extend out over the public sidewalk (CC zone only);
			<i>Staff Comments</i>	<i>The internal sidewalk connects to the public sidewalk. A metal trellis and overhanging unit deck partially covers the walkway within the five foot street setback.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(4)d	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>Staff Comments</i>	<i>Four onsite parking spaces are proposed. These spaces are accessed from the alleyway. The applicant is requesting parking credit for three on-street parking spaces.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(4)e	Parking areas have functional aisle dimensions, backup space and turning radius.
			<i>Staff Comments</i>	<i>All onsite parking spaces meet the dimension criteria outlined in city code. Onsite spaces will back out onto the public alleyway.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(4)f	Location of parking areas is designed for minimum adverse impact upon living areas within the proposed development and minimizes adverse impact upon adjacent properties with regard to noise, lights and visual impact.
			<i>Staff Comments</i>	<i>Four onsite parking spaces are located on the east side of the building and accessed from the alley way. Two of these spaces are fully</i>

				<i>garaged.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.090(B)(4)g	Curb cuts are located away from major intersections and off high volume roadways where possible.
			<i>Staff Comments</i>	<i>There are no proposed curb cuts. All access is derived from the existing alleyway.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(4)h	Adequate unobstructed access for emergency vehicles, snow plows, garbage trucks and similar service vehicles to all necessary locations within the proposed project is provided.
			<i>Staff Comments</i>	<i>The Fire Department has recommended that the overhead power lines be placed under ground to limit conflicts with emergency vehicles.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(4)i	The project is designed so as to provide adequate snow storage areas or removal for snow cleared from the parking areas and roadways within the project. (50 percent)
			<i>Staff Comments</i>	<i>The project proposes heated sidewalks and heated parking areas where uncovered.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(5)a LANDSCAPE QUALITY	Substantial landscaping is to be provided, which is in scale with the development and which provides relief from and screening of hard surfaces. Total building surface area and street frontage will be considered when determining whether substantial landscape is being provided. (Landscaping shall be defined as trees, shrubs, planters, hanging plants, ground cover and other living vegetation).
			<i>Staff Comments</i>	<i>The applicant proposes a planter at street level and trellises throughout the building to accommodate vine growth. One street tree is proposed along Sun Valley Road.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(5)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 compliment the neighborhood and townscape. Consideration should be given to the use of native, drought-resistant plant materials.
			<i>Staff Comments</i>	<i>The applicant has indicated that vegetation will be adaptable to the site's microclimate.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.090(B)(5)c	The preservation of existing significant trees, shrubs and important landscape features (mapped in accordance with Site Design, Paragraph 1) shall be encouraged.
			<i>Staff Comments</i>	<i>No existing trees or desirable vegetation exists.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(5)d	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>Staff Comments</i>	<i>The site plan indicates the addition of one street tree along Sun Valley Road and a planter box adjacent to the front façade. Vines are proposed along the second and third story upper decks.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(6) ENERGY DESIGN	Consideration shall be given to proper solar orientation within the project. Recognition shall be given to the solar benefits of adjoining properties. (A sun chart as a means of understanding the solar possibilities and limitations shall be encouraged)
			<i>Staff Comments</i>	<i>The primary building façade is oriented towards the south and contains the majority of building fenestration. The north facing façade contains minimal fenestration.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(7) PUBLIC AMENITIES	Pedestrian amenities are encouraged for all projects and shall be required for commercial uses. Amenities may include, but are not limited to benches and other seating, kiosks, telephone booths, bus shelters, trash receptacles, restrooms, fountains, art, etc. The use of "Ketchum Streetscape Standards" shall be encouraged.
			<i>Staff Comments</i>	<i>The public sidewalk along Sun Valley Road will be upgraded with a snow melt system. The project also incorporates seating areas along the low site walk adjacent to the sidewalk. A planter on the southeast corner incorporates a public trash and recycling bin. A bicycle rack is</i>

				<i>proposed adjacent to this planter.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(8) GREEN BUILDING	Consideration shall be given to green building features within the project. Recognition shall be given to projects that achieve the United States Green Building Council's LEED Certification of earn the Environmental Protection Agency's Energy Star Label. Projects are encouraged to consider energy conservation, indoor air quality, water use, location, waste reduction, recycling, and use of sustainable construction materials.
			<i>Staff Comments</i>	<i>The applicant indicates that the residential units will meet or exceed City of Ketchum's Green Building Code (NGBS Silver Certification) and retail space will meet or exceed Comcheck for energy code compliance. Low or no VOC paint will be used for interiors and construction waste will be separated to allow for recycling.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(9)a Master Signage Plans Design Guidelines	Exposed support structures for signs, including, but not limited to, posts, poles and sign sides or edges, must be faced or covered with wood, stone or metal which is corrosion resistant, painted or anodized, or such other material as may be approved by the city as a reasonable, natural textured substitute.
			<i>Staff Comments</i>	<i>Two signs are proposed along Sun Valley Road to demarcate the retail spaces. Signs will hang from overhanging elements above.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.090(B)(9)b	All freestanding signs shall have landscaping around the base of the support structure in order to provide a transition from the ground to the sign.
			<i>Staff Comments</i>	<i>No freestanding signage is proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(9)c	All materials should prevent reflective glare.
			<i>Staff Comments</i>	<i>That applicant has indicated that this standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(9)d	Simple and easy to read typefaces should be used on signs. Hard to read and overly intricate typefaces should be avoided.
			<i>Staff Comments</i>	<i>That applicant has indicated that this standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(9)e	Signs that have symbols, characters, or graphics are encouraged. The symbol, character, or graphic should relate to the products sold in the business or to the name of the business.
			<i>Staff Comments</i>	<i>That applicant has indicated that this standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(9)f	Signs that show depth and cast shadows are encouraged. Depth and shadows can be created by mounting individually cut letters and symbols on the sign base or carving letters and symbols into the base of the sign.
			<i>Staff Comments</i>	<i>That applicant has indicated that this standard will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.090(B)(9)g	Projecting signs are preferred over portable or sandwich board signs. Projecting signs generally are more effective for increasing visibility to both pedestrians and motorists.
			<i>Staff Comments</i>	<i>Projecting signs are not proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(9)h	Sign materials and colors should complement the building facade. Basic and simple color applications are encouraged and vibrant colors should be avoided.
			<i>Staff Comments</i>	<i>The applicant has indicated that this standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(9)i	The color of letters and symbols should contrast the base or background color of the sign to maximize readability.
			<i>Staff Comments</i>	<i>The applicant has indicated that this standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(9)j	Signs shall not cover or obscure windows, doors, storefronts, building entrances, eaves, cornices, columns, horizontal expression lines, or other architectural elements or details.
			<i>Staff Comments</i>	<i>The designated sign areas on the front façade appear to not obscure windows, doors, store fronts or other architectural features.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(9)k	Signage on buildings with multiple tenants shall be limited to prevent sign clutter. Individual signs for tenants with ground floor storefront entrances are permitted. A directory sign with the names and suite numbers of all tenants without a ground floor storefront entrance may be provided at the lobby entrance for those tenants.
			<i>Staff Comments</i>	<i>The sign areas are clearly designated on the front façade of the</i>

				<i>building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(9)l	An address marker shall be provided at the main entrance to all buildings.
			<i>Staff Comments</i>	<i>This will be conditioned.</i>

Community Core Design Review Requirements				
1. EVALUATION STANDARDS: 17.18.130(F)				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Standard	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(a)1 ALL BUILDING FACADES	<p>Facades shall be designed with both solid surfaces and window openings to avoid the creation of blank walls and glass curtain walls. Blank walls on all facades that front a park, street, avenue, alley, plaza, or other public spaces are prohibited.</p> <p><i>Staff Comments</i> The use of decks, fenestration and varied architectural elements break up the east and south (Front) building elevations. The West elevation is not visible from any view point as it is located directly adjacent to the neighboring building. The lower rear elevation (north side of building) does contain a large wall with little variation. However this wall is located adjacent to the rear shared property line of which the north neighboring parcel could potentially develop and help to screen this wall area. Because of this and fire code requirements, windows are not allowed in this location. Conversely, the applicant has provided a variation of windows, siding and architectural features on the upper portion of the rear façade.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(a)2	<p>On all facades, a clear visual distinction between each floor shall be provided.</p> <p><i>Staff Comments</i> The south and east elevation indicate that the floors are clearly distinguishable. This is accomplished through the use of horizontal planes, decks and window placement.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(a)3	<p>Stairways shall have a design that is compatible with overall structure. Stairs shall not have a tacked on appearance or look like their design was an addition or afterthought.</p> <p><i>Staff Comments</i> A stairwell access point is proposed for the roof deck areas. It is clad with similar siding materials used throughout the project.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(a)4	<p>All sides of the facade shall be designed with similar architectural elements, materials, and colors as the front facade. However, the design of side and rear facades may be simpler, more casual, and more utilitarian in nature.</p> <p><i>Staff Comments</i> The use of light grey horizontal siding, gray beige reclaimed brick and metal accents appear to be used consistently on all visible building sides.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.18.130(F)(a)5	<p>If a portion of an existing building is modified, it shall use the same building materials, details, and color applications as the rest of the building. For example, if a portion of a brick facade with wood framed windows and doors is modified, the modified portion of the facade shall use bricks, details, and wood frame windows and doors that are compatible with the other parts of the building.</p> <p><i>Staff Comments</i> This is a new building.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(a)6	<p>Consideration shall be given to natural light reaching public streets, sidewalks and open spaces.</p> <p><i>Staff Comments</i> No issues have been identified relative to blocking natural light. The building is designed with a five foot setback from the existing sidewalk on Sun Valley Road.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.18.130(F)(b) (1)a	<p>Additions to existing buildings shall be designed with a style, materials, colors, and details that are compatible with the existing structure.</p>

			<i>Staff Comments</i>	<i>This is a new building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(b) (1)b MIXED USE/HOTEL BUILDING FACADES	Front building facades, as well as all facades that front a plaza or pedestrian walkway, shall be designed with: (a) Ground floor storefront windows and doors that utilize clear transparent glass in order to provide clear views of storefront displays from the street and/or to allow natural surveillance of the street and adjacent outdoor spaces. Mirror and tinted glass, including solar bronze and interior film, is prohibited.
			<i>Staff Comments</i>	<i>The plans indicate that the retail space on the ground floor contains transparent store front windows.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(c)1 ROOFS	Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.
			<i>Staff Comments</i>	<i>The proposed roof is flat and appears compatible with the overall building design.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(c)2	A relatively consistent roof design (including overhangs, pitch, fascia, materials and eaves) shall be provided on all sides of the building.
			<i>Staff Comments</i>	<i>The building design appears consistent on all sides of the building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(c)3	All roofs shall be designed with snow clips, gutters, and downspouts to prevent water damage and stains on building facades, and to protect pedestrians and adjoining properties from dripping water and sliding snow.
			<i>Staff Comments</i>	<i>The roof is flat and will drain internally.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(c)4	Mechanical equipment on roofs shall be screened from public view from all sidewalks, plazas, parks, public spaces, and pedestrian walkways.
			<i>Staff Comments</i>	<i>The applicant has indicated that mechanical equipment will be located on the second floor and screened from public view.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(c)5	Roof overhangs, such as cornices, and eaves, may extend out from the facade of the building. However, roof overhangs shall not extend over a neighboring parcel or more than three feet (3') over a public sidewalk.
			<i>Staff Comments</i>	<i>No overhangs are proposed over the public sidewalk or onto neighboring properties.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(d)1AW NINGES AND MARQUEES	The valance, or front face, of an awning shall not exceed eighteen inches (18") in height.
			<i>Staff Comments</i>	<i>The applicant has indicated that the awnings will not exceed 18 inches in height.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(d)2	Awnings and marquees shall not obscure views into storefront display windows or cover architectural expression lines or details.
			<i>Staff Comments</i>	<i>The applicant has indicated that the awnings will not obscure windows.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(d)3	Awnings may have signs (refer to sign ordinance).
			<i>Staff Comments</i>	<i>An awning sign is proposed for the retail space.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(d)4	High gloss or plastic materials are prohibited.
			<i>Staff Comments</i>	<i>High gloss and plastic materials are not called out in the plans.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(e)1 BALCONIES	Balconies may be open or covered with a roof or upper story balcony.
			<i>Staff Comments</i>	<i>Balconies will be covered.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(e)2	The distance between roof supporting columns, piers, or posts on balconies shall not exceed their height.
			<i>Staff Comments</i>	<i>The distance between roof supporting columns is not greater than their proposed height.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.18.130(F)(f)1 COLONNADES	Colonnades may be covered with a roof or a balcony. An enclosed habitable space may occur above the colonnade, as long as it does not occur over the public sidewalk.
			<i>Staff Comments</i>	<i>No colonnades are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(f)2	Supporting columns and posts shall be spaced and sized so that they do not block views of storefront windows from the street.

			<i>Staff Comments</i>	<i>Columns are only on the second and third floors and are designed to match and be a part of the balconies horizontal material.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.18.130(F)(g)1	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.
			<i>Staff Comments</i>	<i>No front porches or stoops are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.18.130(F)(g)3	The raised platform of a front porch (not including stairways) shall be at least fifty (50) square feet in size with no one dimension less than six feet (6') in length.
			<i>Staff Comments</i>	<i>No front porches or stoops are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(h)(1)a PUBLIC OPEN SPACE	Public open spaces shall be designed to enhance the site and/or building as a place for pedestrians and shall include the following: Trash receptacles; a combination of landscaping and paved surfaces; pedestrian scaled lighting; & amenities or features that encourage people to gather. Such features include, but are not limited to outdoor seating, spas/hot tubs, pools, barbecue facilities, outdoor fireplace, public art, fountains, kiosks, planters, and outdoor dining area.
			<i>Staff Comments</i>	<i>No onsite public spaces are proposed. The applicant indicates that trash and recycling facility will be located on the sidewalk. The applicant further states that pedestrian –scaled lighting (sconces) will be installed adjacent to the garage doors and around the facades of the building along with recessed can lights. A small amount of landscaping and short trellis structure will help bring the scale down to the pedestrian.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(h)2	Public open spaces shall be usable throughout the year. These spaces shall either be heated for snow removal or maintained to remove snow during the winter months.
			<i>Staff Comments</i>	<i>The applicant indicates that the sidewalk along Sun Valley Road will be upgraded with a snow melt system.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(i)1 SERVICE AREAS	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 from streets, avenues, alleys, pedestrian walkways, sidewalks, plazas, and public spaces. Trash disposal areas with appropriately designed enclosures or screens may be allowed within rear parking lots, but in no case shall the disposal area be allowed along the street frontage.
			<i>Staff Comments</i>	<i>Plans propose locating the trash area within the covered parking area, which will be fully screened from the public view.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(i)2	Trash disposal areas shall be screened from public views from all sidewalks, streets, plazas, and public spaces. Trash enclosures shall be used to store outdoor garbage containers or dumpsters.
			<i>Staff Comments</i>	<i>As indicated above, trash areas will be fully screened from the public way.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(i)3	Garbage containers or dumpsters shall be kept in enclosures at all times, except when being emptied.
			<i>Staff Comments</i>	<i>Plans indicate this requirement will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(i)4	Trash enclosures shall be maintained and the surrounding area kept free of debris.
			<i>Staff Comments</i>	<i>That applicant indicates that this will be the case.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(i)5	The location of trash enclosures shall not interfere with vehicular and pedestrian access and movement.
			<i>Staff Comments</i>	<i>The plans show that the trash receptacle area will be self-contained and located between park spaces.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(i)6	The number of trash receptacles per unit shall be provided based on formulas provided by trash disposal companies.
			<i>Staff Comments</i>	<i>The trash receptacle area will meet all requirements of Clear Creek Disposal.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(j)(1)a-h MECHANICAL AND ELECTRICAL EQUIPMENT	The following shall not be located within the public right of way and shall be screened from public views from streets, pedestrian walkways, sidewalks, plazas, and public spaces: Electric and water utility meters; power transformers and sectors; heating/ventilation/cooling equipment/ irrigation and pool pumps; satellite dishes greater than eighteen inches (18") in diameter; antennas; rooftop mechanical equipment; & other mechanical equipment.
			<i>Staff Comments</i>	<i>The applicant indicates that mechanical equipment, electric and water utility meters, power transformers and sectors and antennas will not be located within the ROW and will be screened.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(j)(2)	Appropriate methods of screening include fencing, landscaping, roof parapets, and equipment enclosures. The design of screening devices shall be compatible with the main structure and conform to other sections of this code. Noise levels of mechanical equipment shall be minimized. All utility and communication lines serving the site shall be underground.
			<i>Staff Comments</i>	<i>The applicant indicates that appropriate methods of screening will be utilized for all above criteria infrastructure. Utility lines will be placed underground and noise levels of mechanical equipment shall be minimized.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(k)(1)a-c LANDSCAPING	The regulations in this subsection apply to private property, including parking lots. Regulations for the landscaping of streets are provided in subsection q, "Streets And Streetscapes", of this section. The following areas shall be landscaped and regularly maintained to be free of weeds, overgrown vegetation, and litter: Unpaved portions of the site visible from public streets, sidewalks, plazas, parks, and other public spaces; common outdoor areas within any development; and private and public surface parking areas.
			<i>Staff Comments</i>	<i>The applicant indicates that all areas will be regularly maintained.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(k)2	Landscaping treatments shall include a combination of trees, grasses, shrubs, flowering plants, and flowers.
			<i>Staff Comments</i>	<i>Landscaping elements include trees, grasses, shrubs, flowering plants and flowers.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(k)3	All landscaped areas shall be irrigated with automatic drip irrigation systems that do not produce overspray on surfaces outside the planting area.
			<i>Staff Comments</i>	<i>Landscaping areas will be irrigated with automatic drip systems that do not overspray outside the planting area.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(k)4	All new trees planted in the community core district shall be species that are recommended and approved by the city arborist. All new trees shall have a caliper size of three inches (3") measured twelve inches (12") from the ground. If the species is not available in this size, a caliper of two and one-half inches (2 1/2"), measured twelve inches (12") from the ground, will be acceptable. Evergreen trees shall be at least eight feet (8') tall when planted. All trees shall have a minimum height of fourteen feet (14') when fully grown.
			<i>Staff Comments</i>	<i>The city arborist has reviewed the plans and has approved the Landscaping Plan.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(k)5	In order to provide adequate pedestrian clearance, trees shall be pruned regularly so that there is at least seven feet (7') of vertical clearance between the lowest branches of the tree and the grade of the adjacent sidewalk or pedestrian walkway. They shall also be pruned to maintain the health, vigor, and natural shape of the tree, and to maintain vehicular clearance and sight lines.
			<i>Staff Comments</i>	<i>The applicant indicates that this criteria will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(k)6	All trees shall have an adequately sized planting area. The size of the planting area shall be based on the amount of room needed for tree roots. Root barriers shall be used when trees are planted near pedestrian walkways and sidewalks.
			<i>Staff Comments</i>	<i>The applicant indicates that this criteria will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(k)7	Shrubs shall have a minimum five (5) gallon container size.

			<i>Staff Comments</i>	<i>The applicant indicates that this criteria will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.18.130(F)(k)8	An exception to a development specification or design regulation (such as the built to line specification) is allowed if the exception will protect and preserve an established, healthy, and mature tree on the site. In cases where such a tree is protected and preserved, the exception to the development specification or design regulations shall be granted with verification of the city arborist and shall not require approval by the Commission or city council. When proposed underground parking prohibits the preservation of mature and healthy trees, an assessment of alternatives shall be made by the planning department, city engineer, city arborist and the applicant. Such an assessment will include consideration of a parking demand plan.
			<i>Staff Comments</i>	<i>No existing trees are onsite.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.18.130(F)(k)9	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.
			<i>Staff Comments</i>	<i>No existing trees are onsite.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(k)10	All landscaping shall be maintained in a healthy and attractive state and shall be watered, weeded, generally maintained, and replaced (if necessary) by the property owner/property manager.
			<i>Staff Comments</i>	<i>The applicant indicates that this criteria will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(k)11	Trees that are placed within a courtyard, plaza, or pedestrian walkway shall be placed within tree wells that are covered by tree grates.
			<i>Staff Comments</i>	<i>The applicant indicates that this criteria will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(k)12	The city arborist shall approve all parking lot trees. Trees that do not drop heavy cones, sap, fruit, and seedlings shall be selected to minimize potential damage to cars in the parking lot.
			<i>Staff Comments</i>	<i>The applicant indicates that this criteria will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.18.130(F)(k)(13)a	All surface parking lots shall be designed with the following landscaping features: The use of porous or pervious surfaces in the parking lot design. These surfaces reduce the volume and rate of storm water runoff and can add to the visual character of the parking lot.
			<i>Staff Comments</i>	<i>Onsite parking areas will be either fully enclosed within a garage or mostly covered by the building.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.18.130(F)(k)(13)c	Trees may be planted in landscaped planters, tree wells in pedestrian walkways, and/or diamond shaped planter boxes located between parking rows. Diamond shaped planter boxes and tree wells shall be at least five feet (5') square. Tree gates and root guards shall be required for trees planted within pedestrian walkways.
			<i>Staff Comments</i>	<i>Onsite parking spaces are located within the building. This standard is not applicable.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(k)(13)d	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.
			<i>Staff Comments</i>	<i>The plans provide a detail of the street tree and show a tree grate.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(l)1 FENCES, WALLS AND GATES	The design of fences and walls shall be compatible with the architecture of the building.
			<i>Staff Comments</i>	<i>No fences are proposed. The application states that half walls on the ground floor will be made of brick and match the rest of the building.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.18.130(F)(l)2	Entrance arbors are allowed on fences/walls.
			<i>Staff Comments</i>	<i>No entrance arbors are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.18.130(F)(l)3	Fences and walls shall have an articulated design. Articulation can be created by having regularly spaced posts, changing the height of the fence/wall, and by using different building materials at the base, posts, or the cap of the fence/wall. Flat walls, chainlink fences, and barbed wire fences are prohibited.
			<i>Staff Comments</i>	<i>No fences or walls are proposed.</i>
			17.18.130(F)(l)4	The maximum fence and wall height is four feet (4') within thirty feet (30') of the

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		front property line and six feet (6') beyond thirty feet (30') of the front property line.
			<i>Staff Comments</i>	<i>The applicant indicates that the low wall along the ADA ramp is 3'-8" in height.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(m)(1)a- I SITE LIGHTING	The following areas shall be illuminated at night to ensure the safety of users and to minimize opportunities for crime. Illumination shall conform to the city of Ketchum dark sky ordinance. Intersection of streets; intersection of alleys and streets; surface parking lots; parking structures, including access points, elevations and stairwells; pedestrian walkways and paths; plazas; sidewalks; automated teller machines (ATMs); all entrances to buildings, including rear and service entrances; garbage disposal areas; alleys; & other areas that are routinely used by pedestrians.
			<i>Staff Comments</i>	<i>The applicant indicates that this criteria will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(m)2	Site, building, and sign lighting shall be located and directed to light the intended area of illumination and to prevent off site glare impacts on adjacent buildings or properties.
			<i>Staff Comments</i>	<i>The plans indicate that lighting will be placed and directed to prevent off-site glare while illuminating the intended areas.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.18.130(F)(n)1 PLAZAS, PEDESTRIAN WALKWAYS AND COURTYARDS	All plazas, pedestrian walkways, and courtyards shall be designed with an ornamental surface that is differentiated from the sidewalk and asphalt streets and parking lots. Appropriate types of ornamental paving include: (a) Natural stone. (b) Turf block. (c) Brick. (d) Concrete unit pavers.
			<i>Staff Comments</i>	<i>No plazas or courtyards are proposed for this project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(n)2	Concrete with special textures, colors, and patterns. At least two (2) sides of a plaza or courtyard shall be defined by building facades with active ground floor uses (such as restaurants, retail stores, cafes, bars, etc.). Edges that are not defined by building facades shall be defined with landscaping features, such as trees, low planters, seating, a pergola with vines, or sculptures.
			<i>Staff Comments</i>	<i>The application indicates that low planters will be located on either side of the pedestrian walkway.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.18.130(F)(n)3	All plazas and courtyards shall be designed with pedestrian amenities, such as seating, outdoor dining tables with umbrellas, winter ice rinks, planters, trees, vine covered pergolas, pedestrian scaled lighting, public artwork, outdoor fireplaces, and fountains.
			<i>Staff Comments</i>	<i>No plazas or courtyards are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.18.130(F)(n)4	Plazas shall be illuminated from dusk to dawn. A combination of overhead lighting and lighted bollards shall be used.
			<i>Staff Comments</i>	<i>No plazas are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(n)5	Plazas, pedestrian walkways, and courtyards that are paved shall be kept clear of snow and ice to ensure that the space is usable throughout the year.
			<i>Staff Comments</i>	<i>The application indicates that ramps and walkways will be heated.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.18.130(F)(o)1	Park improvements shall be designed to preserve mature trees, natural topographic features, rock outcroppings, and riparian and floodplain features.
			<i>Staff Comments</i>	<i>No park areas are proposed with this application.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.18.130(F)(o)2	All parks shall be designed with pedestrian amenities, such as shaded trails and paths, seating areas, picnic tables, barbecue areas, planters, trees, vine covered pergolas, gazebos, drinking fountains, pedestrian scaled lighting, public artwork, and fountains.
			<i>Staff Comments</i>	<i>No park areas are proposed with this application.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.18.130(F)(o)3	Parks shall be visible from streets, sidewalks, and adjacent uses to facilitate informal surveillance of the park and to increase safety and security. Edge treatments such as landscaping and fencing shall not block public views into the park. Parks shall not be isolated or walled off from the surrounding community.
			<i>Staff Comments</i>	<i>No park areas are proposed with this application.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.18.130(F)(o)4	Lighting shall be provided for pedestrian paths, parking lots, restrooms, picnic areas, gazebos, and other structures within parks. Lighting shall be located and directed to control off site glare.
			<i>Staff Comments</i>	<i>No park areas are proposed with this application.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.18.130(F)(o)5	Parks shall be designed with a combination of shaded areas to create cool areas during warm summer months and open space for solar access during the colder months. Canopy trees, trellises, gazebos, and/or other structures shall be provided to shade pedestrian paths, picnic areas, outdoor seating areas, and playgrounds.
			<i>Staff Comments</i>	<i>No park areas are proposed with this application.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(p)(1)a-c BICYCLE PARKING	All developments within community core are required to have bicycle parking. The minimum number of bicycle racks shall be determined by whichever of the following is greater: (a) Two (2) bicycle racks per use or business; (b) A number of bicycle racks that equals twenty percent (20%) of the required auto parking; or (c) Two (2) bicycle racks per lot.
			<i>Staff Comments</i>	<i>The applicant is proposing a bicycle rack to accommodate two bikes.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.18.130(F)(p)2	Schools are required to provide a minimum of one bicycle rack per ten (10) students or ten percent (10%) of required auto parking, whichever is greater. Recreation uses are required to provide a minimum of five (5) bicycle racks or ten percent (10%) of required auto parking, whichever is greater.
			<i>Staff Comments</i>	<i>This is neither a school nor recreational use.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(p)(3)a	A single bicycle rack shall meet the following criteria: (a) Support the bicycle upright by its frame in two (2) places; (b) Prevent the wheel of the bicycle from tipping over; and (c) A U-lock should be able to lock the front wheel and the down tube of an upright bicycle or lock the rear wheel and seat tube of the bicycle.
			<i>Staff Comments</i>	<i>The application indicates that this standard will be met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.18.130(F)(p)4	Two (2) or more single racks may be mounted in a row on a common base or attached in a row to a frame.
			<i>Staff Comments</i>	<i>One bicycle rack is being proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(p)5	Inverted "U" racks mounted in a row should be placed thirty inches (30") apart (on center) allowing enough room for two (2) bicycles to be secured to each rack and providing easy access to each bicycle.
			<i>Staff Comments</i>	<i>The application indicates that this standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(p)6	The rack should be anchored so that it cannot be stolen with the bikes attached. Racks that are large and heavy enough such that the rack cannot be easily moved or lifted with the bicycles attached do not have to be anchored.
			<i>Staff Comments</i>	<i>The application indicates that this standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(p)7	Bicycle racks may be placed on private property and public sidewalks. In both cases, the racks shall not be placed so that they block the entrance or inhibit pedestrian flow in or out of the building. If placed on a sidewalk or pedestrian walkway, they should be placed so that at least five feet (5') of sidewalk width is maintained. Bike racks placed in the public right-of-way are subject to review and approval by the Public Works Department.
			<i>Staff Comments</i>	<i>The application indicates that this standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(p)(8)a-c	Where multiple racks are installed in rows with aisles separating the rows, the following dimensions apply: (a) Minimum aisle width should be forty eight inches (48"). The aisle is measured from tip to tip of bike tires across the space between racks. (b) Minimum depth should be seventy two inches (72") for each row of parked bicycles. (c) Areas with a high turnover rate should have a minimum aisle width of seventy two inches (72") and should have more than one entrance.
			<i>Staff Comments</i>	<i>The application indicates that these standards will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(p)9	Racks shall be mounted within fifty feet (50') of the entrance it serves, or as close as the nearest car parking space, whichever is closer.

			<i>Staff Comments</i>	<i>It appears that the proposed rack is located within 50 feet of the entrance.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(p)10	Racks shall be clearly visible from the entrance it serves.
			<i>Staff Comments</i>	<i>The proposed rack appears to be clearly visible from the building's entrance.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(q)1 STREETS AND STREETSCAPES	Streetscape improvements shall be designed in compliance with the city approved cross sections for downtown streets.
			<i>Staff Comments</i>	<i>The applicant indicates that this standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(q)2	On street parallel parking spaces shall have a dimension of eight feet by twenty feet (8' x 20') (for non-ADA accessible spaces). On street angled parking spaces shall be provided at a forty five (45) to sixty degree (60°) angle. Angled parking spaces shall have a depth of eighteen feet (18') (as measured perpendicular from the curb face), and a width of nine feet (9') (as measured perpendicular to the stripes of the parking stall). A minimum distance of twenty feet (20') is required from the crosswalk or stop sign line to the first parking space.
			<i>Staff Comments</i>	<i>The plans show that the three on street parking spaces meet the required dimensional standards.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(q)3	The sidewalk radius at street intersections shall be minimized to shorten the length of pedestrian crossings and to prevent vehicles from making turns at high speeds. The city of Ketchum streets department and fire department shall determine the minimum sidewalk radius when designing streetscape improvement plans.
			<i>Staff Comments</i>	<i>This standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(q)4	All streetlight fixtures, traffic signals, traffic and directional signs, pedestrian wayfinding signs, parking signs, bicycle racks, parking meters, and fire hydrants shall be located within one to three feet (3') of the curb face.
			<i>Staff Comments</i>	<i>The Public Works Department will require this during installation.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(q)5	All streets shall be designed with streetlights. Streetlights shall be provided along all sidewalks at spacing intervals not to exceed sixty feet (60').
			<i>Staff Comments</i>	<i>The application indicates that street lighting will be added to Sun Valley Road and that it will conform to the design of existing lighting.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.18.130(F)(q)6	Streetscape furniture and amenities shall be located to maintain a clear pedestrian path of at least five feet (5') in width.
			<i>Staff Comments</i>	<i>No street furniture or amenities are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.18.130(F)(q)7	If permitted, tables, chairs, and other obstructions used for sidewalk dining shall be located to maintain at least five feet (5') of unobstructed sidewalk width.
			<i>Staff Comments</i>	<i>No sidewalk dining or furniture amenities are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(q)8	All streetlights, streetscape furniture, and amenities shall be consistent with a city approved list of approved furniture.
			<i>Staff Comments</i>	<i>The plans indicated that a street tree and trash receptacle are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(q)9	Streetlights shall be scaled to pedestrians and shall be no taller than fourteen feet (14').
			<i>Staff Comments</i>	<i>The application indicates that this standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(q)10	Streetlights shall be equipped with hardware to allow flowerpots and banners to hang from the streetlight. At least seven feet (7') of vertical clearance shall be provided from the sidewalk to the bottom of the flowerpot or banner.
			<i>Staff Comments</i>	<i>The application indicates that streetlights will contain flower pots and banners and that at least seven feet of vertical clearance will be achieved.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(q)11	Community organizations are allowed to hang banners from public streetlights with the approval of a sidewalk use permit. The Administrator shall approve all banners that are hung from public streetlights. The Ketchum streets department shall be responsible for hanging all streetlight banners. The city reserves the right to charge a fee for the banners.

			<i>Staff Comments</i>	<i>The application indicates that this standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(q)12	All new public sidewalks shall be heated to facilitate the removal of snow.
			<i>Staff Comments</i>	<i>In addition to onsite sidewalks, the applicant is proposing to heat the sidewalk along Sun Valley Road.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(q)13	All sidewalks shall be constructed of concrete pavers. Special paving features may be allowed on the sidewalks of unique streets within the downtown, such as Fourth Street and First Avenue.
			<i>Staff Comments</i>	<i>The application indicates that this standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(q)14	The project applicant shall be required to pay for new sidewalk, curbs, and gutters within the public right of way adjacent to the project site when there is new construction or when an existing building is altered or changed and such modifications require a building permit and the cumulative improvement within a three year timeframe constitutes a "Substantial Improvement".
			<i>Staff Comments</i>	<i>This requirement has yet to be approved by the City Council. However the applicant is proposing to improve the subject public infrastructure.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(q)15	Root guards shall be installed for each street tree to minimize damage to the sidewalk.
			<i>Staff Comments</i>	<i>Root guards will be installed for each street tree.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(q)16	All street trees shall be irrigated with automatic drip irrigation systems that do not produce overspray on the sidewalk.
			<i>Staff Comments</i>	<i>All street trees will be irrigated with auto-drip systems that do not produce sidewalk overspray.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(q)17	All new trees shall have a caliper size of three inches (3") measured twelve inches (12") from the ground. If the species is not available in this size, a caliper of two and one-half inches (2 1/2"), measured twelve inches (12") from the ground, will be acceptable. Evergreen trees shall be at least eight feet (8') tall when planted. All trees shall have a minimum height of fourteen feet (14') when fully grown.
			<i>Staff Comments</i>	<i>The new street tree will maintain at least a three inch caliper at the time of planting.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(q)18	In order to provide adequate pedestrian clearance, trees shall be pruned regularly so that there is at least seven feet (7') of vertical clearance between the lowest branches of the tree and the grade of the adjacent sidewalk or pedestrian walkway. They shall also be pruned to maintain the health, vigor, and natural shape of the tree, and to maintain vehicular clearance and sight lines.
			<i>Staff Comments</i>	<i>The application indicates that this standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(q)19	All trees shall have an adequately sized planting area. The size of the planting area shall be based on the amount of room needed for tree roots. Root barriers shall be used when trees are planted near pedestrian walkways and sidewalks.
			<i>Staff Comments</i>	<i>The application indicates that this standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(q)20	All street trees planted in the community core district shall be species that are recommended and approved by the city arborist.
			<i>Staff Comments</i>	<i>The application indicates that this standard will be met.</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.
5. The project **does** meet the standards of approval under Chapter 17.96 and 17.18.130 of Zoning Code Title 17.

DECISION

THEREFORE, the Ketchum Planning and Zoning Commission **approves** this Design Review Application this 10th day of August 2015, subject to the following conditions:

1. Design Review approval shall expire one (1) year from the date of approval;
2. Design Review elements shall be completed prior to final inspection/occupancy;
3. This Design Review approval is based on the plans and information presented and approved at the meeting on the date noted herein. Building Permit plans must conform to the approved Design Review plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal;
4. Prior to issuance of a building permit, the applicant shall pay a community housing in-lieu fee of \$123,200.70 which is a voluntary contribution in exchange for an increase in the Floor Area Ratio (FAR). Optionally, the City may choose to accept a Letter of Credit from a certified financial institution in the amount of \$123,200.70 in order to allow issuance of the required building permits. However, the certificate of occupancy will not be issued until the required community housing in-lieu fee is paid in full;
5. All requirements of Idaho Power Company shall be met regarding the undergrounding of power lines. If the applicant chooses to not underground power lines within the alleyway resulting in design modifications to the approved plans, said modifications shall be approved by the Planning and Zoning Commission prior to submitting for a building permit;
6. Approval of a condominium plat is required before residential or commercial units may be sold separately from the rest of the building;
7. Prior to issuance of a certificate of occupancy, street tree, grate, and guard specifications shall be submitted to the City Arborist for review and approval; and
8. 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 10th day of August, 2015.

Steve Cook, Chair
Ketchum Planning & Zoning Commission



Planning and Zoning

Regular Meeting

~ Minutes ~

480 East Avenue North
Ketchum, ID 83340

<http://ketchumidaho.org/>

Robin Crotty
(208) 726-7801

Monday, July 13, 2015

5:00 PM

Ketchum City Hall

Commissioners Present: Steve Cook, Chairperson
Erin Smith
Mike Doty
Betsy Mizell

Staff: Micah Austin, Director of Planning and Building
Rebecca Bundy, Senior Planner
Morgan Brim, Senior Planner

1. **5:00 p.m. – SITE VISIT at 104 and 106 Saddle Road. The Commission will convene for a site visit in regard to the application by Villas at the Crossings Townhouse Owners Association, for a waterways design review/floodplain development permit.**

2. **CALL TO ORDER**

Commissioner Steve cook called the meeting to order at 5:36 pm.

3. **CONSENT CALENDAR**

a. **EST. 5:30 p.m. FINDINGS OF FACT**

i. **Felker Floodplain Design Review – Approval – no comments**

ii. **Foxhole Townhomes Subdivision PP – Approval**

- Commissioner Erin Smith made grammatical corrections to the Findings of Fact.

iii. **Foxhole Townhomes Design Review – Approval**

There was a discussion regarding whether or not there was any condition in place regarding undergrounding the power lines. Morgan Brim Senior Planner said there was a discussion, however, they were not required to put the power lines underground but they were working with Idaho Power. Rebecca Bundy Senior Planner read the minutes that pertain to the findings. Commissioner Erin Smith suggested changing the finding of fact to reflect what the minutes said and Chair Steve Cook would review them prior to signing.

b. **EST. 5:35 p.m. APPROVAL OF MINUTES**

i. **June 22, 2015**

Commissioner Erin Smith made grammatical corrections and asked that all conditions for the preliminary plat get spelled out in the minutes. All Commissioners were in agreement and felt this would assure accuracy.

Motion to approve minutes with modifications and amendments in the consent calendar

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Erin Smith
SECONDER:	Michael Doty
AYES:	Steve Cook Chairperson, Erin Smith, Betsy Mizell, Michael Doty

4. PUBLIC COMMENT

No public comment.

- a. **EST. 5:40 p.m. Communications from the public for items not on the agenda.**

5. COMMUNICATIONS FROM STAFF

- a. **EST. 5:45 p.m. VILLAS AT THE CROSSINGS, WATERWAYS DESIGN REVIEW/FLOODPLAIN DEVELOPMENT PERMIT – The Planning and Zoning Commission will take action on an application for a riparian management and mitigation plan for the riparian area in the floodplain overlay adjacent to the Big Wood River at 104 and 106 Saddle Road, (Villas at the Crossings Common Area)**

Ms. Bundy presented regarding the site visit at 104 and 106 Saddle Rd. There were (7) seven trees that were cut down or severely damaged in April. She and Juerg Stauffacher, Park & Natural Resources Superintendent, talked to the Property Manager and advised them of what they should have done. The Property Managers are now coming before the Commission for approval of work that has already been completed.

Ms. Bundy presented the code. She explained that the applicant has submitted a retroactive application. She showed pictures of what was removed and discussed what trees should be left. She presented a landscape plan and there was a discussion regarding the Findings of Facts for the original development and the riparian setbacks called for on the landscape plan.

Ms. Bundy showed a slide of staff's recommendation. The applicant will be proposing another recommendation. She said that Jen Smith, Parks and Recreation Director offered to do routine city visitation to provide trash pick-up. She showed a slide that showed a drawing of the applicant's proposal. Juerg Stauffacher and Jen Smith have seen their proposal and have a few concerns as outlined in Jen's letter, included in the Commissioners' packets.

Staff made 5 recommendations for the conditions of approval.

Ms. Bundy said that City staff has the ability to cite and fine where we find infractions and that this would be a misdemeanor. She explained that staff chose to work with the applicant and ask them to apply for a retroactive permit. Ms. Bundy suggested that staff has considered a re-write of the code so staff could possibly cite for an infraction but not file a misdemeanor. In this case, the applicant has been very cooperative.

Commissioner Erin Smith questioned the fact that the applicant has received a permit in the past for cutting down trees but this time no permit was applied for.

The meeting was turned over to the applicant.

Trent Stumph, Sawtooth Environmental Consulting, presented on behalf of the applicant. He explained that the applicant is here to get approval for work that was done in the riparian zone and a permit to do more work. They would like to propose mitigation plantings, propose riparian buffer maintenance, and to remove dead and dried materials. The primary objective is to maintain a public strip to cut back on fire hazards. If granted they would propose to further enhance the riparian and would like permission to use small equipment. If that is not granted they will plant by hand. If disturbances were made they would be returned to pre-disturbed state and they have proposed to utilize the approved plant palette from the city code.

Commissioner Erin Smith questioned Kentucky blue grass as opposed to the natural grasses and fire hazards. Trent Stumph said this is a heavily used site. The applicant hired him to find out what they could do. Commissioner Michael Doty said he is not in favor of the mowed area and asked if there could be stakes to delineate the fisherman's access easement, but not detract from the beauty and functionality. He is also concerned about the fire hazard.

Chair Steve Cook thought that there is a strong unified position on trying to preserve the riparian setback and followed up on Commissioner Michael Doty's thought. He explained that he is having a problem with the visuals of the applicant's plan and asked if they could continue this to the next meeting with a larger, more detailed plan that they can see and understand more clearly. Chair Steve Cook asked whether there was a 5 foot discrepancy. Trent Stumph said the 10 ft. easement will continue to be naturalized and there will be an additional 5 feet of plantings, plus the proposed ten foot mowed strip, which will help delineate private property.

Commissioner Michael Doty asked to go on record as not in favor of mowed strip. All commissioners were in agreement.

Chair Steve Cook said he thinks, as presented, the proposal may not be approved tonight. The applicant consulted with his clients and said they would like a continuation to develop a more thorough landscape plan and then come back for presentation.

Commissioner Michael Doty was in agreement and suggested that the amount of planting that they propose not be the bare minimum.

Ms. Bundy said the meeting would need to be scheduled for a date certain. Applicant and staff decided on Monday, August 10th, 2015.

Chair Steve Cook opened the meeting for public comment. There was none. Public comment was closed.

Motion to continue to date certain, August 10, 2015.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Erin Smith
SECONDER:	Michael Doty
AYES:	Steve Cook Chairperson, Erin Smith, Betsy Mizell, Michael Doty

b. EST. 6:15 p.m. WORKSESSION, Code Rewrite Phase II, Design Review, (Chapters 17.18 & 17.96 of the Draft Title 17, Zoning Ordinance).

Mr. Brim conducted the workshop for the Code Rewrite II, Design Review. He explained that the Subdivision Ordinance will be in phase III and made the Commissioners aware of Sterling Codifiers' process.

Mr. Brim is proposing a new Chapter 17.96 Design Review to repeal and replace the current Chapter 17.96. The proposed chapter also consolidates design review standards from the Community Core Zoning District. Major changes include establishing clear and objective standards, clarifying public improvements for street trees, lighting and sidewalks and establishing uniform application procedures for design review through the Planning and Zoning Commission and on the administrative level.

In addition to clarifying standards, the proposed design review regulations are more objective and have been truncated to exclude provisions not relevant to review criteria.

Mr. Brim showed the track changes in the document and talked about design review standards of 17.96 and said the code was condensed from 100 pages to 9 pages. The already adopted phase I ordinance will be in effect as soon as it is published in Wednesday's paper.

Mr. Brim presented the Applicability section and talked about which projects qualify for design review, the exemptions and which projects are required to have pre-application. If a project does not need a building permit it is exempt from the design review process. Landscaping and Temporary Structures do not have to go through design review. Projects regarding murals or public art can make a request and staff will decide the process on a case by case basis. Micah Austin Planning & Building Director would like it to read. "Public art excluding murals, excluding mural on private property".

Chair Steve Cook asked if staff could define public art. Micah Austin said he doesn't think we can. Chair Cook asked if we wanted to restrict the height of public art. Staff responded that public art projects are approved by the city and therefore do not need to have height restrictions. Art on private property is not included in this. This is strictly public property.

Mr. Brim explained that the purpose statement is now a simple vision statement. Micah explained the purpose statement is general in order to give guidance to the rest of the ordinance.

Mr. Brim explained the consent agenda and how it should be used.

Mr. Brim described the application process and said we went from requiring six copies to requiring one hard copy that is scalable. It is required to be in pdf format and be scalable when printed on 11x17 paper. Commissioner Doty said it can be done but will be difficult. The image will be either too big or too small. Mr. Brim explained that there is a section that allows the administrator to waive this requirement. Commissioner Doty said he can have his staff work with city staff to see what we can do to

make this work. Mr. Brim said we don't specify what size the one large copy has to be. The size was discussed at length.

Mr. Brim talked about Criteria Description, Conditions and Security. This section helps the Commission to nail down conditions. It asks you to site which criteria the condition falls into. It helps with the appeals process. Commissioner Smith suggested this section be reworded.

Mr. Brim said the Required Improvements and Standards for all Projects section now requires the Public Works and Street Superintendent to take a more active role in the process in the public right of way.

Mr. Brim explained the section where it reads it's up to the discretion of the Public Works Director. Mr. Brim is going to check with Robyn Mattison Public Works Director/City Engineer on this section and the five ft. sidewalks.

He pointed out the section on sidewalks. Chair Steve Cook asked about the position of Public Works. Is there an attempt to save trees that could be in the sidewalk right of way? Mr. Brim explained that Public Works can work with the applicant and the Arborist to be sure things are done properly. The drainage section is new. Utilities being located underground is now a requirement.

There was a comment from the public regarding landmarks. It's important to save landmarks and we need to be sure people don't invest in things and later find out a surprise? Mr. Austin said he doesn't know how to word something for historical homes. Ms. Bundy indicated that the City has the 2005 Windshield Study on file. It identifies properties that might be of significance. She thinks we may be able to get information out of that study. All this information is cataloged. The determination has already been made. Chair Steve Smith thinks a historical list needs to be periodically reviewed.

6. EST. 6:25 p.m. FUTURE PROJECTS AND NOTICING REQUIREMENTS

Mr. Brim discussed Future Projects and Noticing Requirements.

- 231 Sun valley Road Project. They are noticed for the 27th and it's similar to pre application.
- They are going to hold off on condominium noticing.

Working on Thunder Spring. Mr. Austin presented. Council directed staff to work directly with Thunder Spring. Recommendation was to wrap everything up in this development agreement. He will bring it back to council for approval. Micah Austin told commissioners that they can work with Thunder Spring but they cannot give any type of approval per Council. Commissioner Erin Smith said she doesn't agree with the way in which the applicant is handling the procedure. It feels as though they are trying to bypass the Planning Commission. P & Z is the organization that has the expertise. The commission needs to be able to weigh in and give a recommendation to City Council. He suggested P & Z make a recommendation on the 27th. Design Review will be approved by the Planning and Zoning Commission.

- 191 Sun Valley Road - Fisher Building - Looking at doing an exterior remodel on ground floor. They would like to put in a covered walk way area, new landscaping and paint stairwell tower.
- Rebecca did a preliminary review on a waterways design review on Broadway.

7. EST. 6:35 p.m. STAFF REPORTS & CITY COUNCIL MEETING UPDATE

Mr. Austin advised the Commission that the budget is under way. The biggest change is the elimination of 11 funds. They will all be put in the General Fund. It does not affect the P & Z Commissioners at all.

Chair Steve Cook suggested a pay increase for P & Z Commissioners. Mr. Austin will put in a recommendation.

Mr. Austin told the Commissioners that the URA budget went for review today. There are \$450,000 ear marked for sidewalks. He encouraged commissioners to show up for the meeting and show their support.

The Limelight Hotel broke ground on Friday.

8. EST. 6:40 p.m. Commission reports and ex parte discussion or disclosure

Chair Steve Cook said that for future meetings he would like to move consent agenda to the end of the meeting. Mr. Austin suggested leaving things where they are but if there are any issues we can pull them off consent and move them to the end of the meeting for discussion.

Commissioner Erin Smith asked about the Warfield trash. Mr. Brim said they applied for an amendment to put a screen up. Ms. Bundy said they went through the process.

There was a discussion how the city patrols the Riparian zone. Ms. Bundy advised that the city does not patrol. We don't tell people they can't step into the Riparian zone. Ms. Bundy said if we really want to enforce it we would need to rewrite the code. This would be a huge enforcement issue.

9. ADJOURNMENT**Motion to adjourn at 4:40 p.m.**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Doty
SECONDER:	Erin Smith
AYES:	Steve Cook Chairperson, Erin Smith, Betsy Mizell, Michael Doty

Steve Cook, Chairperson
Planning & Zoning Commission



REGULAR PLANNING AND ZONING COMMISSION MEETING

Monday, July 13, 2015, 5:00 pm

Ketchum Project Site Visit

Present: **Chairperson Steve Cook**
 Commissioner Betsy Mizell
 Commissioner Mike Doty
 Commissioner Erin Smith

5:10 p.m. – SITE VISIT at 104 AND 106 SADDLE ROAD. The Commission will convene for a site visit in regard to the application by The Villas at the Crossings Townhouse Owners Association for a Waterways Design Review/Floodplain Development Permit.

The following features of the proposed project were viewed and discussed:

- Location and condition of seven (7) cottonwood trees that were cut without approval.
- Location of the riparian setback and turf grass in that setback.
- Location of high traffic area and wish to delineate private property.
- Location of proposed ten (10) foot wide mowed strip in the riparian setback.
- Location proposed of shrubs.
- Condition of mature riparian habitat on the adjacent Big Wood Church lot.

Also Present: **Micah Austin, Planning and Building Director**
 Morgan Brim, Senior Planner/Current and Long-range Planning Manager
 Rebecca Bundy, Senior Planner/Building and Development Manager
 Trent Stumph, Sawtooth Environmental Consulting, Inc., Applicants' Representative
 Karl Nichols, Nichols Group Property Maintenance, Applicants' Representative
 Carol Pintler, Nichols Group Property Maintenance, Applicants' Representative
 Lori Holland, Homeowner
 Chip McIntosh, Homeowner
 Tom Sherby, Homeowner
 Peter Palmato, Homeowner

The Commissioners had no further questions and the site visit was concluded at about 5:20 pm.

Steve Cook
Planning and Zoning Commission Chair



Planning and Zoning

Regular Meeting

~ Minutes ~

480 East Avenue North
Ketchum, ID 83340
<http://ketchumidaho.org/>

Meeting are video recorded.

Monday, July 27, 2015

5:00 PM

Ketchum City Hall

Commissioners Present: Steve Cook, Chairperson
Jeff Lamoureux, Vice Chairman
Erin Smith
Mike Doty
Betsy Mizell

Staff: Micah Austin, Director of Planning and Building
Morgan Brim, Senior Planner
Rachel Martin, Planning Technician

1. **5:00 p.m. – SITE VISIT at 191 E. Sun Valley Road.** The Commission will convene for a site visit in regard to the application by George B. Fisher, LLC., for Design Review consideration for an exterior remodel of an existing mixed use building.
2. **5:30 p.m. RECONVENE AT KETCHUM CITY HALL, CALL TO ORDER**
Meeting called to order at 5:31 PM
3. **CONSENT CALENDAR**
 - a. **EST. 5:35 p.m. APPROVAL OF MINUTES**
 - i. **July 13, 2015**
The commission made amendments to the minutes and continued them to the August 10th, 2015 meeting for approval.
4. **PUBLIC COMMENT**
No public Comment
 - a. **EST. 5:40 p.m. Communications from the public for items not on the agenda.**
5. **COMMUNICATIONS FROM STAFF**
 - a. **EST. 5:45 p.m. (CONTINUE TO AUGUST 10, 2015) CONSIDERATION** upon the application by George B. Fisher, LLC., at 191 E. Sun Valley Road,(Fisher Condo, Block 37, Township 4N, Range 18E, Section 18) for Design Review approval for the exterior remodel of an existing mixed use building.
Continued on the record to August 10th, 2015.

- b. **EST. 5:50 p.m. CONSIDERATION upon the application by IEG Thunder Spring LLC., for Design Review at 126 Saddle Road (Thunder Spring Large Block Plat, Block 2, Township 4N, Range 18E, Section 7) for Design Review approval for nine residential units ranging from 4,300 square feet to 6,000 square feet. The lot is 1.16 acres in size and zoned Tourist (T) zoning district. This project, the Residences at Thunder Spring, is part of the existing Thunder Spring Planned Unit Development.**

Morgan Brim, Senior Planner presented the application with a powerpoint presentation. The applicant is requesting design review approval of a nine unit residential development. The applicant is proposing to amend the development agreement and is seeking a recommendation regarding proposed and zoning ordinance waivers. Staff is requesting that the commission hear the waiver request and at some point make a recommendation to City Council regarding said waivers.

The applicant may need to submit a revised plan to meet fire and public works departments' requirements. There are potential issues with the width of Raven Road and access to the site. After this process the design review will come back to the PZ commission for approval.

The applicant is requesting nine residential units, three duplexes and three single family units.

Mr. Brim presented a table which listed all requested waivers for each proposed building. The applicant is requesting 16 waivers, six for height and 10 for setbacks. He then discussed the specific waivers. Unit 3/4 duplex and unit 6 are requesting roof overhang waivers.

Mr. Brim stated waiver consideration is directly related to benefit and impact.

Commissioner Smith stated that all vegetation on the location photos should be removed in order to be more accurate.

Commissioner Doty asked how far a roof overhang is permitted to extend into a setback. Mr. Brim stated that a roof overhand is permitted to overhang three feet. The waiver is for overhangs more than three feet into the setback. For example, if the overhang is four feet the applicant would need to request a waiver of one foot.

Commissioner Lamoureux asked about right of way nonconformance identified by the Fire and Public Works Departments.

Mr. Brim stated that there is a 26 foot wide street requirement. Raven Road and Valleywood Road do not meet this regulation. The Fire Department is working with the applicant to bring the application into conformance. Some buildings do not comply with fire requirements. Some units may need to be modified.

Commissioner Cook asked, "On August 10th will the commission have department comments"? He asked for the extent of required fixes.

Mr. Brim stated that he will bring department review comments and details.

Commissioner Lamoureux asked if private roadways have different requirements from the Fire Department.

Mr. Brim stated that there is a specific fire access requirement regardless of private vs. public roads.

The applicant presented, Dave Hutchinson stated that this application is 45% of the size of the 2008 approval. The previous approval was much denser and larger. The 2008 approvals did meet Fire and Public Works requirements and the applicant believes that they can modify this application to meet current requests.

Because the ordinance has changed since 2008, the applicant must ask for more waivers.

John Shirley stated that this project is a transitional development. They would like to create a transition from high density within Thunder Spring to more of a single family feel. None of the neighbors are

looking directly onto the property. He then presented aerial depiction of setbacks and a comparison of the 2008 approval and the current application. Building height is determined from either existing grade or finished grade, whichever is lower.

Dave Hutchinson stated that the waivers are deceiving and do not depict the reality of the development.

John Shirley stated that the reality when an individual walks through the development is a two story 25 foot high development. He presented a video to highlight this point.

Commissioner Cook opened the meeting for public comment.

Chris Heinz, Thunder Spring property owner, stated that the development is not neighborly, blocks views and maximizes the density of the lot. He is against the current design.

Bob Seastrom, Stonehill Condos owner, stated that he believes that the applicant should comply with code and the waivers should be denied.

Ron Wanker, Chairman of the Thunders Spring HOA, met with the applicant and relayed his concern about height and Raven Road access. He was not aware of the Raven Road setback waiver request and has concerns about units eight and nine regarding height and setbacks.

Robin Seastrom, Stonehill Condo owner, stated that she appreciates the design and believes that the applicant should comply with code regarding height. She stated that her home looks directly into units eight and nine, which are the tallest and are requesting the largest setback waiver.

Larry Young, representing Tom Nelson, stated that the applicant did not defend the waiver request by providing any public benefit. He inquired as to what the public benefits would be. He also asked about common area and open space. The previous PUD stated that the open space is guaranteed in perpetuity.

Chairman Cook closed public comment.

Mr. Brim stated that the maximum height per code is 35 feet.

Dave Hutchinson stated that Mr. Nelson was happy with the previous approval and he is hoping that education will help. He stated that the 1/12 roof pitch is better for snow load than 5/12. The F1 and F2 parcels were approved for development and the project has considerable open space. Public benefit has been provided by current Thunder Spring PUD and the Zenergy facility. He believes that the waiver process allows for superior design and this proposal has a superior design to the 2008 approval.

John Shirley stated that open space was provided in the overall PUD. This application has much more green space and vegetation than the Thunder Spring project.

Dave Hutchinson stated that the applicant has arranged meetings with Fire and Public Works and intends to satisfy these requirements. The applicant also wants to satisfy all back requirements from the PUD. The applicant would like to close the book on the entire Thunder Spring development.

Commissioner Mizell asked how the waivers make the project better.

Dave Hutchinson stated that this is a superior design and is more compatible with the adjacent properties. A development that meets code would not be as compatible.

John Shirley stated that the walk out basements make the height on paper much higher than perception because the height measurement begins underground.

Commissioner Cook and Smith asked about unit nine.

John Shirley stated that the height of unit nine is 44 feet.

Dave Hutchinson stated that if unit nine is the only issue, it can be modified.

Commissioner Doty stated that benefits in place now do not warrant new waivers. New waivers must provide new benefits.

Mr. Brim confirmed that this application needs to be reviewed on its own merits. He stated that the Public Works Department is requesting a bus turn-in and shelter. This will factor into public benefit.

Commissioner Cook does not believe that the supplied open space between units is a public benefit, this is common area. Unit nine will be an issue. Buildings seven, eight and nine will have the greatest impact on the neighbors and the applicant should reconsider the upper units.

Commissioner Doty expressed concern about building height and suggested that the applicant give more information regarding excavation depth.

Commissioner Lamoureux stated that he would like to see illustrations of each waiver to justify if they meet the intent of the code.

Commissioner Doty asked if the parking in unit five backs out onto Valleywood Road. He suggested that a hammer head is safer. He feels that Raven Road is a private road and backing onto Raven is safer.

Commissioner Cook stated that guest parking is insufficient.

Commissioner Mizell would like to see the public benefits on a slide.

A motion was made to continue to August 10, 2015

Mr. Austin stated that the application is not approvable until the City Council approves back requirements and waivers.

Motion to: CONTINUE THE CONSIDERATION OF PROPOSED WAIVERS TO BUILDING HEIGHT AND BUILDING SETBACKS, AS REQUESTED BY IEG THUNDER SPRING LLC, FOR THE RESIDENCES AT THUNDER SPRING DEVELOPMENT AND TO CONTINUE CONSIDERATION OF THE DESIGN REVIEW APPLICATION TO THE AUGUST 10, 2015 PLANNING AND ZONING COMMISSION MEETING.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Doty
SECONDER:	Jeff Lamoureux
AYES:	Steve Cook, Chairman, Michael Doty, Jeff Lamoureux, Vice Chairman, Erin Smith, Betsy Mizell

- c. **EST 6:35 p.m. CONSIDERATION upon the application of Devin Piscitelli for Community Core Pre-Application Design Review at 231 East Sun Valley Road (Ketchum Townsite Lot E 75' of Lot 8, Block 17) for a mixed-use development in the Community Core, Subdistrict C, Urban Residential zoning district.**

Commissioner Doty recused himself.

Mr. Brim presented the staff report for 231 Sun Valley Road mixed use project.

Condition four addresses the community housing requirement which states that the applicant can apply for a letter of credit which will allows the applicant to push this expense closer to the sale of units or certificate of occupancy.

The condition regarding the placement of power lines states the placement of power lines must meet code and comply with Idaho Power standards.

The ADA parking area is van accessible. The street tree must tap into a city owned water line, not the applicant's water.

The rear elevation is limited by the possibility of a development on the lot adjacent to the rear of the building

Staff recommends approval of the project.

Brenda Moczygemba, Michael Doty and Associates Architects, presented the project, she stated that EOS architects designed the building and Michael Doty and Associates is the local representative. The ADA space has been modified to allow for van use. Bike parking has been moved closer to the building.

There are no sloped roofs and all drains are internal.

Commissioner Lamoureux asked where the unload zone of the van is.

Ms. Moczygemba stated that it is to the south of the parking space.

Three on street parking credits will be used, four onsite spaces provided, two partially covered, two covered. Additional renderings have been provided.

Commissioner Cook asked if a corner on the northern elevation can be reduced.

Ms. Moczygemba stated that she will explore this design feature.

Commissioner Lamoureux asked how deep the drywell system is.

Josh Gilder, Benchmark Engineering stated that the drywell is four feet below the footing of the retaining wall to the north

Paul Conrad, Conrad Brothers is heading the Idaho Power agreement. He is negotiating with adjacent property owners to place sectors on their property to underground the power line.

Commissioner Smith asked about the awning encroachment.

Mr. Brim stated that the awning will not extend into the right of way.

Commissioner Lamoureux suggested that condition five state that if undergrounding the power is not feasible then the applicant need to come back to the commission for a modified design.

A motion was made to approve.

Motion to: APPROVE THE DESIGN REVIEW APPLICATION BY DEVIN PISCITELLI FOR THE SUN VALLEY ROAD MIXED USE PROJECT, WITH CONDITIONS 1-7.

RESULT:	ADOPTED [4 TO 0]
MOVER:	Jeff Lamoureux, Vice Chairman
AYES:	Steve Cook, Chairman, Jeff Lamoureux, Vice Chairman, Erin Smith, Betsy Mizell
RECUSED:	Michael Doty

d. 7:10 p.m. WORKSESSION, Code Rewrite Phase II, Design Review, (Chapters 17.18 & 17.96 of the Draft Title 17, Zoning Ordinance).

Mr. Brim stated that all design review changes are in the staff report supplied to the commission. He suggested that the commission contact him to give feedback.

Commissioner Doty stated that equestrian parking and circulation is addressed and should be struck.

Mr. Brim stated that staff has arranged a workshop with the design community to receive feedback on the design review chapter. The workshop will take place on Monday, August 10th from 3:30 to 5pm.

6. EST. 7:30 p.m. FUTURE PROJECTS AND NOTICING REQUIREMENTS

Mr. Brim stated that future projects are the Fisher Building, exterior façade modifications in the community Core.

Mr. Brim asked how the commission felt about dividing meetings into business meeting once a month and work session once a month.

Commissioner Doty stated that the Commission should wait before considering changes to meetings. He felt that the application period for applicants will become much longer.

7. EST. 7:35 p.m. STAFF REPORTS & CITY COUNCIL MEETING UPDATE

Mr. Brim stated that the new zoning ordinance is in effect.

Commissioner Cook asked when the commission will review the subdivision ordinance. Mr. Brim stated in phase III.

8. EST. 7:40 p.m. Commission reports and ex parte discussion or disclosure

Commissioner Cook stated that he is concerned about the demo permit for Trail Creek Village.

Ms. Martin stated that the city requires a security deposit for all demo permits for post demo cleanup.

Commissioner Doty asked about riparian consideration and the exposure at River Street.

The Commission asked that these issues be addressed and conditions be placed on the demo permit.

Commissioner Smith asked about a demo on the corner of First Street and Leadville Avenue.

Ms. Martin stated that the building received a demo permit. They have not applied for a building permit

Commissioner Lamoureux expressed frustration with the reserved parking at the Strimple project. Staff will look into their concerns.

9. ADJOURNMENT

A motion was made to adjourn at 9:05 PM

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Doty
SECONDER:	Jeff Lamoureux
AYES:	Steve Cook, Chairman, Michael Doty, Jeff Lamoureux, Vice Chairman, Erin Smith, Betsy Mizell



PLANNING AND ZONING COMMISSION MEETING
Monday, July 27, 2015, 5:00 pm
Ketchum Project Site Visit

Present: **Chairperson Steve Cook**
 Commissioner Betsy Mizell
 Commissioner Mike Doty
 Commissioner Erin Smith
 Commissioner Jeff Lamoureux

5:05 p.m. – SITE VISIT at 191 E. Sun Valley Road, (Fisher Condo, Block 37, Township 4N, Range 18E, Section 18). The Commission convened a site visit in regard to a Design Review application for an exterior remodel of an existing mixed use building.

The following features of the proposed project were viewed and discussed:

- Building entrances and windows;
- Landscaping;
- Preservation of street trees on Sun Valley Road and the removal of streets trees and planter box at the intersection;
- The addition of a new canopy;
- Drainage;
- Sidewalk repairs;
- Parking; and
- Painting of the second and third floors.

Also Present: **Micah Austin, Planning and Building Director**
 Morgan Brim, Senior Planner/Current and Long-range Planning Manager
 Jim Ruscitto, Architect
 George Fisher, Owner

The Commissioners had no further questions and the site visit was concluded at about 5:15 pm.

Steve Cook
Planning and Zoning Commission Chair



City of Ketchum
Planning & Building

Planning and Zoning Commission
City of Ketchum
Ketchum, Idaho

Commissioners:

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF AUGUST 10, 2015

PROJECT: Fisher Building Condos

FILE NUMBER: #15-072

OWNERS: George B. Fisher, LLC.

REPRESENTATIVE: Jim Ruscitto, Architect with Ruscitto, Latham & Blanton

REQUEST: Design Review approval of an exterior remodel to an existing mixed use building

LOCATION: 191 E. Sun Valley Road (Fisher Condo, Block 37, Township 4N, Range 18E, Section 18)

NOTICE: Adjacent property owners (Monday July 14, 2015)

ZONING: Community Core (CC), Subdistrict C, Urban Residential

OVERLAY: None

REVIEWER: Morgan Brim, Senior Planner/Current and Long-range Planning Manager

ATTACHMENTS: A. Application Form and Green Building Code Letter
B. Plans

BACKGROUND

1. This design review application is for an exterior remodel only. However, the applicant is changing the use of the ground floor from a banking institution to a retail use. No changes are proposed for the second and third floor areas. The second floor contains an office use and the third floor is used for residential. An underground parking structure currently contains 12 parking spaces, however once an area within the garage previously used by the former bank tenant for a drive through facility is removed, two more parking spaces will be added to this garage, totaling 14 spaces.

2. The applicant is planning to substantially remodel the exterior of the ground floor and to repaint portions of the upper floors to a lighter color. The main elements of the exterior project include:
- Removing the existing entry walk and rebuilding it to be slightly wider;
 - Adjusting the ADA ramp to be relocated further north on Washington Avenue towards the rear of the building;
 - Extending the building walkway along the Sun Valley Road side on the ground floor level to the alley side with an exit to the rear of the building;
 - Adding floor to ceiling store front windows on both street fronting sides, Washington Avenue and Sun Valley Road;
 - Adding two sets of doors on the Sun Valley Road side and one set of doors on the Washington Avenue side to accommodate future tenant spaces;
 - The main entrance of building on the street corner side will be designed to match the new glass façade of the building;
 - Adding a canopy that will cover the entire building frontage on both street sides. The canopy is proposed with a height 11 feet and will contain a depth of five feet. The canopy will be supported with structural steel I-beam that cantilevers out from the building's exterior wall;
 - Two existing Ash trees on the Sun Valley side will be preserved; and
 - The applicant is proposing to remove the adjacent concrete planter box and bulb out near the intersection located in the public-right-way (ROW) and to remove two onsite trees located adjacent to the building's main entrance.

City Department Comments					
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"/>	16.04.030.I	Complete Application	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City Department Comments	Police Department: <ul style="list-style-type: none"> Police Department indicated that they have no comments. 	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Fire Department: <ul style="list-style-type: none"> The fire sprinkler system and fire alarm system will have to be brought up to current code. 	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		City Engineer: <ul style="list-style-type: none"> Right-of-way (ROW) improvements shall conform to current City ROW standards. 	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Streets: <ul style="list-style-type: none"> The applicant shall work with the Streets department in designing the bulb out and removing the street trees and concrete planter box. 	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		City Arborist: <ul style="list-style-type: none"> Tentatively approved the removal of the two onsite trees and street trees located in the planter box at the intersection. A tree removal permit will be required. 	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Planning and Zoning: <ul style="list-style-type: none"> See comments throughout staff report. 	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Compliance with Zoning District					

Compliant			Standards and Staff Comments	
Yes	No	N/A	Regulation	City Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.52.010.H	FLOOR AREA RATIO (FAR): An FAR of 0.5 is permitted. However, an FAR of 1.6 is allowed with inclusionary housing incentive. <i>Staff Comments</i> The design review application is for exterior work only. No additional square footage is being added to the building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	Building Height and Setbacks <i>Staff Comments</i> The building is 35 feet in height and existing setbacks will not change. However the addition of the canopy across the building's frontage on Sun Valley Road and Washington Avenue is allowed to extend to the property line per CC District Dimensional Standards Section 17.12.040.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.030.H	Curb Cut <i>Staff Comments</i> Required: A total of 35% of the linear footage of any street frontage can be devoted to access to off street parking. Proposed: No curb cuts are being proposed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.020.A.2	Parking Spaces <i>Staff Comments</i> Required: This project requires 12 spaces. The Zoning Ordinance only requires parking to be provided for additional building space and not for existing space. No square footage is being added to this building. Proposed: The applicant is proposing to add two spaces to the underground parking garage, totaling 14 spaces.
Design Review Requirements				
EVALUATION STANDARDS: 17.96.090(B)				
Yes	No	N/A	Standard	Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.090(B)(1) SITE DESIGN	The site's significant natural features such as hillsides, mature trees and landscaping shall be preserved. Cuts and fills shall be minimized and shall be concealed with landscaping, revegetation and/or natural stone material. <i>Staff Comments</i> Not applicable.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(2)a COMPATIBILITY	The structure shall be compatible with the townscape and surrounding neighborhoods with respect to height, bulk, setbacks and relationship to the street. <i>Staff Comments</i> The building is pulled up to the street and the proposed design will enhance its compatibility with other downtown structures.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(2)b	The project's materials, colors and signing shall be compatible with the townscape, surrounding neighborhoods and adjoining structures. <i>Staff Comments</i> The applicant indicates in their application that materials will be similar to those being used throughout the site. The river rock along the lower walkway will be replaced with a stone veneer. A semi-transparent cedar stain is proposed for the trim and the "I" beam will consist of patina/rusted steel.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(2)c	Consideration shall be given to significant view corridors from surrounding properties. <i>Staff Comments</i> The site appears to not be visible from Highway 75, which is a designated view corridor. Only the exterior of the building is being modified.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(2)d	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>Staff Comments</i> The lot contains no significant landmarks.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.090(B)(3)a ARCHITECTURAL QUALITY	Consideration shall be given to natural light reaching public streets, sidewalks and open spaces.

			<i>Staff Comments</i>	<i>Not applicable.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)b	The building character shall be clearly defined by use of sloped roofs, parapets, cornices or other architectural features.
			<i>Staff Comments</i>	<i>The proposed canopy adds architectural interest to the building's front facades. The plan indicate that the walkway will be extended on both building frontages and contain a stone veneer in place of the existing river rock material.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)c	There shall be continuity of materials, colors and signing within the project.
			<i>Staff Comments</i>	<i>The applicant is proposing to paint the upper floors to a lighter color to help soften its presence. Similar materials will be used throughout the front walkway and the building entrances are designed to be compatible with the proposed storefront windows.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.090(B)(3)d	There shall be continuity among accessory structures, fences, walls and landscape features within the project.
			<i>Staff Comments</i>	<i>Not applicable.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)e	Building walls which are exposed to the street shall be in scale with the pedestrian.
			<i>Staff Comments</i>	<i>The covered walkway provides a pedestrian scale interface between the sidewalk and the building's entrance.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)f	Building walls shall provide undulation/relief thus reducing the appearance of bulk and flatness.
			<i>Staff Comments</i>	<i>The addition of the new walkway, canopy and expansion of the front walkway contribute to a varied exterior surface area.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)g	Exterior lighting shall not have an adverse impact upon other properties and/or public streets.
			<i>Staff Comments</i>	<i>The plans indicate that all new lighting will be located under the proposed canopy and will be dark sky compliant. Two lighting types are being proposed; a "Juno" recessed exterior energy efficient light fixture and recessed step lights. Both fixtures are proposed to be mounted flush with the exterior surface and will have minimal impacts on surrounding properties.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)h	Garbage storage areas and satellite receivers shall be screened from public view.
			<i>Staff Comments</i>	<i>The garbage area is located adjacent to the alleyway and incorporated into an alcove in the concrete wall. With the addition of retail space on the ground floor the trash accumulation may increase. The Commission may want to consider requiring a dumpster on a track system in lieu of the current trash bins.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.090(B)(3)i	Utility, power and communication lines within the development site are concealed from public view where feasible.
			<i>Staff Comments</i>	<i>Not applicable.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)j	Door swings shall not obstruct or conflict with pedestrian traffic.
			<i>Staff Comments</i>	<i>Application states that no doors will obstruct pedestrian traffic.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)k	Building design should include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or to adjacent properties.
			<i>Staff Comments</i>	<i>The drainage plan notes that the roof canopy will drain internally into an existing drainage spout that continues to the underground parking garage where it terminates at a drywell.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)l	Exterior siding materials shall be of natural wood or masonry origin or similar quality. Metal siding is discouraged in all zoning districts.
			<i>Staff Comments</i>	<i>Wood siding is not proposed. The exterior on the second and third floors consists of a stucco finish. The ground floor exterior is composed of brick veneer, rustic metal and storefront windows.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.090(B)(4)a CIRCULATION DESIGN	Pedestrian, equestrian and bicycle access which is adequate to satisfy demands relative to development size shall be provided. These accesses shall be located to connect with existing and anticipated easements and pathways.

			<i>Staff Comments</i>	<i>Not applicable.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(4)b	The building(s) is primarily accessed from the public sidewalk for the majority of the individual uses proposed. It is the intent to promote exterior circulation with numerous connections to the public sidewalk and exposure to the street. This includes utilizing arcades, courtyards and through block connections. (Commercial buildings only)
			<i>Staff Comments</i>	<i>This project is primarily accessed from the public sidewalk. All tenant entrances are oriented onto a street facing building façade.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(4)c	The required five foot (5') street side setback is primarily used as an extension and part of the public sidewalk in areas with high pedestrian volume (setback as per zoning). This setback is encouraged to be covered by awnings, arcades or other canopies for weather protection and may extend out over the public sidewalk (CC zone only);
			<i>Staff Comments</i>	<i>It is proposed that this setback area will be fully covered by the canopy.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(4)d	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>Staff Comments</i>	<i>Access to the building is primarily from the public sidewalk. Vehicular access is from off the alleyway into a subterranean garage. The applicant is proposing to eliminate one of the two vehicular access points to the garage.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(4)e	Parking areas have functional aisle dimensions, backup space and turning radius.
			<i>Staff Comments</i>	<i>The plan indicates that parking spaces have adequate space to backup.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(4)f	Location of parking areas is designed for minimum adverse impact upon living areas within the proposed development and minimizes adverse impact upon adjacent properties with regard to noise, lights and visual impact.
			<i>Staff Comments</i>	<i>Parking areas seem to be adequate and no adverse impacts have been identified relative to their placement.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.090(B)(4)g	Curb cuts are located away from major intersections and off high volume roadways where possible.
			<i>Staff Comments</i>	<i>Not applicable.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(4)h	Adequate unobstructed access for emergency vehicles, snow plows, garbage trucks and similar service vehicles to all necessary locations within the proposed project is provided.
			<i>Staff Comments</i>	<i>No issue was identified by the Fire Department.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.090(B)(4)i	The project is designed so as to provide adequate snow storage areas or removal for snow cleared from the parking areas and roadways within the project. (50 percent)
			<i>Staff Comments</i>	<i>Not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.090(B)(5)a LANDSCAPE QUALITY	Substantial landscaping is to be provided, which is in scale with the development and which provides relief from and screening of hard surfaces. Total building surface area and street frontage will be considered when determining whether substantial landscape is being provided. (Landscaping shall be defined as trees, shrubs, planters, hanging plants, ground cover and other living vegetation).
			<i>Staff Comments</i>	<i>Not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.090(B)(5)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 compliment the neighborhood and townscape. Consideration should be given to the use of native, drought-resistant plant materials.
			<i>Staff Comments</i>	<i>Not applicable.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(5)c	The preservation of existing significant trees, shrubs and important landscape features (mapped in accordance with Site Design, Paragraph 1) shall be encouraged.

			<i>Staff Comments</i>	<i>The City Arborist recommended the removal of the two street trees adjacent to the intersection. The applicant is proposing to preserve the two existing trees on Sun Valley Road.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.090(B)(5)d	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>Staff Comments</i>	<i>Not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.090(B)(6) ENERGY DESIGN	Consideration shall be given to proper solar orientation within the project. Recognition shall be given to the solar benefits of adjoining properties. (A sun chart as a means of understanding the solar possibilities and limitations shall be encouraged)
			<i>Staff Comments</i>	<i>Not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.090(B)(7) PUBLIC AMENITIES	Pedestrian amenities are encouraged for all projects and shall be required for commercial uses. Amenities may include, but are not limited to benches and other seating, kiosks, telephone booths, bus shelters, trash receptacles, restrooms, fountains, art, etc. The use of "Ketchum Streetscape Standards" shall be encouraged.
			<i>Staff Comments</i>	<i>Not applicable.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(8) GREEN BUILDING	Consideration shall be given to green building features within the project. Recognition shall be given to projects that achieve the United States Green Building Council's LEED Certification or earn the Environmental Protection Agency's Energy Star Label. Projects are encouraged to consider energy conservation, indoor air quality, water use, location, waste reduction, recycling, and use of sustainable construction materials.
			<i>Staff Comments</i>	<i>The applicant has provided a letter indicating that they will follow the requirements of the IECC 2012 commercial energy code where applicable. The following areas are projected to be affected by the energy code requirement:</i> <i>1. New and/or replaced windows:</i> <i> a. Fixed fenestration: U-.36 or lower</i> <i> b. Operable fenestration: U-.43 or lower</i> <i> c. Entrance doors: U-0.77 or lower</i> <i>2. Lighting and Electric Power systems per section C405, Including:</i> <i> a. 1.4 watts/ft² for indoor retail lighting</i> <i> b. Exterior lighting of walkways at 0.14 W/ft²</i> <i>3. Plumbing installations per Section C404, Including:</i> <i> a. EPA Water-sense rated (or equivalent) faucets and toilets</i> <i> b. 0.62 Energy Factor gas water heater or 0.97 EF electric water heater.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.090(B)(9)a	Exposed support structures for signs, including, but not limited to, posts, poles and sign sides or edges, must be faced or covered with wood, stone or metal which is corrosion resistant, painted or anodized, or such other material as may be approved by the city as a reasonable, natural textured substitute.
			<i>Staff Comments</i>	<i>Not applicable. Only walls signs are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.090(B)(9)b	All freestanding signs shall have landscaping around the base of the support structure in order to provide a transition from the ground to the sign.
			<i>Staff Comments</i>	<i>Not applicable. Only walls signs are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(9)c	All materials should prevent reflective glare.
			<i>Staff Comments</i>	<i>The applicant has indicated that they will meet this requirement.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(9)d	Simple and easy to read typefaces should be used on signs. Hard to read and overly intricate typefaces should be avoided.
			<i>Staff Comments</i>	<i>The applicant has indicated that they will meet this requirement.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(9)e	Signs that have symbols, characters, or graphics are encouraged. The symbol, character, or graphic should relate to the products sold in the business or to the name of the business.
			<i>Staff Comments</i>	<i>The applicant has indicated that they will meet this requirement.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(9)f	Signs that show depth and cast shadows are encouraged. Depth and shadows can be created by mounting individually cut letters and symbols on the sign base or carving letters and symbols into the base of the sign.
			<i>Staff Comments</i>	<i>The applicant has indicated that they will meet this requirement.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.090(B)(9)g	Projecting signs are preferred over portable or sandwich board signs. Projecting signs generally are more effective for increasing visibility to both pedestrians and motorists.
			<i>Staff Comments</i>	<i>Not applicable. Only walls signs are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(9)h	Sign materials and colors should complement the building facade. Basic and simple color applications are encouraged and vibrant colors should be avoided.
			<i>Staff Comments</i>	<i>The applicant has indicated that they will meet this requirement.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(9)i	The color of letters and symbols should contrast the base or background color of the sign to maximize readability.
			<i>Staff Comments</i>	<i>The applicant has indicated that they will meet this requirement.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(9)j	Signs shall not cover or obscure windows, doors, storefronts, building entrances, eaves, cornices, columns, horizontal expression lines, or other architectural elements or details.
			<i>Staff Comments</i>	<i>The proposed tenant signs are located above entry doors and do not obscure windows or doors. The main building sign is proposed adjacent to the main entrance doors.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(9)k	Signage on buildings with multiple tenants shall be limited to prevent sign clutter. Individual signs for tenants with ground floor storefront entrances are permitted. A directory sign with the names and suite numbers of all tenants without a ground floor storefront entrance may be provided at the lobby entrance for those tenants.
			<i>Staff Comments</i>	<i>Tenant signage is evenly distributed per each tenant space and are within the area allowance provided by the street frontage.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(9)l	An address marker shall be provided at the main entrance to all buildings.
			<i>Staff Comments</i>	<i>The applicant has indicated that they will meet this requirement.</i>

STAFF RECOMMENDATION

Staff recommends that the Design Review application for the Fisher Building, located at 191 E. Sun Valley Road be approved by the Planning and Zoning Commission, subject to conditions 1-6 below.

OPTIONAL MOTIONS

1. **"I MOVE TO APPROVE THE DESIGN REVIEW APPLICATION BY GEORGE B. FISHER, LLC., FOR THE FISHER BUILDING, WITH CONDITIONS 1-6.";** or
2. **"I MOVE TO DENY THE DESIGN REVIEW APPLICATION BY GEORGE B. FISHER, LLC., FOR THE FISHER BUILDING, BECAUSE OF THE FOLLOWING STANDARDS (Commission to insert reasons for denial)."**

PROPOSED CONDITIONS

1. Design Review approval shall expire one (1) year from the date of approval;
2. Design Review elements shall be completed prior to final inspection/occupancy;
3. This Design Review approval is based on the plans and information presented and approved at the meeting on the date noted herein. Building Permit plans must conform to the approved Design Review plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator.

Any building or site discrepancies which do not conform to the approved plans will be subject to removal;

4. All required ROW permits shall be approved prior to working within the city ROW;
5. Remove the existing planter box located at the corner of Sun Valley Road and Washington Avenue and reconstruct the curb at this intersection as approved by the Public Works Department; and
6. In addition to the requirements set forth in this design review approval, this project shall comply with all applicable local, state and federal laws.

Attachment A: Application Form and Green Building Code Letter

DESIGN REVIEW APPLICATION

Project Name: FISHER BUILDING
Owner: GEORGE B. FISHER, LLC Phone No.: 481 2999
Mailing Address: P.O. BOX 598 SUN VALLEY, ID 83353
Architect/Representative: RUSCITTO/LATHAM/BLANTON Phone No.: 726 5608
Mailing Address: ATTN.: JIM RUSCITTO, P.O. BOX 419 SUN VALLEY, ID 83353
Architect License No.: AR-1633
Engineer License No.: 6781 Engineer of Record: SCOTT HEINER, P.E.

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.

Preapplication Fee: _____ Date Paid: _____

Design Review Fee: _____ Date Paid: _____

Legal Land Description: FISHER CONDO BLOCK 37 KETCHUM, IDAHO

Street Address: 191 E. SUN VALLEY ROAD KETCHUM, IDAHO

Lot Area: 8,257.7 SQ. FT Zoning District: C-URBAN RESIDENTIAL

Overlay District: Flood _____ Avalanche _____ Pedestrian _____ Mountain _____

Anticipated Use: RETAIL-OFFICE, RESIDENTIAL

Type Construction: New _____ Remodel X Addition X Other _____

Number of Residential Units: 1 EXISTING Number of Hotel Units: _____

Total Floor Area: Proposed Existing _____ Setbacks (CC Zone) (CC Zone Only)

Basements:	_____	_____	Ground Floor Open Space	_____
1st Floor:	_____	_____	Roofline Length	_____
2nd Floor:	_____	_____	Building Width	_____
3rd Floor:	_____	_____	Horizontal Breaks Every	_____ Feet
Mezzanine:	_____	_____	Break Depth	_____ Width _____
Total:	_____	_____	Floor Area Ratio	_____

Percent of Building Coverage: 92.2%

Curb Cut: NONE

Setbacks: Front 5'-6" Side 8'-0" Side 1'-0" Rear 1'-0"

Height: 35' Parking Spaces Provided: 14

Construction Phasing: ONE PHASE (REMODEL)

Will fill or excavation be required? If yes, amount in cubic yards- Fill _____ Excavation _____

Will existing trees or vegetation be removed? Yes X No _____

Water System: Municipal Service X Ketchum Spring Water _____

The Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Design Review Application in which the City of Ketchum is the prevailing party to pay the reasonable attorney fees, including attorney fees on appeal, and expenses of the City of Ketchum.

I, the undersigned, certify that all information submitted with and upon this application form is true and accurate to the best of my knowledge and belief.

Signature of Owner: [Signature] Date: 7/10/15

Approved/Denied: _____ Date: _____

Pursuant to Resolution No. 08-123, any direct costs incurred by the City of Ketchum to review this application will be the responsibility of the applicant. Costs include but are not limited to: engineer review, attorney review, legal noticing, and copying costs associated with the application. The City will require a retainer to be paid by the applicant at the time of application submittal to cover said costs. Following a decision or other closure of an application, the applicant will either be reimbursed for unexpended funds or billed for additional costs incurred by the City.



Tel: 208.721.2922

jreuter@gmx.com

P.O. Box 4714

www.johnreutergreenworks.com

Fisher Building

Energy Code Requirements for Remodel

7.29.15

Morgan Brim
Senior Planner
480 East Ave N
City of Ketchum, ID

Dear Morgan,

The Fisher Building remodel will follow the requirements of the IECC 2012 commercial energy code where applicable. Given the limited scope of the project, only the following areas are projected to be affected by the energy code requirement.

- 1) **New and/or replaced windows:**
 - a. Fixed fenestration: U -.36 or lower
 - b. Operable fenestration: U-.43 or lower
 - c. Entrance Doors: U-0.77 or lower

- 2) **Lighting and Electric Power systems per section C405. Including:**
 - a. 1.4 watts/ft² for indoor retail lighting
 - b. Exterior lighting of walkways at 0.14 W/ft²

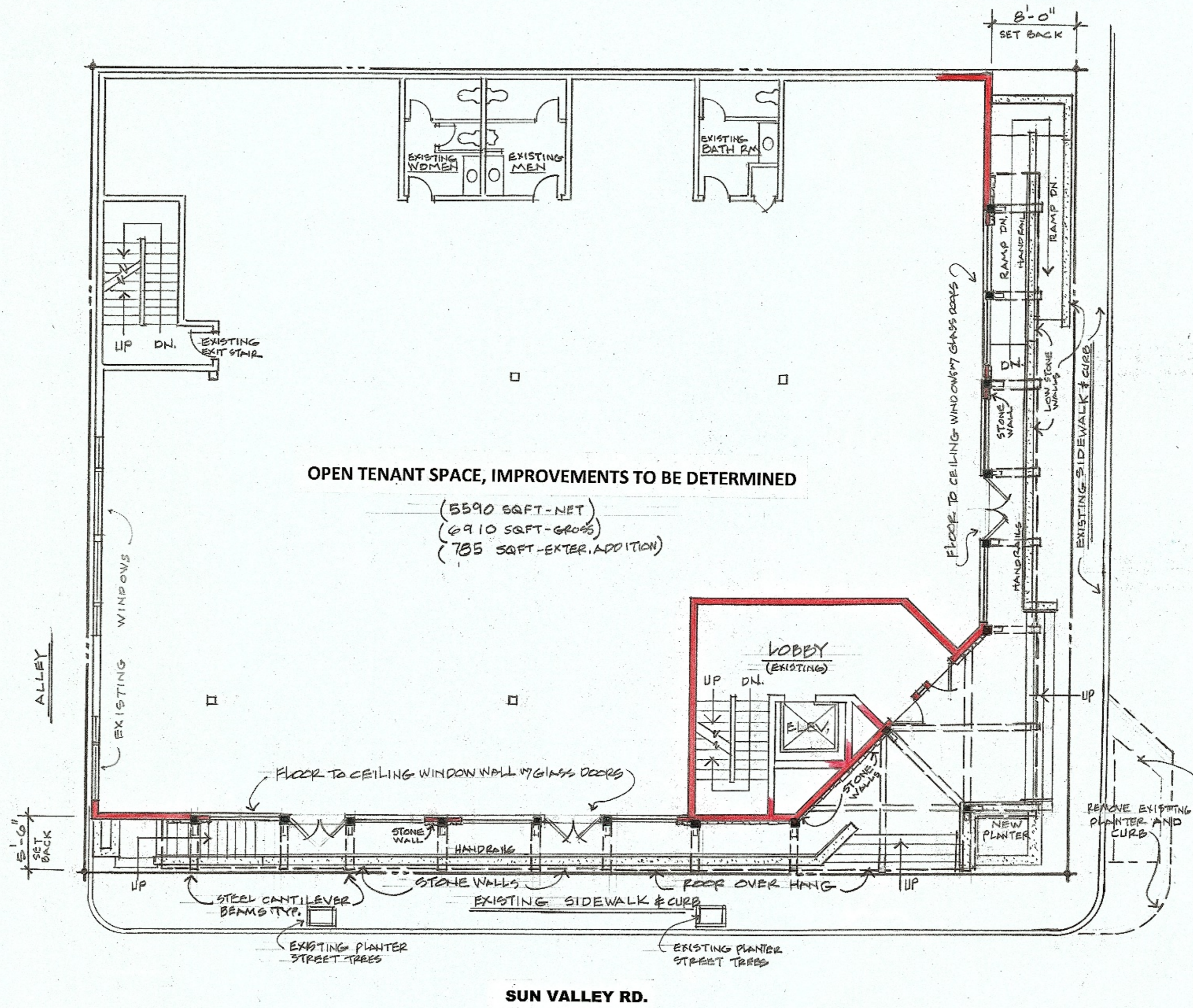
- 3) **Plumbing installations per Section C404. Including:**
 - a. EPA Water-sense rated (or equivalent) faucets and toilets
 - b. 0.62 Energy Factor gas water heater or 0.97 EF electric water heater

Please note that any other changes including, but not limited to, exposure of insulation cavities or alteration of mechanical heating, cooling, or ventilation systems will be subject to the requirements of the IECC 2012. Presently neither is planned.

Thank you,

John Reuter

Attachment B: Plans



MAIN PLAN - REVISED

AUG 5, 2015: REMOVE EXISTING PLANTER, SIDEWALK & CURB AT SUN VALLEY RD. & WASHINGTON AVE.
 JULY 22, 2015: MD STREET PAINTERS
 JUNE 30, 2015 (REV. CITY)

ARCHITECTURA P.A.

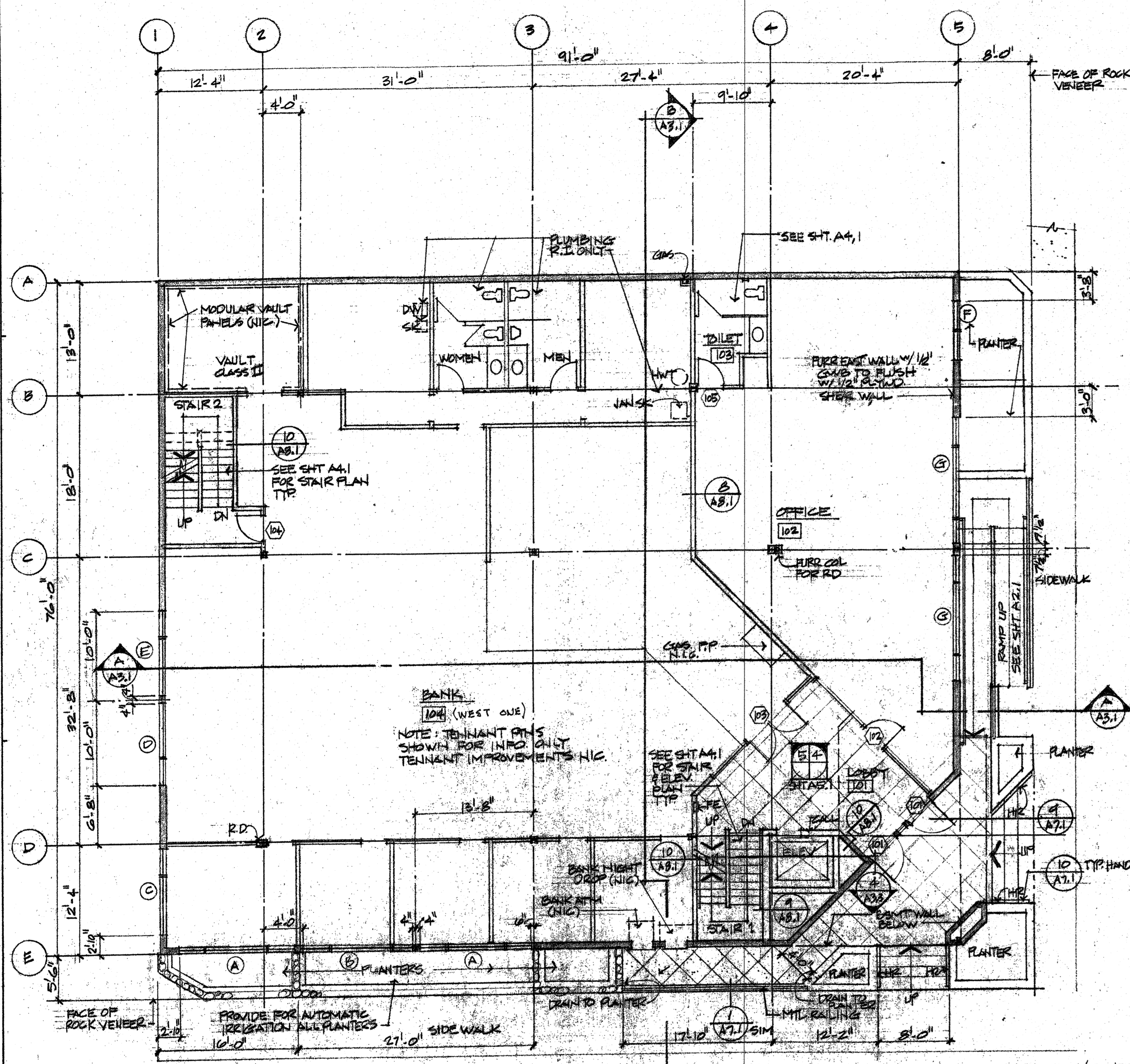
RUSCITTO/LATHAM/BLANTON

p.o. box 419 sun valley, idaho 83353
 208 726 5608
 copyright ©

FISHER BUILDING
 SUN VALLEY RD. & WASHINGTON AVE., KETCHUM

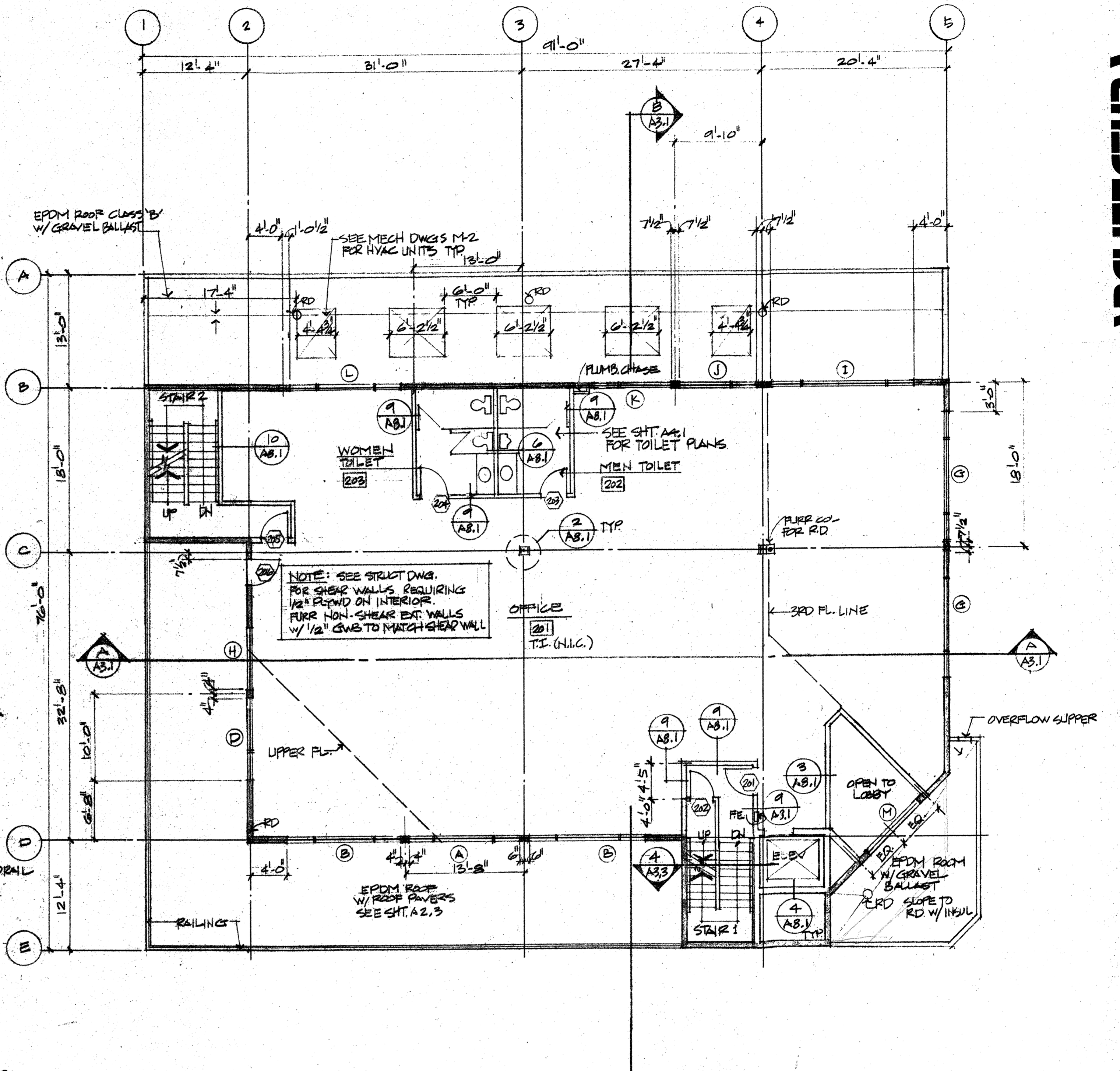
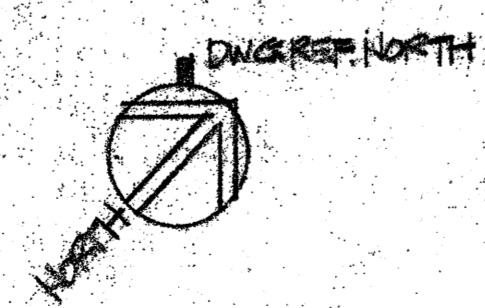
PRINTED
 AUG 05 2015
 RUSCITTO/LATHAM
 BLANTON

PRINTED
 JUL 10 2015
 RUSCITTO/LATHAM
 BLANTON



MAIN LEVEL TO BE REMODELED
SEE MAIN PLAN - REVISED

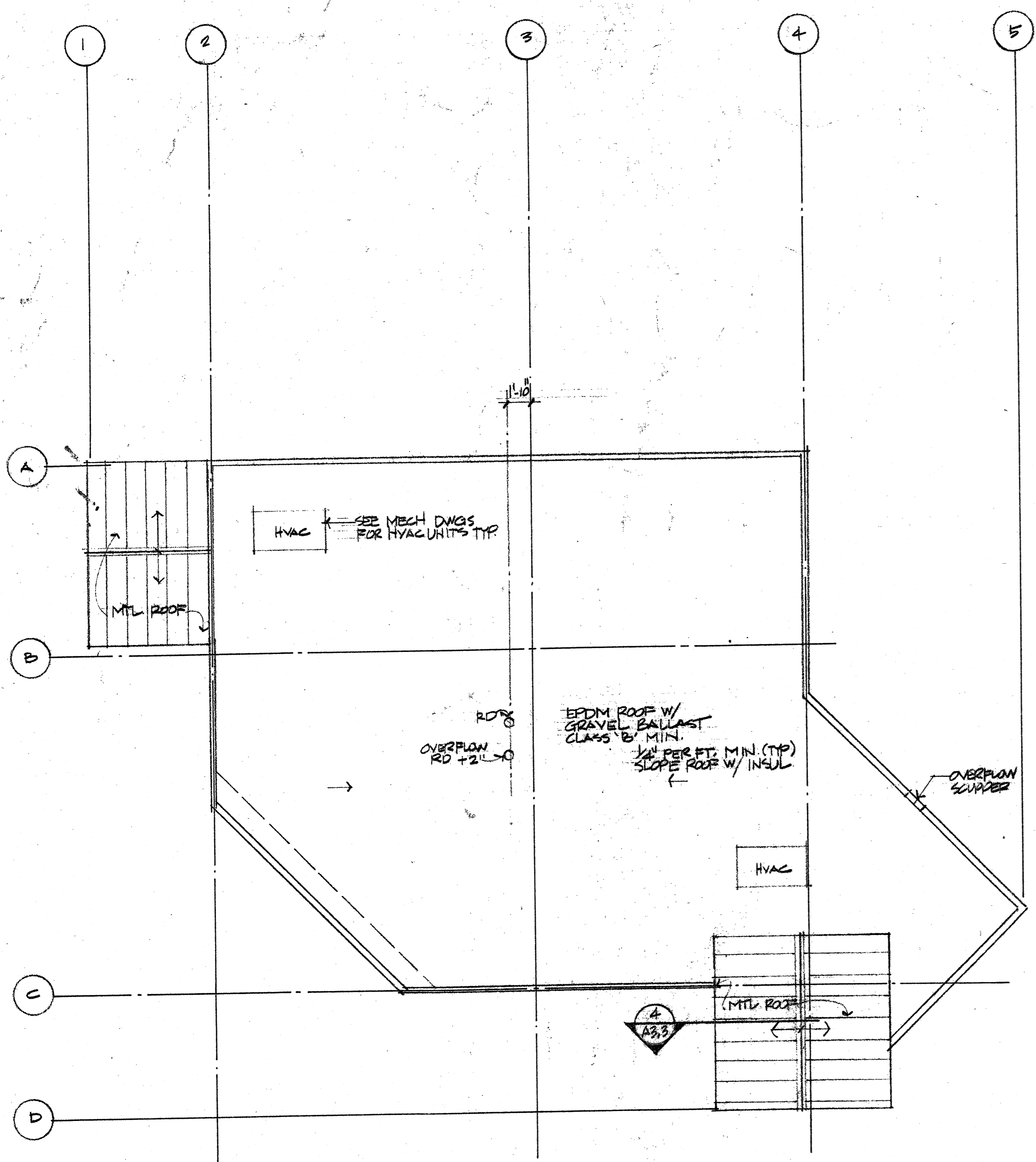
MAIN
1/8" = 1'-0"



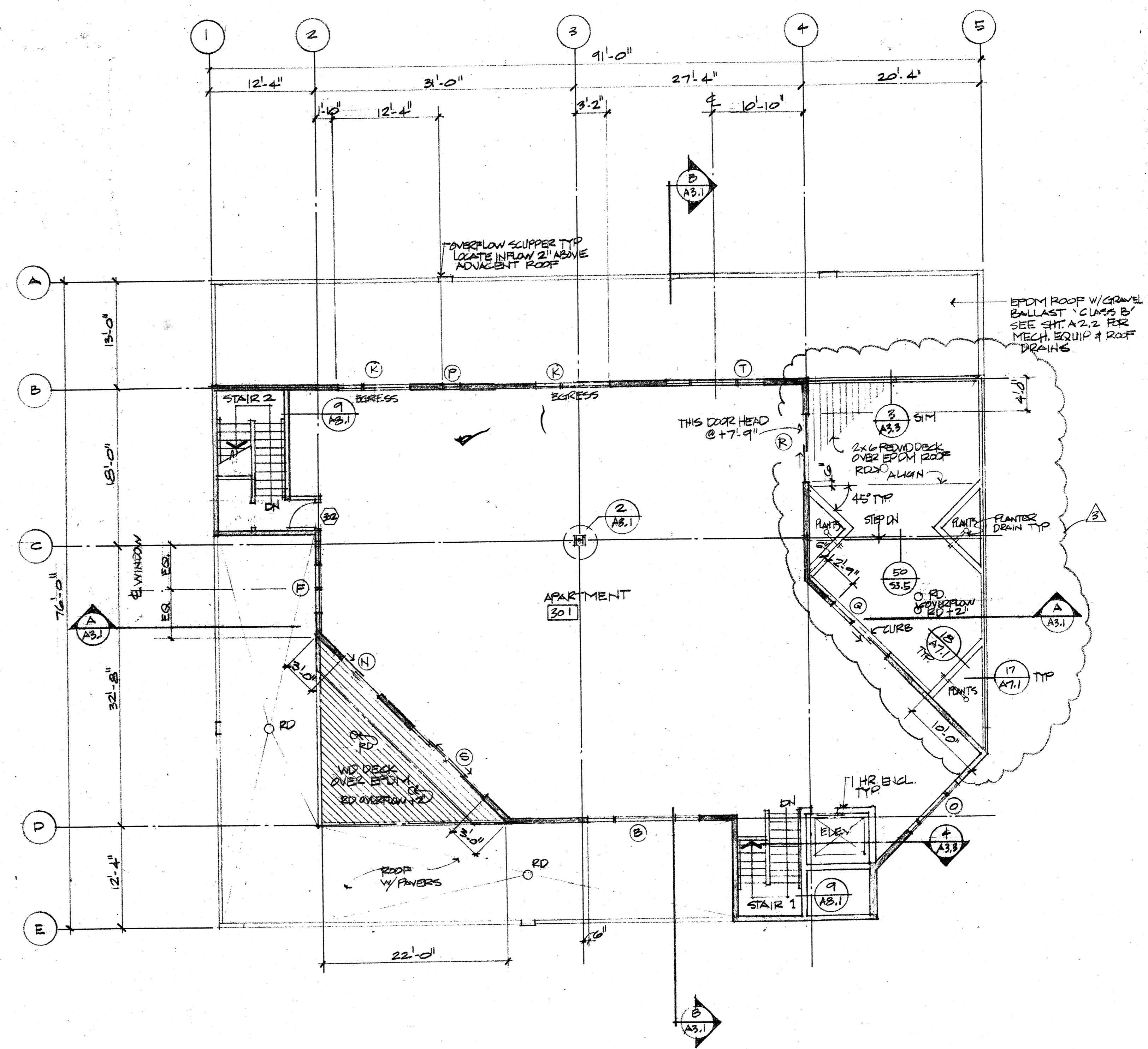
2ND LEVEL OFFICE TO REMAIN AS IS

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

△ WINDOW & OPENING DIMENSIONS

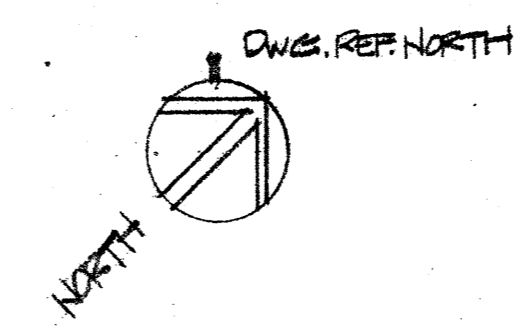


ROOF PLAN (UPPER)
1/8" = 1'-0"



3rd
1/8" = 1'-0"

3RD LEVEL APARTMENT TO REMAIN AS IS



- ① 3RD FLOOR WINDOW & DOORS
- ② WINDOW REVISIONS & DIMENSIONS
- ③ 3RD FLOOR ROOF DECK & PLANTERS

PRINTED
JUL 10 2015
RUSCITTO/LATHAM
BLANTON

PRINTED
JUN 22
RUSCITTO/LATHAM
BLANTON



SUN VALLEY RD.



WASHINGTON AVE.



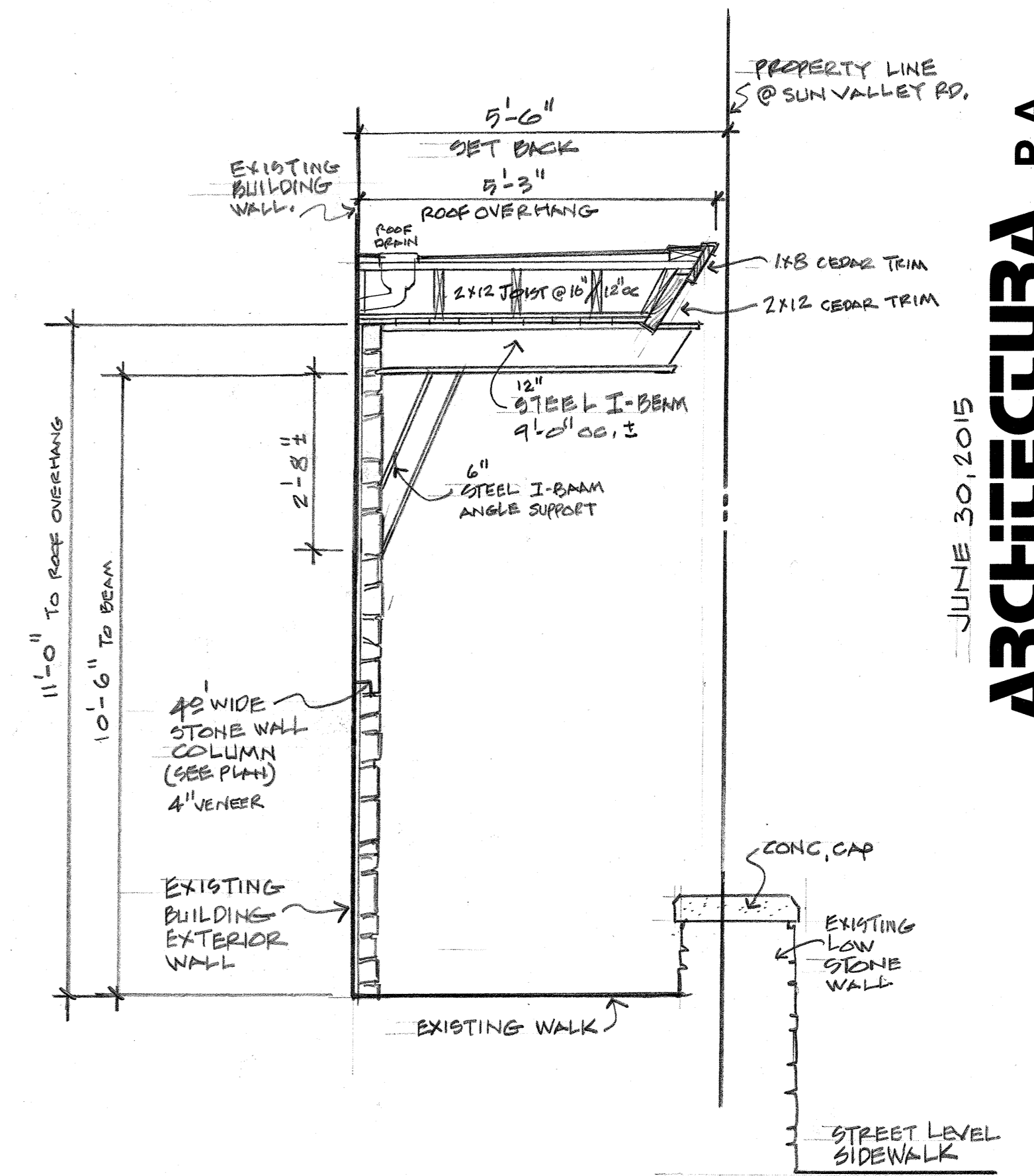
SUN VALLEY RD.

ELEVATION



WASHINGTON AVE.

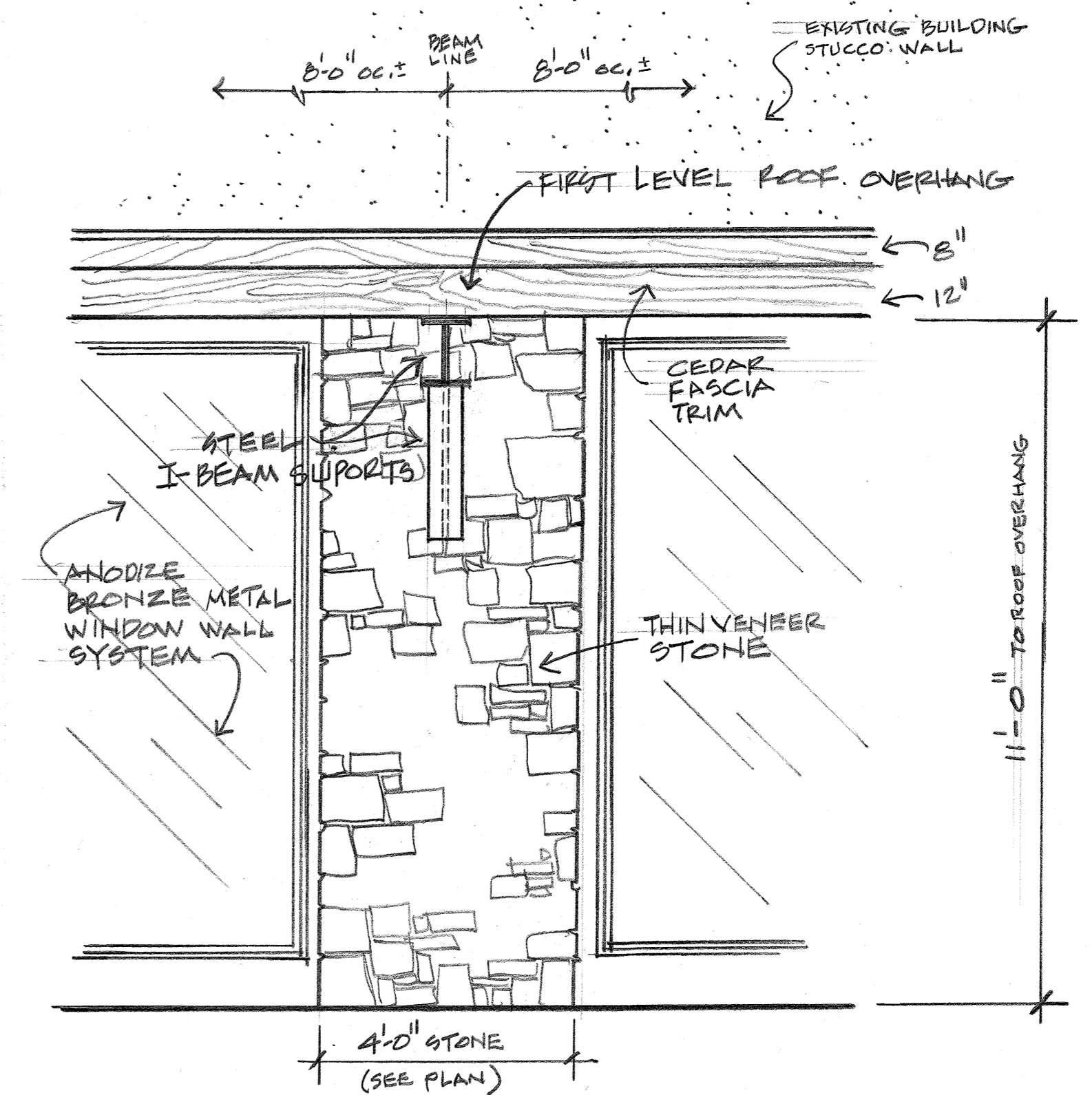
ELEVATION



FIRST LEVEL OVERHANG

"STREET LEVEL"

1/2" = 1'-0"



FIRST LEVEL WALL SYSTEM

"SHOWING ROOF OVERHANG" 1/2" = 1'-0"

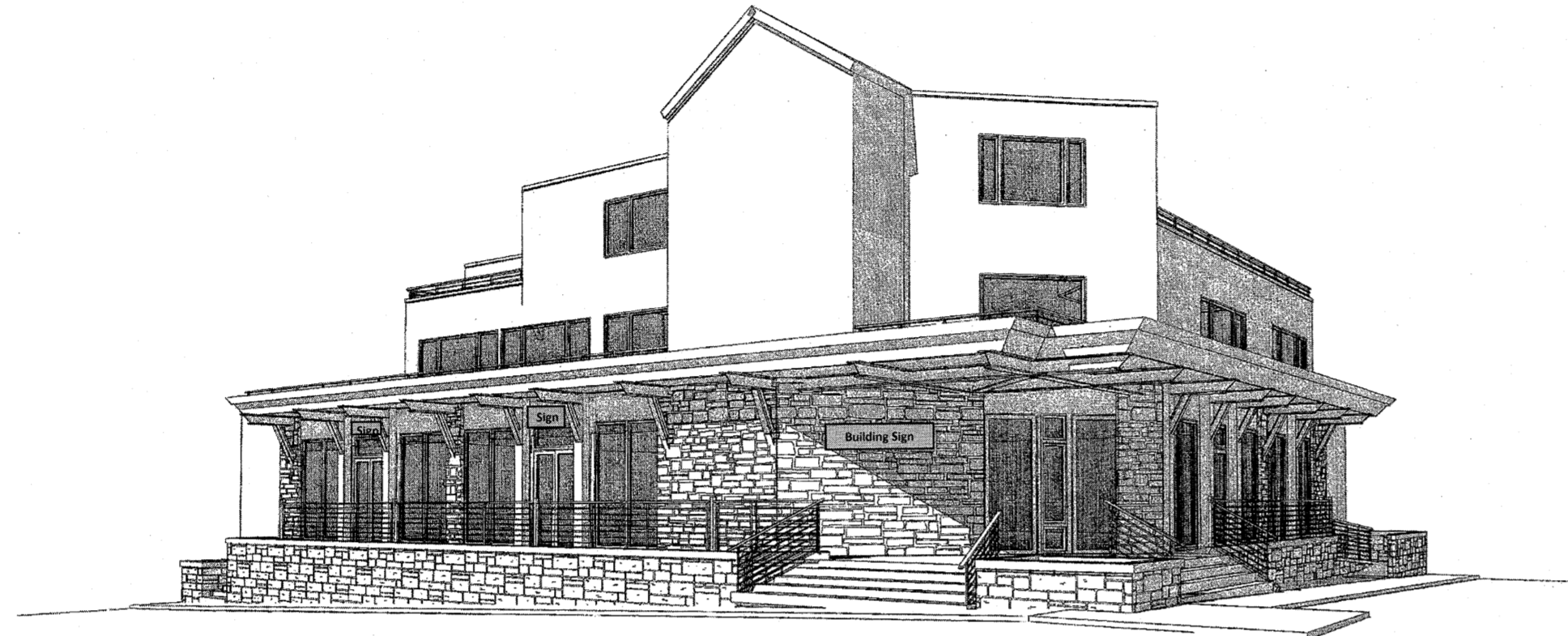
RUSCITTO/LATHAM/BLANTON

ARCHITECTURA P.A.

JUNE 30, 2015

FISHER BUILDING
SUN VALLEY RD. & WASHINGTON AVE., KETCHUM

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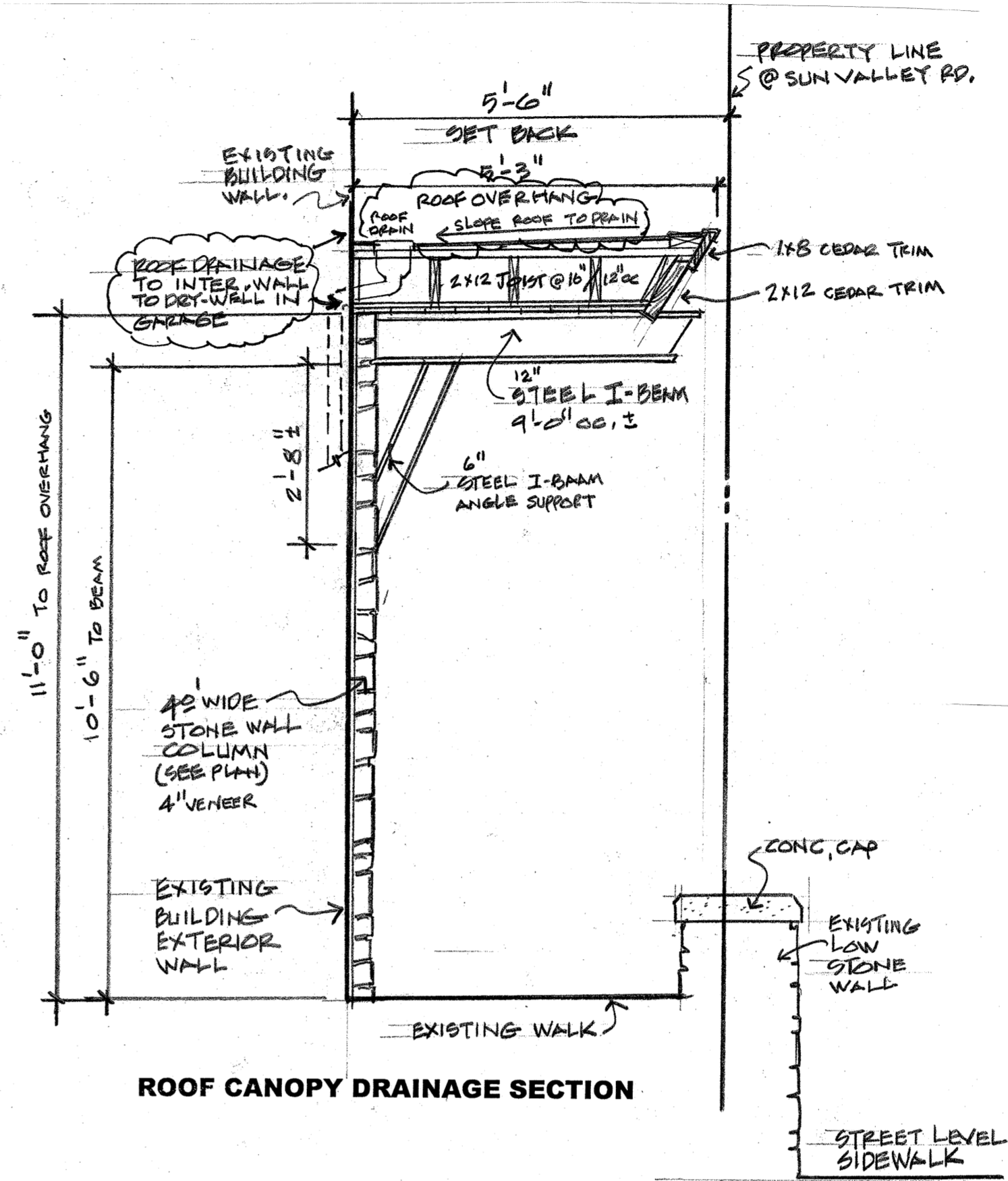


SIGNAGE

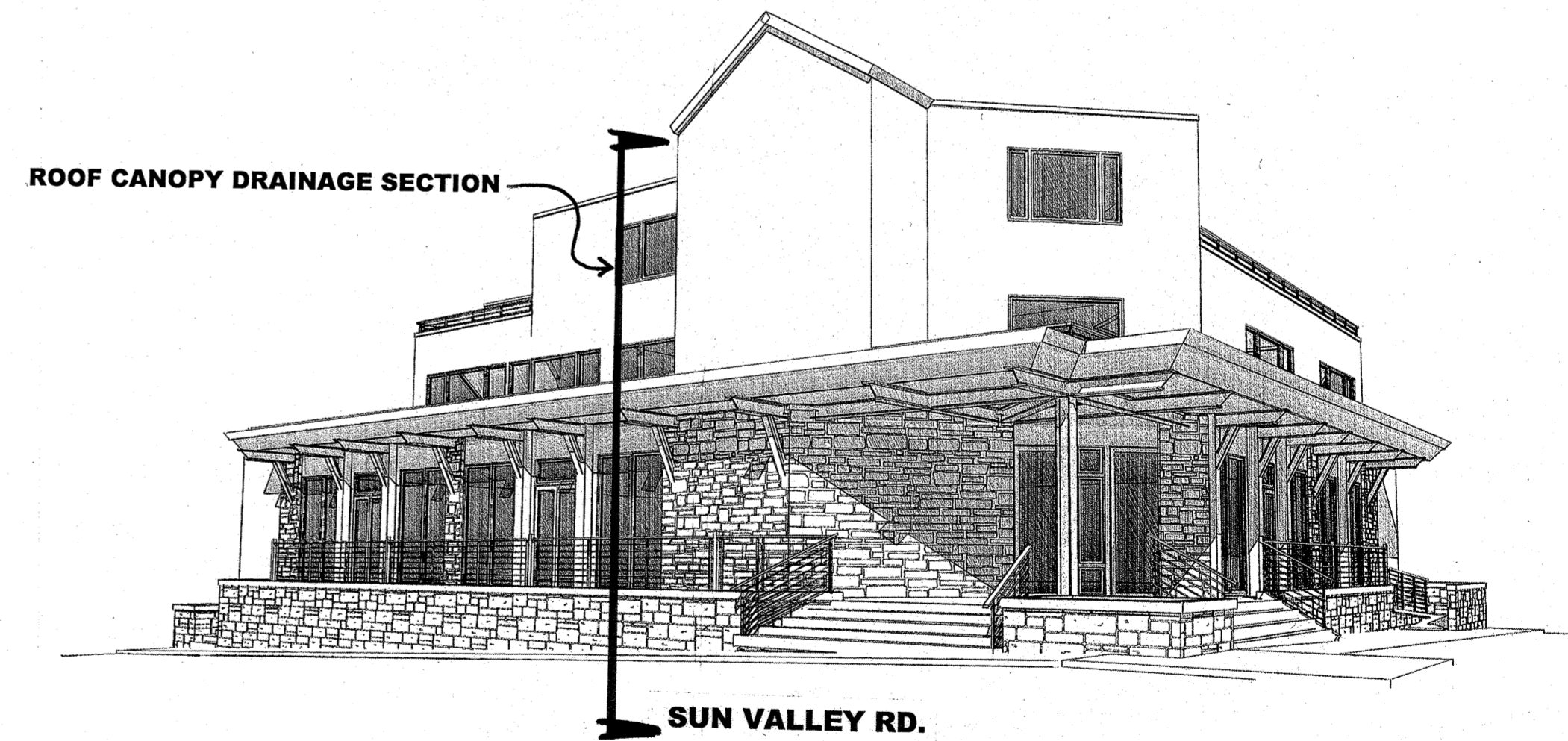


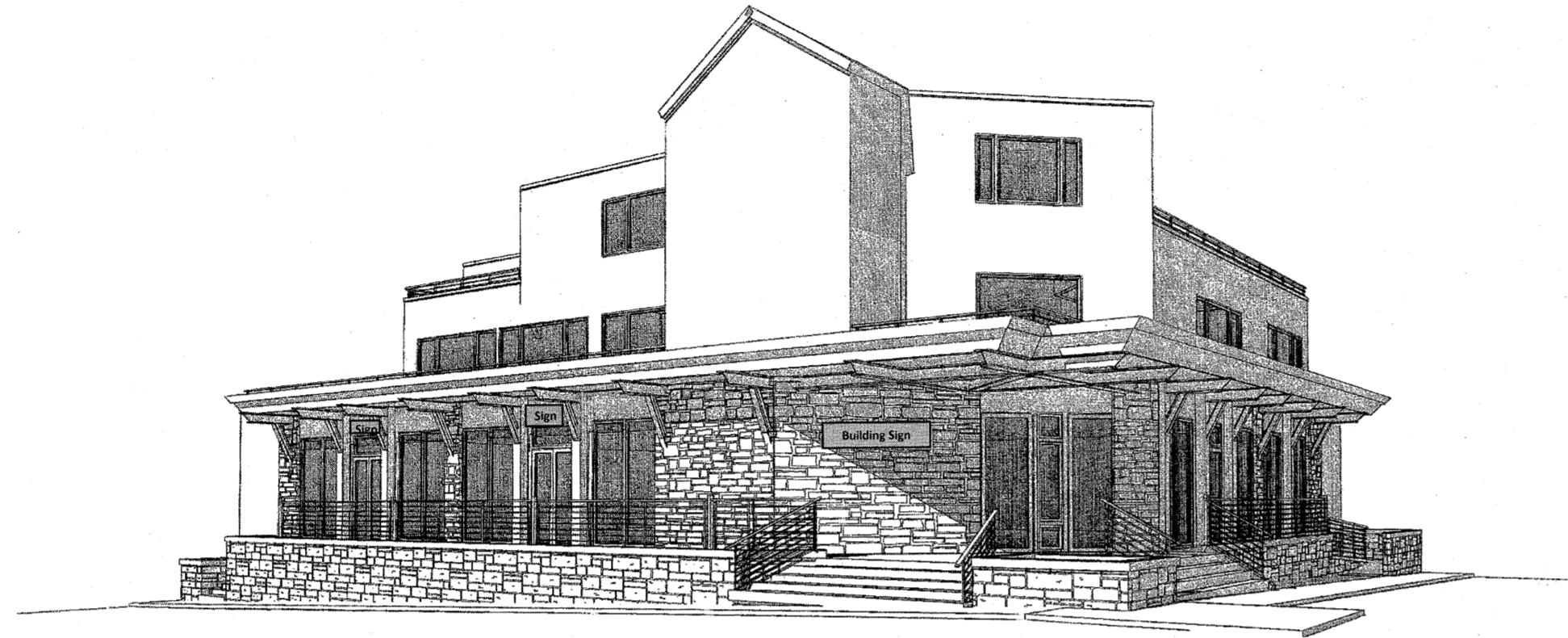
- Building signage at stone wall at building frontage; size to be 6'-0" x 2'-6"
- Tenant signage over tenant space entry; size to be 4'-0" x 1'-6"

RUSCITTO/LATHAM/BLANTON
Architectura P.A.



ROOF CANOPY DRAINAGE SECTION



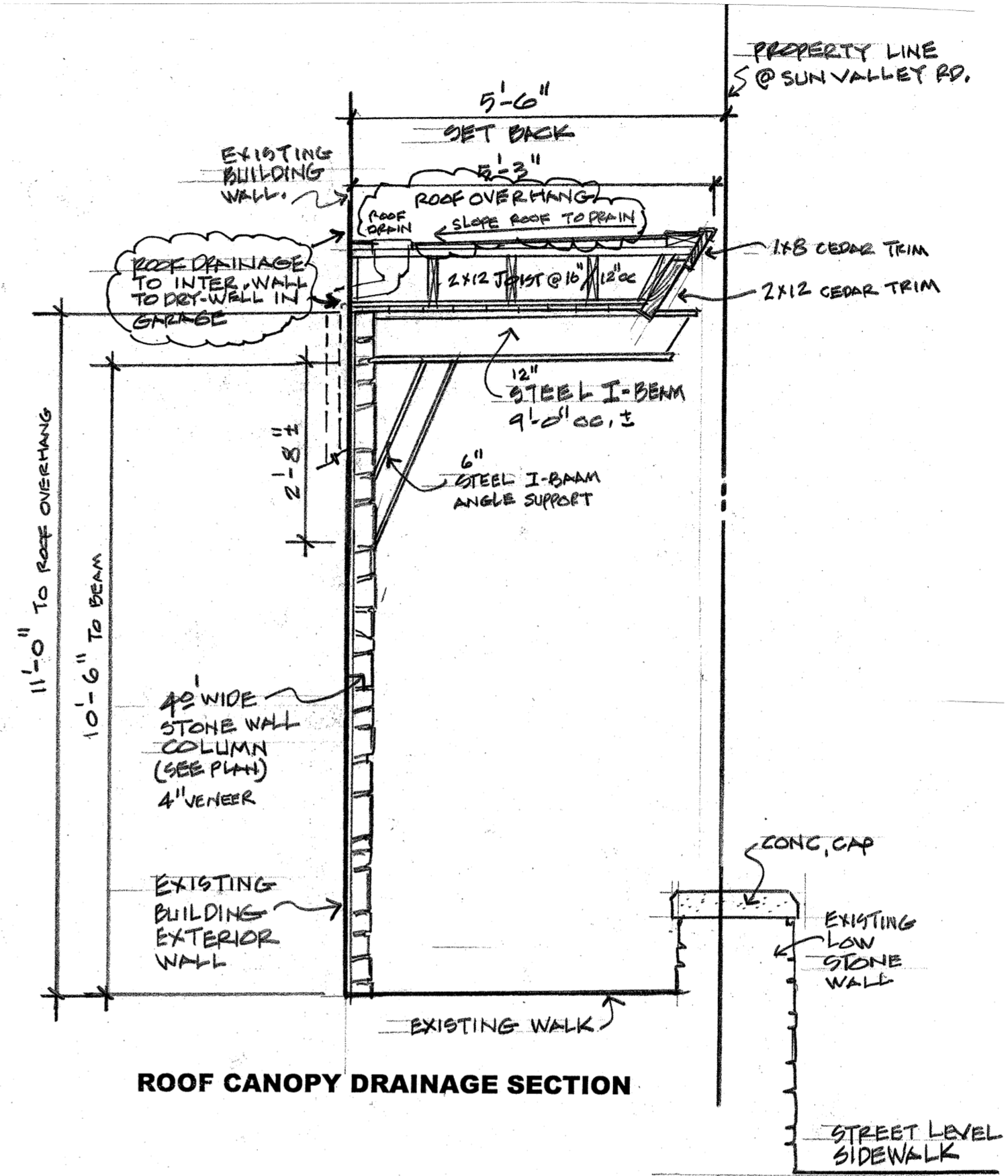


SIGNAGE



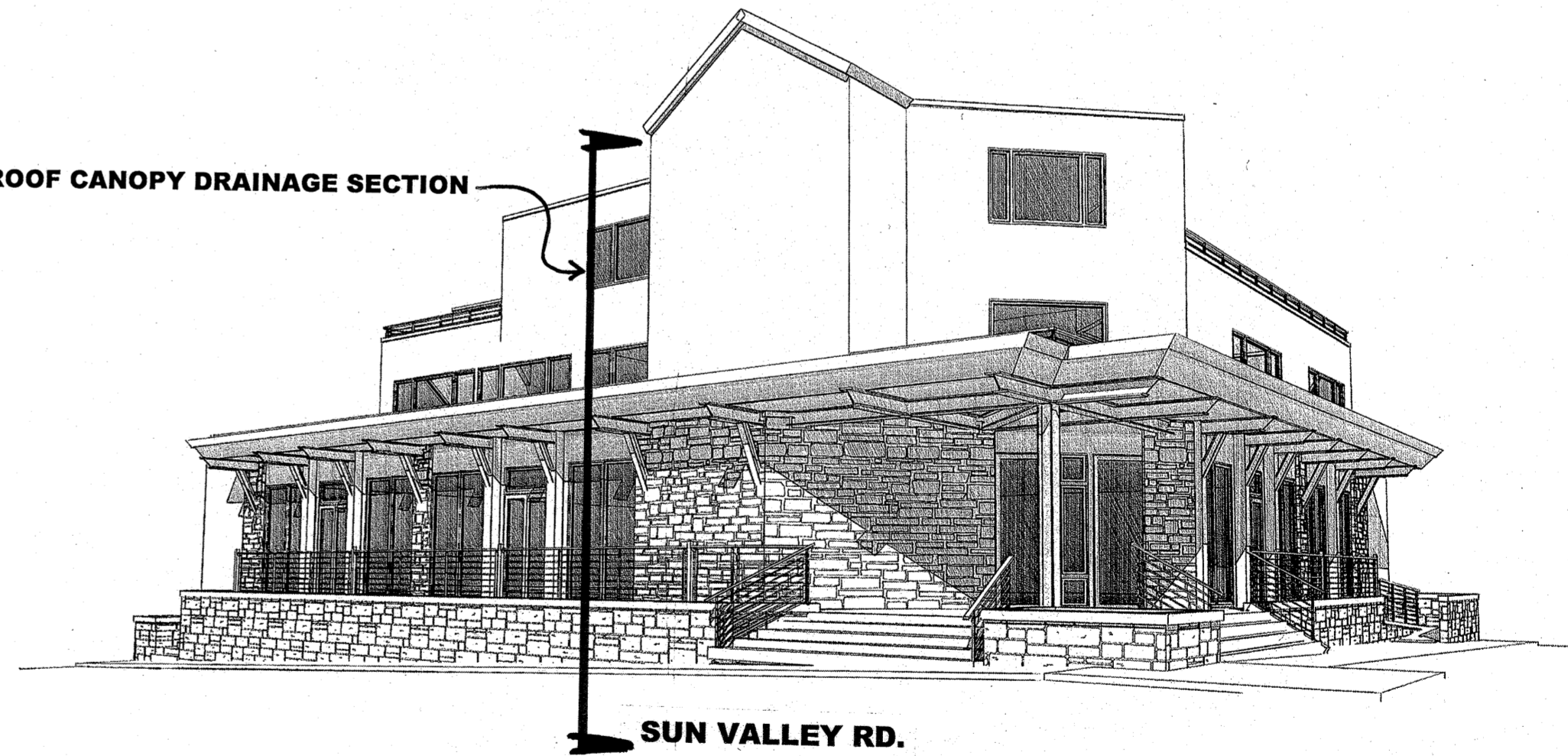
- Building signage at stone wall at building frontage; size to be 6'-0" x 2'-6"
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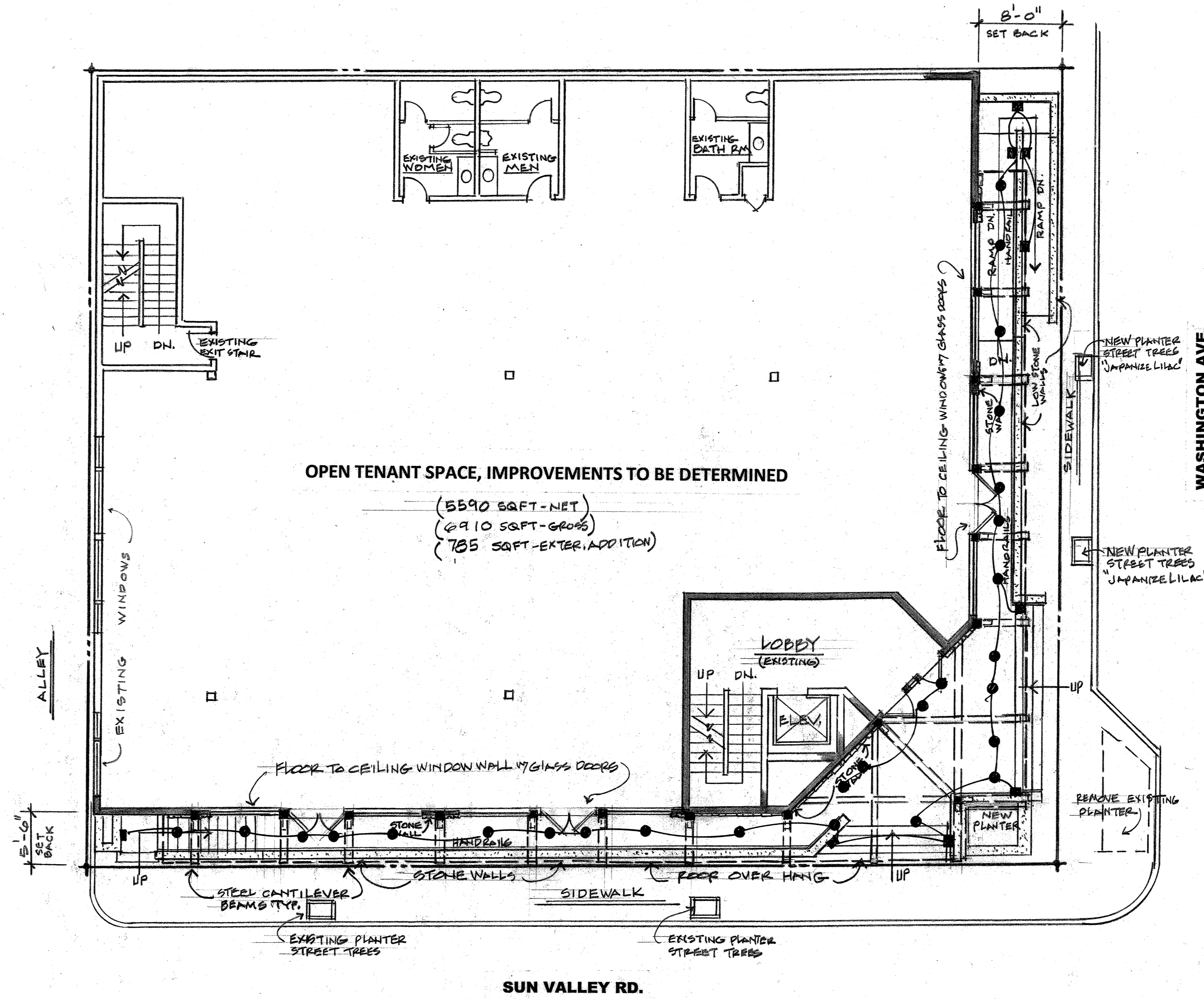
RUSCITTO/LATHAM/BLANTON
Architectura P.A.





ROOF CANOPY DRAINAGE SECTION

ROOF CANOPY DRAINAGE SECTION





EXTERIOR LIGHTING PLAN MAIN PLAN - REVISED

-  "JUNO" RECESSED EXTERIOR ENERGY EFFICIENT LIGHT FIXTURE
-  RECESSED STEP LIGHTS

JULY 23, 2015 EXTERIOR LIGHTING
 JULY 22, 2015 APP STREET PLANTERS
 JUNE 30, 2015 (REVISED)

RUSCITTO/LATHAM/BLANTON ARCHITECTURA P.A.

RUSCITTO/LATHAM/BLANTON

FISHER BUILDING
 SUN VALLEY RD. & WASHINGTON AVE., KETCHUM

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 208 726 5608
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RUSCITTO/LATHAM/BLANTON

ARCHITECTURA P.A.

architecture • engineering • interior design
P.O. BOX 419 SUN VALLEY, ID 83353
208.726.5608 rlb@rlb-sv.com

FISHER BUILDING

JOB _____

SHEET NO. _____ OF _____

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE _____

STONE VENEER

**SEMI-TRANSPARENT
CEDAR STAIN ON TRIM**

**PATINA/RUSTED
STEEL "I" BEAM**

PRINTED

JUL 10 2015

**RUSCITTO/LATHAM
BLANTON**



City of Ketchum
Planning & Building

August 10, 2015

Adding Assembly Uses as a Permitted Use in the Light Industrial –Two District (LI-2)

Planning & Zoning Commission Work Session – August 10, 2015

The city has received a request from applicant Brett Moellenberg, with the Spot LLC. The applicant is proposing a text amendment to the District Use Matrix Section 17.12.020 to add “Assembly Use” as a permitted use in the LI-2 District. This work session provides an opportunity for the applicant to present their proposal to the Planning and Zoning Commission and to receive feedback.

Sincerely,

A handwritten signature in blue ink, appearing to read "Morgan Brim".

Morgan Brim, Senior Planner/Current and Long-range Planning Manager

Attachments:

- A. Application Form and Narrative

Attachment A: Application Form and Narrative

APPLICATION FOR AMENDMENT TO
ZONING CODE TITLE 17 OR SUBDIVISION CODE TITLE 16

Applicant: THE SPOT LLC Phone Number: 208-928-6241

Mailing Address: P.O. Box 4227, KETCHUM (C/O BRETT MOELLENBERG)

Representative: BRETT MOELLENBERG Phone Number: 602-214-0048

Mailing Address: P.O. Box 4227, KETCHUM

Section of Code to be amended: 17.12.020, TITLE 17

Please describe the proposed change, or provide proposed amended language (attach separate sheet if necessary).

ATTACHED

OTHER INFORMATION may be reasonably required by the Administrator in order to process this application.

I hereby acknowledge I have filled in this application accurately and provided the required information to the best of my knowledge.

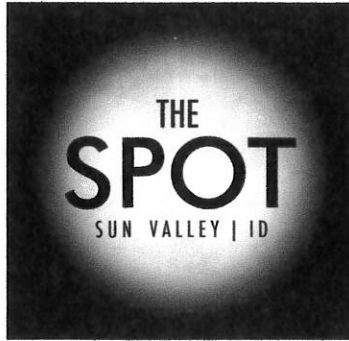


Date 7-10-15

Signature of Owner or Authorized Representative

PETER
BURKE

BRETT
MOELLENBERG



Ketchum is a community where arts and culture are vitally important to our economy and quality of life – they tell our story. Arts and culture foster new perspectives and appreciation while making the community more attractive and appealing. Our local social gatherings and opportunities are heightened by events that celebrate our arts and culture and bring people together in Ketchum. Arts and culture also contribute to the larger “creative economy” which creates jobs, attracts investments, generates tax revenues, and stimulates the economy through tourism and consumer purchases. A thriving arts and cultural scene attracts visitors and has economic “spinoff” benefits for local restaurants, lodging and retailers. Because they enhance our quality of life, arts and culture are an important complement to community development, enriching local amenities and attracting young workers to our town.

-Ketchum Comprehensive Plan, 2014

The Spot opened In September, 2014 as a way of supplementing the incredible summer theatrical programs that the Wood River Valley has to offer. Having worked with companies like St. Thomas Playhouse and nexStage Theatre every summer for 6 years, we wanted to make Ketchum our permanent home; and, our students were clamoring for a year-round option to continue working on their art. Starting with group and private classes, we realized that our studio had the capability to involve even more of the community by producing shows that none of the other companies were doing. We were also excited by the idea of creating a venue that showcased theatre in a more intimate and diverse way. When we produced our first show *Next to Normal*, we realized that the community was just as excited about our idea as we were. We originally planned for six shows, and when they quickly sold out in January, we added one more evening that sold out in 24 hours.

The change we propose is simple. We want to add a permitted “assembly use” to our space in the LI2 district. While busy during the day, the district sees little action at night; and, while we plan to bring more families and children to the area during the day for our classes (and partnering dance classes in our space), we are able to bring some vibrancy to the area in the evening, where it is currently a ghost town.

Ketchum will encourage partnerships with and among existing arts organizations, on its own and through the Ketchum Arts Commission and Ketchum Events Commission (Ketchum Comprehensive Plan). The KAC is very interested in our space. With the lack of usable, convertible spaces in the core, the KAC has singled us out as place to hold a number of different arts related events.

*Goal ART-1
Create cultural facilities
that meet the needs of
the community and make
Ketchum a destination
attraction.*

*Goal ART-2 Build Ketchum's identity
as a cultural center and destination by
increasing the visibility of the arts
and cultural activities.*

-Ketchum Comprehensive Plan

There are a myriad of passages in the KCP that support what we are doing, from restoring a young adult culture to generating income for the city, but no goals are more poignant than Goal Art-1 and Goal Art-2 because they speak to what we do and have done for this city for many years. We are the future of the arts in this town. We have the talent, connections, and don't require any city funding to be successful. We are successful on our own and will continue to be. We've all moved here from around the country to build something here, in this town, and, we promise, you do not want to lose us.

Sincerely,
The Spot