



**STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF JULY 11, 2016**

PROJECT: Bracken Station Pre-Application Design

FILE NUMBER: #16-035

OWNERS: North Town Partners LLP

REPRESENTATIVE: Steve Cook, AIA

REQUEST: Pre-Application Design Review approval of a commercial remodel and addition

LOCATION: 911 N. Main Street (Ketchum, AM Lot 5A, Block 30)

ZONING: Light Industrial District Number 1 (LI-1)

OVERLAY: None

NOTICE: Notice was mailed to adjacent property owners on May 16, 2016. Notice was posted on the subject property and in three public City locations on May 17, 2016. Continuation of this item to June 27, 2016 was announced during the June 13, 2016 meeting and continuation of this item to July 11, 2016 was announced during the June 27, 2016 meeting.

REVIEWER: Brittany Skelton, Associate Planner

INTRODUCTION

This project must first obtain approval of a Conditional Use Permit to proceed with considering of Design Review. The Pre-application Design Review is an open discussion between the applicant, the Planning and Zoning Commission, and the public.

During the June 13, 2016 hearing for the Conditional Use Permit the Commission continued the hearing to the June 27, 2016 meeting and gave directive to the applicant to provide additional information. City department staff has requested additional information from the applicant as well. The entirety of additional information and studies were not available by June 27th, 2016; during the continuation of hearing on June 27, 2016 the Commission requested additional information and motioned to continue the hearing to July 11, 2016. As such the Pre-application Design Review discussion was continued to July 11, 2016 as well.

ANALYSIS

The site contains three existing buildings: buildings “A”, “B”, and “C”. The applicant is proposing to entirely demolish buildings “A” and “C” and to partially demolish building “B”. The applicant is proposing to build an addition to the remaining portion of building “B”, to remodel building B, and to construct a detached canopy associated with the proposed uses (motor vehicle fueling station and food service establishment).

The purpose of Pre-Application Design Review is to allow the Commission to exchange ideas and give direction to the applicant on the “design concept”, keeping in mind the purpose of this chapter and the application of the evaluation standards. Design Review approval may be granted by the Commission only if the applicant demonstrates that:

- The project does not jeopardize the health, safety or welfare of the public.
- The project conforms to all applicable standards and criteria as set forth in this chapter, Title 17, and any other standards as adopted or amended by the City of Ketchum from time to time.

As demonstrated in Attachment C, staff believes the applicant has addressed many of the Design Review standards. Should the Commission agree the Commission may allow the applicant to move forward with Design Review and may attach additional conditions to approval as it determines necessary to ensure the health, safety, or welfare of the public. All conditions must cite the appropriate standard for imposing such condition. Such conditions include, but are not limited to:

- Ensuring compliance with applicable standards.
- Requiring conformity to approved plans and specifications.
- Requiring security for compliance with the terms of the approval.
- Minimizing adverse impact on other development.
- Controlling the sequence, timing and duration of development and ongoing maintenance.
- Requiring more restrictive standards than those generally found in the Ketchum Municipal Code.

STAFF RECOMMENDATION

This project must first obtain approval of a Conditional Use Permit to proceed with considering of Design Review. The Conditional Use Permit hearing has been continued to the July 11, 2016 meeting.

The Commission must consider Pre-Design Review of the Bracken Station application as it relates to the criteria used for evaluating such applications and in the context of exchanging ideas and giving direction to the applicant on the “design concept.” The Commission has to option of moving the application forward to Design Review or continuing the Pre-Application Design Review discussion to a subsequent meeting. If the Planning and Zoning Commission chooses to move the application forward to Design Review, staff recommends requiring any design changes or conditions the Commission would like to see. The Commission may require additional conditions based on findings received through public comment, testimony, or other discovery.

COMMISSION OPTIONS

1. **Advance the application to Design Review.** “Motion move to advance the application from North Town Partners LLP for Pre-Application Design Review to Design Review with the following conditions/design changes [Commission to insert conditions/design changes].”
2. **Continuation of the Application.** “Motion to continue the application from North Town Partners LLP for Pre-Application Design Review to a date certain of [insert date of meeting] in order to address the following design changes [Commission to insert design changes].”

RECOMMENDED CONDITIONS

1. All plans and studies submitted with the Design Review application shall conform to the conditions specified with approval of North Town Partners LLP's Conditional Use Permit for the same site.

ATTACHMENTS:

- A. Table 1. Requirements for All Applications
- B. Table 2. Zoning Standards Analysis
- C. Table 3. Design Review Standards
- D. Application
- E. Plans as submitted for the July 11, 2016 meeting
 - a. A.0 – Coversheet, dated May 23, 2016
 - b. Existing Site Plan
 - c. A-2 – Conditional Use / Preapplication Site Plan, dated June 30, 2016
 - d. A-2.1 – Overall Conditional Use / Preapplication Site plan, dated June 30, 2016
 - e. A.3 – North Elevation, dated May 23, 2016
 - f. A.5 – Proposed Flood Plan and Proposed East Elevation, dated May 23, 2016
 - g. A.6 – Proposed Retaining Walls at Alley, dated May 23, 2016
 - h. EX – Preliminary Improvements Plan, dated June 3, 2016
 - i. EX – Preliminary Grading & Drainage Plan, dated June 3, 2016
 - j. On-Site Vehicle Turn Exhibit, dated July 11, 2016
 - k. 10th Street Vehicle Turn Exhibit, dated July 11, 2016
 - l. Highway 75 Frenchman Sidewalk Connection, dated July 11, 2016
 - m. Profile From North of 10th Street to South of 10th Street, dated July 11, 2016
 - n. L1.0 – Landscape Plan, dated July 1, 2016
 - o. Proposed North Elevation – 10th Street View
 - p. L.1 – Lighting Plan, dated June 30, 2016
 - q. Site lighting fixtures, types A-F
 - r. Photometric Plan, black and white, dated June 20, 2016
 - s. Photometric Plan, color, no date
 - t. Radiosity Plan, dated June 20, 2016
- F. Motor Fueling Station Pedestrian Analysis, dated June 29, 2016
- G. Connector Sidewalk from Bracken Station to Frenchman's e-mail, dated June 27, 2016
- H. Retail S Analysis, dated January 2016
- I. Existing conditions and proposed development renderings, north and south views
- J. Chevron monument sign example
- K. Idaho Department of Environmental Quality's Rules Regulating Underground Storage Tank Systems
- L. Seismic Behavior of Xerxes Underground Tanks memorandum
- M. Xerxes Fiberglass Underground Storage Tanks brochure
- N. Ketchum – Bracken Station TIS, Additional Information memorandum, dated July 6, 2016
- O. Traffic Impact Study, complete (64 p.), dated May 2016

Attachment A.

Table 1: Requirements for All Applications

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"> No comments provided.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Fire Department: <ol style="list-style-type: none"> The above project shall meet all 2012 International Fire Code requirements in addition to specific City Building and Fire Ordinances. An approved fire detection system shall be installed per City of Ketchum Ordinance #1125 (www.ketchumfire.org) and the requirements of NFPA 72. Two (2) sets of alarm system plans shall be submitted to the Ketchum Fire Department for approval and a permit is required prior to installation of alarm systems. Inspections of fire detection systems by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance. An approved access roadway per 2012 International Fire Code Appendix D (www.ketchumfire.org) shall be installed prior to any combustible construction on the site. The road shall be a minimum of twenty (20) feet in width and capable of supporting an imposed load of at least 75,000 pounds. The road must be an all weather driving surface maintained free, clear, and unobstructed at all times. Fire extinguishers shall be installed and maintained per 2012 IFC Section 906 both during construction and upon occupancy of the building. An approved key box shall be installed, with the appropriate keys, for emergency fire department access in a location approved by the fire department. The key box shall be a Knox box brand and sized to accommodate keys to every door of the project. The underground fuel tanks will be installed and tested following the 2012 International Fire Code, Sections 5704.2.11 through Section 5704.2.12.2. Motor fuel dispensing stations will be installed following the 2012 International Fire Code, Section 2306.7 through Section 2306.7.7.2. The Liquefied Petroleum Gas fuel dispensing will be installed following the 2012 International Fire Code, Section 2307.1 through Section 2307.7

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

Public Works:

1. The configuration of the sidewalk design creates a challenge for the City’s snow removal operations. If the project is approved, a condition of approval will require the owner to remove the snow to the west of the valley gutter and the snow may not be placed back out in the roadway.
2. The additional crosswalk crossing Main Street at the northern end of the site, as proposed in the Motor Fueling Station Pedestrian Analysis and with ADA compliant ramps, is recommended.
3. Colored pedestrian areas, as proposed #4 in Figure 2 in the Pedestrian Analysis, is recommended; a Maintenance Agreement stating that owner shall maintain the pedestrian areas will be required if the conditional use permit is approved.
4. To address pedestrian traffic from the southwestern pedestrian catchment area referenced in the Pedestrian Analysis, further analysis of the need for the Rectangular Rapid Flashing Beacon at the intersection of Warm Springs Road and 10th is needed.
5. As proposed in the Pedestrian Analysis, further study of the feasibility of defining the gap in the sidewalk on the north side of 10th Street between Warm Springs Road and Main Street is needed.
6. The property owner will need to maintain the landscaping in the right-of-way, according to ITD standards.
7. The current On Site Vehicle Turn Exhibit only illustrates turn movements in an empty parking lot, which does not adequately prove turn movements can be made in real world conditions. In order to recommend approval of the conditional use permit the On-Site Vehicle Turn Exhibit needs to be revised to include turn movements, vehicles in the parking lot, and the location(s) where vehicles can stack on site.
8. The Preliminary Grading and Drainage Plan has been reviewed and is acceptable. Prior to issuance of a building permit a seepage test will need to be conducted and clarification regarding the infiltration rate and storm intensity and number of dry wells will be required.
9. The 5’ sidewalk connecting to Frenchman’s Place is acceptable. The existing drywell indicated on the plan is a catch basin and it shall be abandoned after installation of the new drywells.

Utilities:

- No comments.

Parks/Arborist:

1. The owner will need to maintain the landscaping in the right-of-way, which is managed by ITD.
2. The southeastern-most Abies lasiocarpa is in close proximity to the overhead transmission line, substitute a more hardy bristlecone pine.
3. The other species are good and the diversity and placement are appreciated.
4. Staff recommends retaining the tree that is adjacent to the existing power pole in the right-of-way on Main Street if ITD will allow it.

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

Building: <ul style="list-style-type: none">• Building must meet 2012 International Building Codes.
Planning and Zoning: <ul style="list-style-type: none">• Comments are denoted throughout the staff report.

Attachment B.

Table 2: Zoning Standards Analysis

Compliance with Zoning District					
Compliant			Standards and Staff Comments		
Yes	No	N/A	Regulation	City Standards and Staff Comments	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Lot Area	
			Staff Comments	Building Lot Coverage: Permitted: 75% Proposed: 23% (includes canopy)	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Building Height	
			Staff Comments	<p>Required: A maximum building height of 35 feet is permitted.</p>	<p>Proposed: Maximum building height permitted is 35'; the existing buildings are 13'-8" above grade on Main Street and 24'-8" above grade on 10th Street; the proposed addition to building "B" is 13'-8" above grade on Main Street and 24'-8" above grade on 10th Street. The proposed canopy is 18' above grade on Main Street and 20' above grade from 10th Street at the eastern edge of the structure and 24' above grade from 10th Street at the western edge of the structure.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Building Setbacks	
			Staff Comments	<p>Required: Front (10th St.): 20' Side (Main St.): 13'-4" Rear: 0'</p>	<p>Proposed: Front (10th St.): 20' Side (Main St.): 13'-4" Rear: 0'</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.060.M	Curb Cut	
			Staff Comments	<p>Required: A total of 35% of the linear footage of any street frontage can be devoted to access to off street parking.</p>	<p>Proposed: The curb cut design was recommended by ITD is an 84' boulevard approach (40' entrance, 4' island, 4' exit), which equates to 30.6% of the linear footage frontage of the lot. (The linear footage of lot frontage is 273.97'.)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12.125.020.A.2 & 17.125.050	Parking Spaces	
			Staff Comments	<p>Required: The off street parking standards apply when an existing structure or use is expanded or enlarged. Additional off street parking spaces shall be required only to serve the enlarged or expanded area, not the entire building or use.</p>	<p>Proposed: 8 for temporary holding at the fuel pumps. 14 to serve retail/restaurant (4 spaces are lower level accessed from 10th Street). 2 at vehicle charging station. Additionally there are 4 covered lower level accessed from 10th Street that will serve the existing uses.</p>

			<p>2 spaces per fuel pump at fuel pump; 4 pumps require 8 spaces.</p> <p>1 space per 250 square feet retail; 1 space per 250 square feet restaurant</p> <p>There is a 508 square foot addition to the existing 2,084 square foot building proposed; 3 spaces are required.</p>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.132.020J & 17.132.020K</p> <p>Dark Skies</p>	
			<p>Required:</p> <p>J. The average foot-candle lighting for service stations is required to be no greater than 30 foot-candles, as set by the IESNA for urban service stations.</p> <p>K. [Canopy lights] shall be recessed sufficiently as to ensure that no light source is visible from or causes glare on public rights of way or adjoining property.</p>	<p>As indicated in the Photometric Plan, the average foot-candle lighting for the canopy is 28.51 foot-candle.</p> <p>As indicated by the Lighting Fixtures exhibit, all canopy lights are CRUS-SC-LED and CRUS-AC-LED fixtures. The light source is recessed within the fixture and the fixtures themselves will be flush mounted to the underside of the canopy.</p>
			<p>17.127</p> <p>Signage</p>	
			<p>Required:</p> <p>The project must meet the requirements of Chapter 17.127, Signage.</p> <p>Monument signs may be 8' in height in commercial zones and an allotment of ½ square footage of signage per 1 foot of lineal front footage of the principal building, with a maximum of 40 square feet for all monument and freestanding signage, is permitted.</p>	<p>Proposed:</p> <p>The applicant has indicated 1 wall sign on the eastern façade (Main Street facing), 1 wall sign on the western façade (alley facing) on the elevation plans and has submitted exhibits of monument signage to display fuel prices and the fuel provider's logo.</p> <p>Staff finds the proposed wall signs to be in scale with the building and the sample monument sign type to be of an effective size that is not in disharmony with the building or surrounding area. Staff notes that freestanding signs are also permitted and that freestanding signs have a maximum height of 12' for</p>

					<i>commercial uses. Staff proposes the Commission evaluate the implications of a freestanding sign at the maximum height and adverse impacts such a sign could have on other development in the vicinity and consider conditioning sign type, size, and location with Design Review approval.</i>
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Attachment C.

Table 3: Design Review Standards

IMPROVEMENTS AND STANDARDS: 17.96.060				
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(A)(1) Streets	The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development.
			<i>Staff Comments</i>	<i>The property is already served by a public road.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(A)(2) Streets	All street designs shall be approved by the City Engineer.
			<i>Staff Comments</i>	<i>Any work within the right-of-way will require appropriate approvals.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(B)(1)	All projects under 17.96.010(A) that qualify as a "Substantial Improvement" shall install sidewalks as required by the Public Works Department.
			<i>Staff Comments</i>	<i>The applicant is proposing to construct sidewalks and related improvements as follows:</i> <ol style="list-style-type: none"> 1. <i>Main Street frontage – New sidewalk spanning entire length of frontage, crosswalk with rapid flashing beacon at the southeast corner of the site to cross Main Street</i> 2. <i>10th Street frontage – New sidewalk spanning entire length of frontage, staircase near southwest corner of site, crosswalk at north corner of site to cross 10th Street</i> 3. <i>A 5' paved, ADA compliant sidewalk connecting the southern corner of the site to the existing public sidewalk at the Frenchmen's Place condominium development; there is not currently a sidewalk connecting the two properties but there is an informally created and well-worn pedestrian foot path. The new uses proposed for the site will generate additional pedestrian trips and a 5', paved, and ADA compliant sidewalk is recommended for safety purposes. Currently, the property is not connected to the city's sidewalk system.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060 (B)(2)c	Sidewalk width shall conform to the City's right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.
			<i>Staff Comments</i>	<i>Sidewalks will be constructed to conform to City's right-of-way standards</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060 (B)(3)	Sidewalks may be waived if one of the following criteria is met: <ol style="list-style-type: none"> a. The project comprises an addition of less than 250 square feet of conditioned space. b. The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.
			<i>Staff Comments</i>	<i>Neither criteria a. nor b. are applicable due to the size and scale of the proposed development.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060 (B)(4)	The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.
			<i>Staff Comments</i>	<i>The sidewalks proposed on the Main Street and 10th Street frontages</i>

				<i>meet this requirement.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060 (B)(5)	New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.
			<i>Staff Comments</i>	<i>Staff recommends extending the sidewalk south to connect with the existing public sidewalk at the Frenchmen's Place condominiums and the applicant agrees to install this sidewalk, as indicated on the site plan.</i> <i>The staircase on 10th Street proposed by the applicant will provide direct pedestrian access to the new development from 10th Street.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060 (B)(6)	The City may approve and accept voluntary cash contributions in-lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in-lieu contribution shall be paid before the City issues a certificate of occupancy.
			<i>Staff Comments</i>	<i>Staff does not recommend a contribution in-lieu for this project.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.96.060(C)(1)	All storm water shall be retained on site.
			<i>Staff Comments</i>	<i>The applicant has provided conceptual drainage plans indicating that storm water can be retained on site. Engineered plans will be submitted with the Design Review application.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.96.060(C)(2)	Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.
			<i>Staff Comments</i>	<i>The applicant has provided conceptual drainage plans indicating that storm water can be retained on site. Engineered plans will be submitted with the Design Review application.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.96.060(C)(3)	The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.
			<i>Staff Comments</i>	<i>The applicant has provided conceptual drainage plans indicating that storm water can be retained on site. Engineered plans will be submitted with the Design Review application.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.96.060(C)(4)	Drainage facilities shall be constructed per City standards.
			<i>Staff Comments</i>	<i>Any drainage facilities within the public right-of-way shall meet the requirements of the Public Works Department. The applicant has provided conceptual drainage plans; engineered civil plans verifying the facilities will be constructed per City standards will be submitted with the Design Review application.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(D)(1)	All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.
			<i>Staff Comments</i>	<i>The applicant is aware of this requirement and the plans show electric and gas utility locations.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(D)(2)	Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.
			<i>Staff Comments</i>	<i>Idaho Power distribution lines run parallel to property line along Main</i>

				<p><i>Street and will not be placed underground. However, one power pole on 10th Street that currently feeds building "A" will be removed, as indicated on the site plan, upon demolition of building "A".</i></p> <p><i>Cox Cable, CenturyLink, and gas utilities will be underground.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(D)(3)	<p>When extension of utilities is necessary all developers will be required to pay for and install two (2") inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with city of Ketchum standards and at the discretion of the City Engineer.</p> <p><i>Staff Comments</i> <i>No utility extensions are proposed.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(E)(1)	<p>The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.</p> <p><i>Staff Comments</i> <i>As indicated in the renderings, materials appear to be in keeping with the architecture and overall design of the surrounding properties.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(E)(2)	<p>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.</p> <p><i>Staff Comments</i> <i>There are no identified landmarks on the property.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(E)(3)	<p>Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.</p> <p><i>Staff Comments</i> <i>The structure was built in 1968.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(1)	<p>Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.</p> <p><i>Staff Comments</i> <i>The proposed 10th Street staircase provides a direct sidewalk path to the entrance of the building. The proposed Main Street sidewalk contains clearly defined ramps from the north and south segments of sidewalk to the parking lot and a visually distinguishable pedestrian zone is proposed to span the boulevard approach, as indicated on the site plan.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(2)	<p>The building character shall be clearly defined by use of architectural features.</p> <p><i>Staff Comments</i> <i>The east elevation (Main Street) of building B is 92' in length and 13'-8" in height with a flat roof and is defined by its linear character with a wide baseband and fascia and horizontally oriented wood siding. The elevation is bisected vertically by a recessed entry way that is flanked by columns. A new skylight will be installed above the entry way that will further define the center of the building as a focal point due to the elevation of the skylight above the flat roof and the 3:12 pitch of the roof of the skylight. The east elevation is also defined by large windows providing high transparency to the façade and a new 30' trellis patio that will be added to the southern end of the building.</i></p> <p><i>The northern elevation (10th Street) is defined by its linear character as well, which is bisected horizontally. The retaining wall on 10th Street will match the lower level of the 10th Street façade of the building in color, which will be marina gray. The upper level of the building façade will have the same vertically oriented wood siding.</i></p>

				<i>The western elevation (alley) will be remodeled to remove the windows from the façade but the new skylight will become a linear feature breaking up the linearity of the west elevation. The lower level façade will be the same color and material (marina grey, concrete) as the 10th Street façade and the upper level will match the upper level of the 10th Street façade.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(3)	There shall be continuity of materials, colors and signing within the project.
			<i>Staff Comments</i>	<i>The renderings and elevations both indicate that the addition to the building will use new wood siding, similar to the existing, and that the siding will be painted to match the existing.</i> <i>The proposed canopy over the fuel pumps, as proposed in the rendering, uses a similar color scheme as the existing building.</i> <i>The elevations indicate similar wall signs on the Main Street and 10th Street façades and the renderings indicate signs with black backgrounds. The color of the signs will tie into the black accents on the new windows and the proposed black metal railings on 10th Street that are shown in the rendering.</i> <i>The elevations indicate the new trellis patio and the corrugated metal garbage/mechanical screening will be of a similar burnt sienna color.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(4)	Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.
			<i>Staff Comments</i>	<i>The screening of the garbage and mechanical area appears to match the color scheme of the trellis patio and to complement the sage green color of the building and gas station canopy. The stone grey retaining walls on 10th Street complement the sage green building. The landscape features are sited to complement the retaining walls, the building, canopy and trellis.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(5)	Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.
			<i>Staff Comments</i>	<i>The elevation views provided suggest that the building walls provide variation, including a recessed entry. In addition a 30' new trellis patio will be constructed adjacent to the addition at the southern end of building "B".</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(6)	Building(s) shall orient towards their primary street frontage.
			<i>Staff Comments</i>	<i>The front entrance of the building orients towards Main Street; however, there was a finding that 10th Street is being considered the front due to the re-use of existing foundations and the fact that the site was originally developed to front 10th Street.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(7)	Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.
			<i>Staff Comments</i>	<i>Plans indicate garbage, recycling and mechanical areas are indicated to be screened and enclose.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(8)	Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.
			<i>Staff Comments</i>	<i>The building contains rain gutters and downspouts.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(G)(1)	<p>Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.</p> <p><i>Staff Comments</i></p> <p><i>The sidewalk on the Main Street frontage and crosswalk across 10th Street will connect the property to the existing sidewalk on the north side of 10th Street. The crosswalk across Main Street will connect the property to the existing sidewalk on the east side of Main Street that connects to the community core.</i></p> <p><i>While there is not currently sidewalk on the south side of 10th Street connecting Main Street to Warm Springs Road the city would like to implement this connection. The sidewalk adjacent to the property on the property's 10th Street frontage will be the initial portion of that connection.</i></p> <p><i>Two bicycle racks are proposed, one on the north side of the building and one on the south side of the building. Both bicycle racks are located on paved surfaces in close proximity to on-site pedestrian circulation.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(G)(2)	<p>Awnings extending over public sidewalks shall extend five (5') feet or more across the public sidewalk but shall not extend within two (2') feet of parking or travel lanes within the right of way.</p> <p><i>Staff Comments</i></p> <p><i>N/A</i></p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.96.060(G)(3)	<p>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.</p> <p><i>Staff Comments</i></p> <p><i>The project will contain an 84' wide "boulevard approach" curb cut, with a 4' island separating two 40' accesses, as recommended by ITD. A new turning lane will be constructed on Main Street to accommodate the increase in vehicular traffic the proposed use will generate. Two new crosswalks and one rapid flashing beacon as well as a public stair case will be constructed to provide access to the site from adjacent streets.</i></p> <p><i>The applicant has submitted an On-Site Vehicle Turn Exhibit depicting turning radii on the site for two vehicles: a 30' length single unit truck and a 48.7' camper trailer connected to a passenger car. The exhibit depicts the circulation of each vehicle entering the site, navigating around the fueling island canopy, and exiting the site.</i></p> <p><i>The exhibit illustrates unimpeded circulation of each of the two vehicle types when no other vehicles are present on the site and does not adequately prove turn movements can be made in real world conditions. In order to recommend approval of the conditional use permit the On-Site Vehicle Turn Exhibit needs to be revised to include turn movements, vehicles in the parking lot, and the location(s) where vehicles can stack on site.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(G)(4)	<p>Curb cuts and driveway entrances shall be no closer than twenty (20') feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right of way. Due to site conditions or current/projected traffic levels or speed, the City</p>

				Engineer may increase the minimum distance requirements.
			<i>Staff Comments</i>	<i>The location of the curb cut meets this standard.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(G)(5)	Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.
			<i>Staff Comments</i>	<i>The site plan, which includes an off-street parking/loading area, is adequate to accommodate garbage, emergency vehicles, and other similar service areas.</i> <i>The applicant will be required to plow the snow west of the existing valley gutter.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(H)(1)	Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.
			<i>Staff Comments</i>	<i>The parking and pedestrian circulation areas are 3,849 square feet; 30% of that is 1,154 square feet. The applicant proposes to haul snow from the site, but to store snow on a temporary basis in two designated areas totaling 1,207 square feet. One designated area is located at the southeast corner of the site and is 350 square feet in size and the other is adjacent to the northern property line and is 857 square feet in size.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(H)(2)	Snow storage areas shall be provided on-site.
			<i>Staff Comments</i>	<i>The applicant proposes to temporarily store snow in the 14' x 55' off-street loading area that is 900 square feet and to haul snow from the site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(H)(3)	A designated snow storage area shall not have any dimension less than five (5') feet and shall be a minimum of twenty five (25) square feet.
			<i>Staff Comments</i>	<i>Both snow storage areas proposed are greater than 25 square feet in size and appear to have no dimension less than 5'.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(H)(4)	In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.
			<i>Staff Comments</i>	<i>The applicant proposes to store snow on site temporarily but to ultimately haul snow from the site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(I)(1)	Landscaping is required for all projects.
			<i>Staff Comments</i>	<i>Landscaping is provided and denoted in the landscaping plans.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(I)(2)	Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.
			<i>Staff Comments</i>	<i>The landscaping plans have been reviewed and found acceptable by the City Arborist, with the exception of the southeastern-most Abies lasiocarpa, which is in close proximity to the overhead transmission line. The City Arborist recommends substituting a more hardy bristlecone pine.</i> <i>In addition, staff recommends preserving the existing tree in the parking lot if feasible.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(I)(3)	All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.
			<i>Staff Comments</i>	<i>Plans appear to utilize drought tolerant species, including native grasses, Lodge Pole Pine, Sub Alpine Fir, Blue Fox Willow, Arctic Willow,</i>

				<i>Russian Sage, Oxeye Sun Flower, Catmint, Yarrow, Purple Cone Flower, and Blue Oat Grass.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(I)(4)	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>Substantial landscaping is proposed on the Main Street frontage and surrounding the enclosed garbage/mechanical area. Landscaping is also interspersed throughout the sit and on the 10th Street frontage.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(J)(1)	Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.
			<i>Staff Comments</i>	<i>Crosswalks are proposed at 10th Street and at the southeast corner of the site to cross Main Street.</i> <i>No additional amenities are proposed.</i>