



NOTICE OF A REGULAR MEETING OF THE  
KETCHUM PLANNING AND ZONING COMMISSION  
TUESDAY, MAY 26, 2015, 5:10 P.M.  
231 SUN VALLEY ROAD AND KETCHUM CITY HALL  
480 EAST AVENUE NORTH, KETCHUM, IDAHO

A G E N D A

1. 5:10 p.m. – SITE VISIT at 231 SUN VALLEY ROAD. The Commission will convene for a site visit in regard to the application by Devin Piscitelli, for Pre-application Design Review to build a mixed use development.
2. 5:30 p.m. RECONVENE AT KETCHUM CITY HALL, OPENING OF MEETING
3. 5:30 p.m. PUBLIC COMMENT - This is an opportunity for the public to speak with the Commission about issues and ideas not on the agenda.
4. EST 5:35 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.  
[Staff Report and Attachments](#)
5. EST 6:15 p.m. CONSIDERATION upon the application of Scott and Laura Jordan for Design Review Modification to existing landscape approval at 411 East Sixth Street in The Community Core (CC) Zoning District. Continued from May 11, 2015.  
[Staff Report and Attachments](#)
6. EST 7:00 p.m. WORKSESSION, Code Rewrite Phase II
7. EST 7:45 p.m. CONSENT AGENDA
  - a. FINDINGS OF FACT
    - i. [Armand Floodplain Development Permit - Approval](#)
  - b. APPROVAL OF MINUTES
    - i. [May 11, 2015](#)
    - ii. [May 11, 2015 Site Visits](#)
8. EST 7:50 p.m. FUTURE PROJECTS AND NOTICING REQUIREMENTS
9. EST 7:55 p.m. STAFF REPORTS & CITY COUNCIL MEETING UPDATE
10. EST 8:00 p.m. COMMISSION REPORTS AND EX PARTE DISCUSSION OR DISCLOSURE
11. 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.*



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 MAY 26, 2015**

**PROJECT:** Sun Valley Road Mixed Use Project

**FILE NUMBER:** #15-048

**OWNERS:** Devin Piscitelli

**REPRESENTATIVE:** Brenda Moczygamba, Michael Doty Associates, Architects PC

**REQUEST:** Pre-application Design Review of

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

**NOTICE:** Adjacent property owners (Mailed May 14, 2015)

**ZONING:** Community Core (CC)

**SUB-DISTRICT:** C, Urban Residential

**OVERLAY:** None

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

**ATTACHMENTS:** A. Application (including narrative, plan set)  
B. Aerial photograph of subject property and neighborhood

**BACKGROUND**

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 40 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 that split space between the second and third floors. A private roof deck space is designated for each residential unit. The proposed building contains a gross square footage, minus basement, public restrooms and mechanical areas, of 7,826 and a Floor Area Ratio of 1.9 (7,826/4,131).

General Requirements for all Design Review Applications				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.080	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City Department Comments	<p><b>Police Department</b></p> <ul style="list-style-type: none"> <li>Indicated that they have no concerns.</li> </ul>
				<p><b>Fire Department</b></p> <ul style="list-style-type: none"> <li>Addresses must be approved by the fire chief.</li> </ul>
				<p><b>Public Works</b></p> <p><b>City Engineer</b></p> <ul style="list-style-type: none"> <li>See utility comments below.</li> </ul> <p><b>Street</b></p> <ul style="list-style-type: none"> <li>All improvements to the sidewalk, alleyway and public right-of-way in general shall meet city standards.</li> <li>Approval of a ROW encroachment permit is required for all proposed infrastructure in the ROW. This includes snow melt systems for sidewalks.</li> </ul> <p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>Each unit will need a separate meter and impact fee. The meter size will be determined by the plumber or mechanical engineer.</li> <li>Water service will come from the municipal line of Sun Valley Road.</li> <li>This project will require a fire sprinkler system and meters will need to be placed in the mechanical room with domestic taken off the water line prior to separation for the fire system.</li> <li>Sewer is available in the adjacent alleyway.</li> <li>The city is currently considering the undergrounding of power lines along the alleyway and rear of the property.</li> </ul> <p><b>City Arborist</b></p> <ul style="list-style-type: none"> <li>Details regarding proposed street trees will be required in the official design review application.</li> </ul>
				<p><b>Building:</b></p> <ul style="list-style-type: none"> <li>New addresses must be attained from the Planning and Building Department prior to building permit issuance.</li> </ul>
				<p><b>Planning and Zoning:</b></p> <ul style="list-style-type: none"> <li>See comments throughout staff report.</li> </ul>

**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 2 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: Front: 5 feet; Alleyway: 3 feet Required: Front: 5 feet; Alleyway: 3 feet
<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 to setback 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.

			<i>Staff Comments</i>	<i>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.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(2)d	<b>Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.</b>
			<i>Staff Comments</i>	<i>The lot contains no significant landmarks.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)a ARCHITECTURAL QUALITY	<b>Consideration shall be given to natural light reaching public streets, sidewalks and open spaces.</b>
			<i>Staff Comments</i>	<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.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)b	<b>The building character shall be clearly defined by use of sloped roofs, parapets, cornices or other architectural features.</b>
			<i>Staff Comments</i>	<i>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.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)c	<b>There shall be continuity of materials, colors and signing within the project.</b>
			<i>Staff Comments</i>	<i>It appears that the proposed materials, accent metal, and signage will be complementary to each other.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)d	<b>There shall be continuity among accessory structures, fences, walls and landscape features within the project.</b>
			<i>Staff Comments</i>	<i>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 with the siding used in various parts of the building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)e	<b>Building walls which are exposed to the street shall be in scale with the pedestrian.</b>
			<i>Staff Comments</i>	<i>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.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)f	<b>Building walls shall provide undulation/relief thus reducing the appearance of bulk and flatness.</b>
			<i>Staff Comments</i>	<i>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.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)g	<b>Exterior lighting shall not have an adverse impact upon other properties and/or public streets.</b>
			<i>Staff Comments</i>	<i>The applicant has stated that exterior lighting will be City of Ketchum dark sky compliant 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.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)h	<b>Garbage storage areas and satellite receivers shall be screened from public view.</b>
			<i>Staff Comments</i>	<i>The trash enclosure is located beneath an overhanging deck located on the alley side. Trash bins will be fully enclosed with doors and enclosure</i>

				<i>will be cladded with horizontal siding, which is consistent with material being used throughout the project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(3)i	<b>Utility, power and communication lines within the development site are concealed from public view where feasible.</b>
			<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	<b>Door swings shall not obstruct or conflict with pedestrian traffic.</b>
			<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	<b>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.</b>
			<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	<b>Exterior siding materials shall be of natural wood or masonry origin or similar quality. Metal siding is discouraged in all zoning districts.</b>
			<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	<b>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.</b>
			<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	<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)</b>
			<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	<b>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);</b>
			<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	<b>Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.</b>
			<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	<b>Parking areas have functional aisle dimensions, backup space and turning radius.</b>
			<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	<b>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.</b>
			<i>Staff Comments</i>	<i>Two onsite parking spaces are fully enclosed within a garage. The other two onsite parking spaces are located in the alleyway and partially</i>

				<i>covered by the second floor of the building. Said parking spaces are shielded by a proposed planter on Sun Valley Road.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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>Fire Department is reviewing and will provide comments during the official design review application.</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 two planters at street level and trellises throughout the building to accommodate vine growth. Two street trees are proposed along Sun Valley Road. Further landscaping details will be provided in the official design review application.</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>Further landscaping details will be provided in the official design review application.</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 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>Further landscaping details will be provided in the official design review application.</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>The primary building façade is oriented towards the south and contains the majority of building fenestration. The north facing façade contains minimal fenestration. Further details will be required to determine impacts on surrounding properties.</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</i>

				<i>corner incorporates a public trash and recycling bin. A bicycle rack is 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. A master signage plan will be included with the official design review application.</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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.090(B)(9)c	All materials should prevent reflective glare.
			<i>Staff Comments</i>	<i>Further details to follow.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>Further details to follow.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>Further details to follow.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>Further details to follow.</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 type="checkbox"/>	<input checked="" 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>Further details to follow.</i>
<input type="checkbox"/>	<input checked="" 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>Further details to follow.</i>
<input type="checkbox"/>	<input checked="" 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>Further details to follow.</i>
<input type="checkbox"/>	<input checked="" 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>Further details to follow.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.090(B)(9)I	An address marker shall be provided at the main entrance to all buildings.
			<i>Staff Comments</i>	<i>This regulation 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 <i>Staff Comments</i>
<input type="checkbox"/>	<input checked="" 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 north (rear) elevation appears to contain a large blank wall with little variety. Staff recommends that additional design elements be added to this elevation in order to meet this standard.</p>
<input type="checkbox"/>	<input checked="" 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. The north elevation should incorporate further details to add further distinction between floors.</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> <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)(b) (1)b MIXED USE/HOTEL BUILDING FACADES	<p>Front building facades, as well as all facades that front a plaza or pedestrian walkway, shall be designed with:</p> <p>(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.</p> <p><i>Staff Comments</i> The plans indicate that the retail space on the ground floor contain transparent store front windows.</p>

<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. The applicant will provide further information regarding the overall project 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. The applicant will provide further information regarding the overall project design.</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 NINGS 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(d)4	High gloss or plastic materials are prohibited.
			<i>Staff Comments</i>	<i>Additional information will be required to verify this standard.</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 applicant will provide further details regarding this requirement. It appears from the plans that adequate space is provided between the trash area and adjacent ADA parking space.</i>
<input type="checkbox"/>	<input checked="" 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 applicant will need to provide further details to verify that this standard has been met.</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 type="checkbox"/>	<input checked="" 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 will comment on the proposed species list once it is submitted.</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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>More information is needed to verify that this standard will be met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(k)(13)b	Landscaped planters shall be located between public sidewalks and parking lots. Landscaped planters shall be at least five feet (5') wide and shall be planted with a combination of shrubs, trees, and flowering plants. Planter walls shall be limited to a height of twenty four inches (24").
			<i>Staff Comments</i>	<i>The applicant has indicated that this standard will be met. However, more information will be needed to verify conformance with this standard.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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>The applicant has indicated that this standard will be met. However, more information will be needed to verify conformance with this standard. Two street trees in tree wells with grates are proposed along Sun Valley Road.</i>
<input type="checkbox"/>	<input checked="" 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 applicant has indicated that this standard will be met. However, more information will be needed to verify conformance with this standard.</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>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130(F)(l)4	The maximum fence and wall height is four feet (4') within thirty feet (30') of the 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 checked="" type="checkbox"/>	<input 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>More information is needed to verify conformance with this standard.</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 type="checkbox"/>	<input checked="" 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 not to be clearly visible from the main entrance. However the applicant indicates that it is and will provide details to the commission at the meeting.</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 type="checkbox"/>	<input checked="" 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 three proposed parallel street parking spaces contain a width of eight feet and a length of only 18 feet. This standard calls for a minimum length of 20 feet.</i>
<input type="checkbox"/>	<input checked="" 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>The application is confusing references incorrect streets. The proposed project is not adjacent an intersection.</i>
<input type="checkbox"/>	<input checked="" 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>More information will be required to verify this standard. The Fire Department will need to determine if a fire hydrant will be required.</i>
<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 applicant indicates that this will be the case, however additional information will be required to verify that this standard has been met.</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 type="checkbox"/>	<input checked="" 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. More information will be needed to verify that this standard has been met.</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 type="checkbox"/>	<input checked="" 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 application indicates that all new trees will maintain at least a three inch caliper at the time of planting. More information will be required to verify this standard.</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>

### STAFF RECOMMENDATION

No staff recommendation is provided at this time.

**Attachment A: Application; Building Type Specifications; Applicant's Analysis of Design Review  
Standards & Lighting Details**

**FORM B COMMUNITY CORE DESIGN REVIEW APPLICATION**  
Complete for Pre-Application Design Review and Final Design Review

**GENERAL INFORMATION**

PROJECT NAME: SUN VALLEY MIXED USE PROJECT

OWNER: DEVIN PISCITELLI

MAILING ADDRESS: 8 INDIANOLA AVE. AKRON, NY 14001

PHONE NUMBER: 716 - 912 - 7964

ARCHITECT/REP.: MICHAEL DOTY

MAILING ADDRESS: PO BOX 2792. 371 WASHINGTON AVE NORTH. KETCHUM, IDAHO 93340

PHONE NUMBER: (208) 726-4228

LEGAL LAND DESCRIPTION: LOT 8 REMAINDER, BLOCK 17 SECTION 18, TOWNSHIP 4

PROJECT STREET ADDRESS: 231 SUN VALLEY ROAD. KETCHUM, ID 83340

FEES PAID: \_\_\_\_\_ DATE FEES PAID: \_\_\_\_\_

**B. EXCEPTION(S) TO DESIGN REVIEW REGULATIONS (17.64.020) REQUESTED**  
(list by code number, e.g. A-1, C-2)

**C. LAND USE**

PERMITTED USE(S): CC-COMMERCIAL CORE

CONDITIONAL USE(S): \_\_\_\_\_

**D. PARKING**

TOTAL SPACES REQUIRED: 7

TOTAL PROPOSED: 7 SURFACE: 7 UNDERGROUND: 0

ON-STREET CREDIT REQUESTED: 3

**E. SIDEWALK, CURB, & GUTTER**

SIDEWALK WIDTH: 7'-6" ft.

**F. LOT DIMENSIONS**

LOT AREA: 4,129 sq. ft. LOT WIDTH: 55.03 ft.



**DESIGN REVIEW APPLICATION CERTIFICATION OF COMPLETENESS**

Project Name SUN VALLEY RD DEVELOPMENT  
Date 5/5/2015 Time \_\_\_\_\_

Reviewed by \_\_\_\_\_

SETS OF PLANS:

- \_\_\_ Six (6) copies of full sized
- \_\_\_ One (1) 11x17 reduced

SITE SURVEY:

- ~~X~~ Exterior boundary lines of the property together with dimensions, certified by a licensed engineer or surveyor;
- ~~X~~ Topographic survey of the real property at a minimum of two (2) foot contour intervals, significant hillsides may be a minimum of ten (10) foot contour intervals;
- ~~X~~ Location of any existing dwelling units, other structures and all improved areas (pavement) with dimensions thereof showing the setback of each structure from the nearest property line;
- ~~X~~ Location and rights-of-way of adjacent streets and public rights-of-way;
- ~~X~~ Location of existing sewer, water, drainage and other utility lines indicating size and depth;
- ~~X~~ Location of all existing significant trees, conifers six (6) inches dbh and deciduous two (2) inch caliper and greater;
- ~~X~~ Location of any zoning district boundary line within the proposed project or the immediate vicinity thereof;
- ~~X~~ Location and dimensions of easements, private and public, within and adjacent to the proposed project together with the purpose thereof;
- ~~NA~~ Indication of any zoning district overlay which effects the property (flood or avalanche);
- ~~NA~~ Location of existing structures on adjacent properties; and,
- ~~X~~ A plat map of the property certified by a licensed engineer or surveyor, except tax lots;

SITE MAP:

- ~~X~~ Vicinity map;
- ~~POINTS - NA~~ Contour lines of one (1) foot intervals to show existing and proposed topography of the property;
- ~~X~~ Location of on-site parking spaces and access thereto including the dimensions of the spaces and the width and length of access and curb cuts;
- ~~NA~~ Location and dimensions of snow storage areas;
- ~~X~~ Location of dumpster and/or garbage and recycling can storage areas including the dimensions and proposed fencing or other screening. Letter from the garbage purveyor accepting the adequacy of the proposed facilities;
- ~~X~~ Location and type of any electrical power transformers, switches and/or sectors. Letter from Idaho Power or other service provider accepting the adequacy of the proposed facilities;
- ~~X~~ Location and type of all heating, ventilation, air conditioning and other mechanical units;
- ~~X~~ Drip line of all buildings;
- ~~X~~ Percentage of the lot coverage by proposed building and parking areas together with the total square footage of the parcel of property;
- ~~X~~ Location of all proposed structures (buildings) and all improved areas (pavement, sidewalk) with dimensions thereof showing the setback of each structure from the nearest property line;
- ~~X~~ Location of all existing trees to be preserved and significant trees to be removed; and,
- ~~X~~ Designation of the zoning district in which the project is located;

ARCHITECTURAL PLANS:

- X Floor plans of all floors at not less than one-eighth (1/8) scale;
- X All exterior elevations;
- X Roof plan including direction of snow sliding and snow clips if applicable. Location and type of all mechanical equipment and rooftop appurtenances;
- X Cross-section(s) of the property and proposed building adequately establishing the natural grade, finished grade, slope of land, slope of proposed accesses and grades to all public rights-of-way;
- X Type and color of exterior materials and roofing;
- X Location and type (cut sheets) of all exterior lighting; and,
- X A model or computer simulation renderings, if required at preapplication design review meeting
- X Digital Materials Board, not larger than 11" x 14"

LANDSCAPE PLAN:

- NA All existing vegetation over 2 inches in caliper, including size and species;
- NA Proposed landscaping of the project including types, quantities and sizes of trees, shrubs, ground cover and other vegetation;
- NA Proposed landscaping or other improvements within any public rights-of-way;
- NA Location, type (materials and colors) and height of walls or fences;
- NA Location of parking areas;
- NA Location of vehicular and pedestrian circulation patterns, easements and proposed improvements with regard thereto;
- NA Irrigation system for landscaping; and,
- NA Drainage plan including off-site improvements.

ENGINEERING PLAN:

- NA Engineering plans not less than one (1) inch equals ten (10) feet;
- NA Proposed utility improvements including water, sewer, power, cable, telephone and all other utilities;
- NA Proposed grading plan with one foot contours and amount of cut and fill in cubic yards;
- NA Proposed drainage plan including adjacent public rights-of-way. Provide calculations and test pit information to support design of conveyance and disposal systems;
- NA Proposed designs for all vehicular and pedestrian circulation including curb cuts, parking lot layout, curb and gutter and sidewalks. This information should include elevations, slopes, aisle and parking dimensions and turning radii. Other information to support the proposed design should be submitted; and;
- NA Drainage plan for any underground parking garage;
- NA Freestanding Signs

GENERAL INFORMATION:

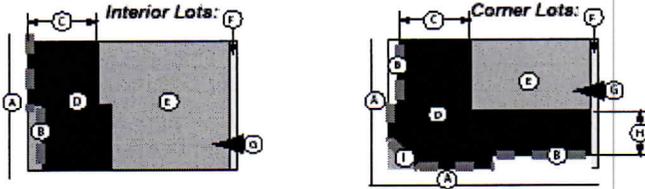
- X Building corners for all proposed buildings and additions shall be staked on the site and all trees proposed to be removed shall be flagged at least one week prior to the Commission meeting. Story poles may be required to be installed one week prior to the Commission meeting.
- X All commercial projects; all residential projects with 4 or more units - Stamp: Licensed architect or engineer.
- X All commercial projects, a Master Sign Plan.
- X All projects within the Community Core and over 1.0 FAR, Letter from BKHA verifying community housing requirements are met.

COMMENTS:

**Building Type 3: Neighborhood Mixed-Use**

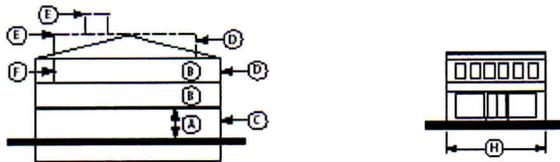
**Applicable Sub-Districts: B, C**

**Site Specifications:**



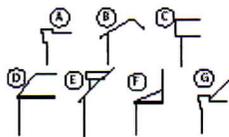
- A. Sidewalk Width: 6'-10" feet
- B. Façade Setback from property line: 5'-0" / 6'-0" / 33'-0" feet
- C. Minimum Building Depth (measured from front set back line) 50'-0" feet
- D. Building Zone: Indicate on site plan.
- E. Multi-Functional Zone: Indicate on site plan.
- F. Alley Setback: 3'-0" feet
- G. Access to parking and loading and unloading facilities: Indicate on plans.
- H. Minimum Building Depth (as measured from the side setback line on a corner) NA feet
- I. Building Corner (angled, curved, or recessed): NA

**Mass and Height Specifications**



- A. First Floor Ceiling Height: 10'-6" feet
- B. Upper Floor Ceiling Heights: 10'-0" / 9'-0" feet
- C. Number of Floors: 3
- \*A fourth floor is permitted with transfer of development rights or if all uses above the ground floor are exclusively affordable residential units.
- \*The fourth floor shall step back from the property line adjacent to any street, avenue or alley a minimum of 5 feet, with an average of 10 feet, on each façade.
- E. Maximum Building Height: 53'-4" LOWEST GRADE TO STAIR TOWER feet
- F. Building Width: 71'-6" feet

**Roof Forms**

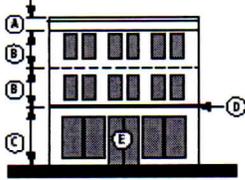


Type: A

**Building Type 3: Neighborhood Mixed-Use**

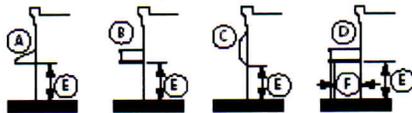
**Applicable Sub-Districts: B, C**

**Façade Specifications**



- A. Building Cap: The top of the building shall be defined by a cap, such as a cornice or eaves: Indicate on plans.
- B. Upper Floor Façade Window Fenestration: 46 percent
- C. Ground Floor Façade Window Fenestration: 33 percent
- D. A horizontal design element is required to differentiate between the ground floor and upper floors (cornice line, awning, balcony, or change in the building material): Indicate on plans.
- E. Entry Door for each business with ground floor street frontage: Indicate on plans.

**Façade Elements - please indicate projection from façade**



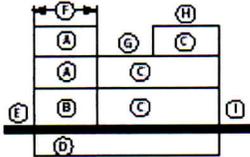
- A. Awnings/Marquees: 4'-0" feet
- B. Balconies/Decks: 5'-3" / 18'-10" feet
- C. Bay Windows: NA feet
- D. Colonnades: NA feet NA diameter
- E. Vertical Clearance: 11'-0" feet
- F. Clearance from inside of post/column to façade: NA feet

\*Prohibited façade elements include external chimneys, external staircases, garage doors, window security bars, and security roll-up doors are prohibited on facades that front a street, park, and/or plaza.

**Building Type 3: Neighborhood Mixed-Use**

**Applicable Sub-Districts: B, C**

**Use Specifications – Floor Plans Shall Indicate the Following**



- A. Upper Floor with Street Frontage Uses: RESIDENTIAL 47'-0" ALONG FRONT
- B. Ground Floor with Street Frontage Uses: RETAIL 47'-0" ALONG FRONT
- C. Floors without Street Frontage: GROUND: 23'-10" RESIDENTIAL BACK 28'-0" FROM FRONT PL  
UPPER: 23'-10" RESIDENTIAL BACK 28'-0" FROM FRONT PL
- D. Basement Uses: NA
- F. Minimum Depth of Street Frontage Uses: 28'-0" / 19'-0" FROM SB  
feet (as measured from the front facade. On a corner building, the depth shall be 12 feet from the side facade adjacent to the street).
- G. Private Outdoor Space: 725 SF OF DECK SPACES. square feet  
\*All residential uses shall have a private outdoor space (such as a deck, balcony, or private porch). The area of each private outdoor space shall be at least 50 square feet, with no dimension less than 6 feet.
- H. Roof Gardens: 763 SF OF ROOF TOP DECKS / 168 SF OF GARDEN
- I. Location of Utility meters, garbage disposal areas, surface parking lots and loading and unloading facilities: Indicate on plans.

## 17.64.020.4.A. All Building Facades

Design Regulations:

**DR.A-1:** 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.

All facades other than the one against the buildings have windows or doors.

**DR.A-2:** On all facades, a clear visual distinction between each floor shall be provided.

Between all floors you can see the distinction between floors by the c-channel balconies that project.

**DR.A-3:** 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.

Stairs are mostly on the interior. There is one exterior stair that is on the rear of the building is not visible from any street and is integrated with the building materials and railing designs.

**DR.A-4:** All sides of the facade shall be designed with similar architectural elements, materials, and colors as the front façade. However, the design of side and rear facades may be simpler, more casual, and more utilitarian in nature.

The rear and side facades (against the other building) are simpler in nature. They do not have any protrusions, yet the rear does have windows and stair access to roof. The rear takes on the same building materials as the front and alley sides.

**DR.A-5:** 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.

N/A

**DR.A-6:** Additions to existing buildings shall be designed with a style, materials, colors, and details that are compatible with the existing structure.

N/A

Design Guidelines

**DG.A-1:** Limit the number of building materials used on the facade. As a general rule, use no more than 3 different types of materials on a single facade.

Form D Design Review Regulations and Guidelines.doc

The exterior materials consist of: horizontal wood siding painted grey, tan reclaimed brick, and Gun metal c-channels and metal guardrails to match. Along with black metal frames for doors and windows, black metal railings to match window colors, and vertical planting cables to add a natural element to the building façade and create privacy for private decks. There will be a natural wood soffit on the undersides of the metal awnings.

**DG.A-2:** Materials that are consistent with local vernacular architecture, as well as those that are indigenous to the region are desired such as:

- Brick (in an unglazed finish and earth tone)
- Painted or stained lap horizontal siding and vertical board and batten wood siding
- Painted, stained, or natural finish shingles
- Stained or natural finish wood logs
- Wrought iron
- Fiber cement siding
- Finished and painted wood trim
- Wood, aluminum, copper, steel, and vinyl clad wood frames for windows and doors

- Wood, metal, and glass doors

We will be using Brick on most of the front façade, and lap horizontal siding painted grey, wood finished soffits, steel railings and c-channels for the balconies and awnings, and steel windows and doors with glass.

**DG.A-3:** Secondary materials should generally be limited to no more than 30% of a façade. Secondary materials may include:

- Heavy timber
- Plaster or stucco
- Rustic masonry block
- Corrugated metal that is non-reflective
- Natural stone or river rock (should be avoided in large vertical rows)

None of these are being used.

**DG.A-4:** Building materials that are discouraged on facades include:

- Plywood
- Hardboard
- Unfinished lumber
- Corrugated fiberglass
- Vinyl or lap aluminum siding
- Sheet metal or tin siding
- Textured T-11 siding
- Reflective materials
- Manmade building materials (other than fiber cement siding) that are intended to simulate natural products/materials unless made from 100% recycled content.

None of these will be used on this project

**DG.A-5:** Changes in material should generally occur when there is a change in the plane of the facade. If possible, the change in materials and color should occur on inside corners of the building. If a change is proposed along the line of a single plane, a pronounced expansion joint should be used to define a clear separation.

Changes in material coincide with protrusions of the facades. The change in material occurs on the inside corners of facades or at bump-outs that allows the material to transition at an inside corner.

**DG.A-6:** Facades should have finishes and colors that are similar to those found on traditional buildings in Ketchum. Painted building surfaces should have a matte finish. Trim work may have a glossy finish. Consideration should be given to how certain colors and finishes withstand weather.

Paints shall have a matte finish.

**DG.A-7:** The natural colors of brick and stone material should be maintained. These materials should not be painted or glazed.

The brick will not be painted or glazed and will be reclaimed material.

**DG.A-8:** Muted and soft colors are encouraged. Extensively bold, bright, fluorescent, and neon colors should be avoided. If used, extensively bold, bright, fluorescent, and neon colors should only be used as accent colors on window and door frames, building trim, and details.

Proposed color scheme will not be bold, bright, fluorescent or neon.

**DG.A-9:** Color applications on a façade should generally be limited to one or two main colors and two to three accent colors that complement the main color(s) of the structure.

The brick material will be of a natural tan/ red tones and the railings will be of a gun metal color, the wood soffits will be a natural oak tone and the siding will be a light muted warm grey.

**DG.A-10:** Window openings should have a vertical orientation and proportion.

Most all of the windows with the exception of the bathroom windows are all of vertical proportions, they also have divided lights to break up the glass and create a classic industrial look.

**DG.A-11:** Basic and simple window shapes are encouraged.

Basic and simple window shapes are proposed at all window openings.

**DG.A-12:** Shutter width to window and door width should look in proportion.

No shutters are proposed for the building.

#### 17.64.020.4.B. Mixed-Use/Hotel building Facades

Design Regulations:

**DR.B-1:** Front building facades, as well as all facades that front a plaza, or pedestrian walkway, shall be designed with:

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.

The windows on the ground floor that are in the retail space are large and do not have any tints or mirrors.

Upper floor window openings that have a vertical orientation and proportion. Mirror and tinted glass is prohibited on upper floor facades.

The windows are of large vertical sizes and the large square one has divisions to create more verticality.

**DR.B-2:** Elements of traditional “Main Street” storefronts shall be used in the facades of traditional mixed-use buildings. These elements include recessed entry door(s), display windows, the kick plate or bulkhead, transom windows, cornice and pediment.

Recessed entry doors are used/ display windows are used and the doors are made of glass and metal frame. There will be a kick plate incorporated in the door style to match the door and made of steel as well. There is no room for transom windows and cornice due to the extended height of the windows.

Design Guidelines

**DG.B-1:** Street facing building facades, as well as all facades that front a plaza or pedestrian walkway, should be articulated to improve the quality of the design. Appropriate methods of articulation include, but are not limited to, the following:

Increasing the number and/or size of window openings.

Creating a defined building cap or roofline.

Providing stylized windows and doors.

Creating a defined base for the building.

Providing three-dimensional expression lines (vertical and horizontal) between the floors of the structure and around storefronts and window openings.

Adding depth and detail to the cornice or roof parapet.

Recessing storefronts and windows into the façade to create depth and cast shadow patterns.

We have created very large vertical windows on all facades with small steel frames and divisions to create more glazing. The roof is mostly capped by the metal awnings that are prominent around the front and alley facades. We are using beautiful steel windows that create a very stylized look. The lower portion of the retail is of brick material. The awnings and the decks distinguish the floors. Not much of the parapet is exposed due to the awnings that are over the deck spaces. There is a lot of façade variation on the front and alley sides.

**DG.B-2:** A single building on a lot wider than 55' is permitted if it is designed to look like multiple buildings; each segment of the building shall have a maximum width of 55'.

Lot is not wider than 55' in depth and is 75' in width and the façade is broken up and pushed back 33' from the front property line.

**DG.B-3:** The ground floor façade should have more area dedicated to transparent window and door openings than the upper floors.

This is well established and primarily glazed on the ground floor especially on the retail end. The garages and residential facades that are pushed back from the front property line are not as open with windows but the doors are made of glazing.

**DG.B-4:** Three-dimensional wall projections, horizontal expression lines, building columns, details and cornice treatments are encouraged on facades.

there are many different elements that add to the façade variation. The decks with horizontal and vertical c-channels, the steel awnings and the pushing and pulling of the facades.

**DG.B-5:** The ground floor of buildings facades should be divided into structural bays for storefront openings. The width of the structural bay or the storefront should not exceed its height.

The windows have inverted bays that create depth and character to the ground floor and storefront windows.

DG.B-6: Finish materials that give a feeling of permanence and quality and that have relatively low maintenance costs should be used on façades.

The brick and steel is very low maintenance and keeping the natural wood under the soffits creates a low maintenance for the wood as well. The materials chosen will wear beautifully with time.

**DG.B-7:** Secondary entrances and windows are strongly encouraged on rear facades that are adjacent to parking facilities.

There is added entries and doors and windows on all sides that do not abut a building.

**DG.B-8:** Storefronts should be recessed into the wall plane by at least 6 inches and should be framed by Building piers or columns and a cornice or horizontal expression line.

The store front is primarily recessed and covered by the deck above.

**DG.B-9:** A horizontal expression line (also referred to as a belt course) should be between half and one quarter the height of the building cornice.

There are horizontal lines created by the decks that are on a majority of the building

#### 17.64.020.4.D. Historic Buildings

This section is not applicable.

##### Design Regulations

**DR.D-1:** Owners of properties that have entered into the TDR program by establishing TDRs are required to meet the Secretary of Interior's Standards for the Treatment of Historic Properties when renovating or modifying their building.

##### Design Guidelines:

**DG.D-1:** When renovating or modifying historic buildings listed on the National Register of Historic Places or designated a Local Heritage Site, Landmark, or Block and those properties listed in the Ketchum Archaeological and Historic Survey Report (refer to the Ketchum Historic Preservation Commission list), the Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings should be used.

## **Secretary of Interior's Standards for the Treatment of Historic Properties**

The Secretary of the Interior is responsible for establishing standards for advising Federal agencies on the preservation of historic properties listed in or eligible for listing in the National Register of Historic Places. The Standards for Rehabilitation are used as the national standard to determine if a rehabilitation qualifies as a Certified Rehabilitation for federal tax purposes. In addition, the Standards are used by Federal agencies in carrying out their historic preservation responsibilities for properties in Federal ownership or control; and State and local officials in reviewing both Federal and nonfederal rehabilitation proposals. The standards are also adopted by local historic district and planning commissions.

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design,

color, texture, and other visual qualities and, where possible, materials. Replacement of missing

features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

In addition to these standards, there are illustrated guidelines that describe in more detail how the standards can be implemented for specific types of projects. These guidelines can be obtained from the National Park Service.

17.64.020.4.C. Multi-family Home and Urban Residential Building Facades

Design Regulations:

[This does not apply](#)

Design Guidelines:

**DG.C-1:** Building facades that face streets and avenues, as well as all facades that face a plaza, park, or public space, shall be articulated to improve the quality of the design. Appropriate methods of articulation include, but are not limited to, the following:

- Offsetting or changing the direction of the wall plane by adding a building wing.
- Increasing the number of window openings on the façade.
- Balancing window openings on the façade to avoid blank areas on the wall surface
- Using more than one material, texture, or color to break up the mass of the façade
- Stepping back upper stories.
- Using traditional building forms, such as bay windows and dormers.
- Utilizing compatible architectural details to reduce the scale and mass of buildings.
- Providing overhanging roof eaves that created depth and cast shadow.

**DR.C-2:** Overhanging roofs or three-dimensional cornices are required to delineate the top of the façade and to cast shadow patterns on residential buildings.

**DG.C-3:** Building styles, forms, materials, and colors that reflect the region’s vernacular residential architecture are encouraged on residential buildings, particularly for the multi-family home building type. Appropriate building forms include balconies, hipped and gabled roofs, porches, and dormers. Traditional building materials include brick, timber and horizontal and vertical wood siding, and wood framed windows and doors. The intent of this guideline is not to recreate exact replicas of historic or traditional building, but rather to create new buildings that reflect and honor the character and image of the region.

**DG.C-4:** The facades of detached garages and other accessory buildings should be designed with similar materials, colors, and details as the main residential building.

#### 17.64.020.4.E. Roofs

Design Regulations:

**DR.E-1:** Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.

*The roof is primarily flat roof with a stair tower projection that has a partial slopped roof*

**DR.E-2:** A relatively consistent roof design (including overhangs, pitch, fascia, materials, and eaves) shall be provided on all sides of the building.

*The roof is very consistent*

**DR.E-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.

*The roof shall be designed with snow clips, gutters, and downspouts on all sides (as shown in roof plan) to protect pedestrians and prevent damage to building facades.*

**DR.E-4:** Mechanical equipment on roofs shall be screened from public views from all sidewalks, plazas, parks, public spaces, and pedestrian walkways.

*Mechanical equipment shall be contained in the mechanical room of each unit and on the back of the building. Any equipment on the roof will be screened from public ways. Common mechanical equipment will be in the mechanical room on the back of the building.*

**DR.E-5:** Roof overhangs, such as cornices, and eaves, may extend out from the façade of the building. However, roof overhangs shall not extend over a neighboring parcel or more than 3 feet over a public sidewalk.

*There are no roof over hangs*

Design Guidelines

**DG.E-1:** Appropriate types of roof materials that are encouraged on buildings include:

- Galvanized metal
- Copper
- Non-reflective Aluminum and Zinc Alum
- Asphalt shingles
- Metal “dimensional”-type shingles
- Slate shingles
- Cedar shake shingles
- EPDM for flat roofs
- Other materials of similar quality, durability, and character to those listed above and approved by the Planning Commission

We are using flat roofs

**DG.E-2:** Snow clips should be painted steel.

Snow clips will be painted steel to match steel

**DG.E-3:** Gutters and downspouts may be constructed with copper, aluminum, painted galvanized steel, or PVC. The Planning Commission may also approve other materials of similar quality and character.

Gutters and downspouts are concealed in the walls

**DG.E-4:** Gutters and downspouts shall match either the trim or body color of the structure.

Gutters and downspouts are concealed in the walls

**DG.E-5:** Vent pipes that are visible from streets, sidewalks, parks, plazas, and pedestrian walkways shall be painted to match the color of the roof to make them less conspicuous.

Vent pipes will be painted to match the color of the steel

**DG.E-6:** Whenever possible, downspouts should be located in the least conspicuous location, such as the rear or side facades of the building.

Downspouts will be located in the least conspicuous locations. The drain locations will come out of the bottom of walls and at the corners/ near the alley and near the planter on the front façade.

#### 17.64.020.4.F. Awnings and Marquees

Design Regulations:

**DR.F-1:** The following standards apply to projecting awnings and marquees:

- The valance, or front face, of an awning shall not exceed 18 inches in height
- Awnings and marquees shall not obscure views into storefront display windows or cover architectural expression lines or details
- Awnings may have signs (refer to Sign Ordinance).
- High gloss or plastic materials are prohibited

The awnings are not exceeding 18” in height and do not obscure the windows or the architectural expression but become a part of the architectural expression and character. The material is consistent with the rest of the building and is made of steel. The awning has a hanging sign for the retail/ commercial space.

Design Guidelines:

**DG.F-1:** The awning covering should be made of canvas or fabric. None

**DG.F-2:** Marquees should be constructed of finished and painted wood, wrought iron, or other materials of similar durability, quality, and character that are approved by the Planning Director. Made of steel

**DG.F-3:** Multiple awnings located above storefronts are encouraged rather than a single awning that

covers all storefront openings on the building. All awnings on a building should have a consistent design, color, and placement pattern.

They are consistent in material with the rest of the building and is made of steel.

**DG.F-4:** Awnings should have basic and simple color patterns, such as one solid color or a vertical striping pattern with two colors.

None

**DG.F-5:** The height of the awning should be approximately 1/3rd to 2/3rds the depth of the awning. None

#### **17.64.020.4.G. BALCONIES**

Design Regulations:

**DR.G-1:** The following standards apply to projecting balconies:

- Balconies may be open or covered with a roof or upper story balcony.
- The distance between roof-supporting columns, piers, or posts on balconies shall not exceed their height.

Balconies are covered.

Design Guidelines:

**DG.G-1:** Balconies should be constructed of one of the following materials:

- Wrought iron
- Wood trim
- Finished and painted wood and wood trim
- Other materials of similar quality, durability, and character to those listed above and approved by the Planning Commission.

Balconies are constructed of steel c-channels and steel plate rails.

**DG.G-2:** The sides of balconies should be designed with posts, railings, and balustrades rather than a solid wall plane.

They are designed with vertical and horizontal steel c-channels

**DG.G-3:** The design of balconies, including railings, balustrades, posts, columns, details, and roof covering, should be compatible with the overall style and form of the building. The balcony should not have a tacked-on appearance or look like it was an addition or afterthought.

The balconies are a very important design element of this building and facades and were designed and materialized carefully.

#### **17.64.020.4.H. COLONNADES**

Design Regulations:

**DR.H-1:** The following standards apply to projecting 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.
- Supporting columns and posts shall be spaced and sized so that they do not block views of storefront windows from the street.

Columns are only on the second and third floors and are designed to match and be a part of the balconies horizontal material.

Design Guidelines:

**DG.H-1:** Colonnades should be constructed of one of the following materials:

- Brick
- Natural stone
- Concrete masonry
- Wrought iron
- Finished and painted wood and wood trim
- Other materials of similar quality, durability, and character to those listed above and approved by the Planning Commission.

None

**DG.H-2:** If used, colonnades should extend along the entire width of the building façade. None

**DG.H-3:** For corner buildings, the colonnade may turn the corner and extend along the side façade. None

**DG.H-4:** The design of the colonnade, including railings, balustrades, posts, columns, details, and roof covering, should be compatible with the overall style and form of the building. The colonnade should not have a tacked-on appearance or look like it was an addition or afterthought.

None

**DG.H-5:** The sides of balconies above colonnade should be designed with posts, railings, and balustrades rather than a solid wall plane.

Balconies are mostly open and have posts that are consistent with design.

**DG.H-6:** The diameter of a round column or post should be in proportion to the height of the column and building.

No round columns

**DG.H-7:** The size of a square column or post should be in proportion to the height of the column and building.

The columns are carefully designed to have good proportions with the rest of the building.

**DG.H-8:** The sides of square columns or posts should be equal.

They are equal

#### **17.64.020.4.I. BAY WINDOWS**

Design Regulations:

None

Design Guidelines:

**DG.I-1:** Bay windows should be constructed of one of the following materials:

- Brick
- Concrete masonry
- Wrought iron
- Finished and painted wood and wood trim
- Wood, aluminum, copper, steel, and vinyl clad wood frames for windows
- Other materials of similar quality, durability, and character to those listed above and approved by the Planning Commission.

**DG.I-2:** All sides of the bay window should have window panes.

**DG.I-3:** Window panes should have a vertical orientation and be in proportion.

**DG.I-4:** The size and spacing of bay windows should be in proportion to the building.

#### **17.64.020.4.J. FRONT PORCHES/STOOPS**

Design Regulations:

None

**DR.J-1:** The following standards apply to front porches and stoops:

- Front porches and stoops may be covered with a roof, a balcony, or an enclosed habitable space. However, an enclosed habitable space may not occur within the setback zone.
- 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.
- The raised platform of a front porch (not including stairways) shall be at least 50 square feet in size with no one dimension less than 6 feet in length.
- The raised platform of a stoop (not including stairways) shall be at least 25 square feet in size with no dimension less than 5 feet in length.

Design Guidelines:

**DG.J-1:** Porches and stoops are encouraged to be constructed of one of the following materials:

- Granite rock or stone
- Granite slab or tile
- Brick
- Concrete masonry with plaster or stucco
- Wrought iron
- Finished and painted wood and wood trim
- Other materials of similar quality, durability, and character to those listed above and approved by the Planning Director

**DG.J-2:** The design of the front porch and stoop, including railings, balustrades, posts, columns, stairs, details, and roof covering, should be compatible with the overall style and form of the building. The front porch and railings should not have a tacked-on appearance or look like it was an addition or afterthought.

**DG.J-3:** The spacing of supporting columns, piers, or posts on front porches and stoops should not exceed their height.

#### **17.64.020.4.K. PUBLIC OPEN SPACE**

Design Regulations

**DR.K-1:** 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, barbeque facilities, outdoor fireplaces, public art,

fountains, kiosks, planters, and outdoor dining areas.

The motor court will be a public open space for the public. Trash and recycling facilities will be located on the sidewalk. Pedestrian-scaled lighting (sconces) will be installed

Adjacent the garage doors and around the facades of the building along with recessed can lights. A small amount of landscaping and a short trellis structure also help bring the scale down to the pedestrian. At the street-fronts, street trees and plantings will help scale the street fronts down to pedestrian-friendly scale.

**DR.K-2:** Public open spaces shall be useable throughout the year. These spaces shall either be heated for snow removal or maintained to remove snow during the winter months.

Motor court and walkways will be heated. Sidewalks will be maintained during the winter months.

Design Guidelines

**DG.K-1:** If provided or required in the specifications of a building type, outdoor open spaces should be located on the site or building to take advantage of scenic views and vistas. Roof gardens are encouraged to provide views of the surrounding mountains.

Each unit has a private roof terrace ranging in square footage and will have views of the surrounding mountains

**DG.K-2:** Public open spaces should be designed with a sense of enclosure. Enclosure can be provided by locating the space between buildings or by defining the space with landscaping and wall features. Outdoor structures, such as pergolas and gazebos can also create a sense of enclosure within the space.

The public space in the front of the building is enclosed by 2 sides and is covered. There will also be landscape planters.

**DG.K-3:** Public open spaces on adjacent parcels should be connected and shared to create a large more Attractive space.

Adjacent parcel to the south does not have open space to share with the building.

**DG.K-4:** Public open spaces should be located and oriented to encourage pedestrian activity, to provide views of cultural resources and natural resources, and/or to preserve and protect mature and healthy trees and landscaping on the site.

Street trees at the sidewalks will encourage pedestrian activity to/from the main downtown core.

#### **17.64.020.4.L. SERVICE AREAS**

Design Regulations

**DR.L-1:** Trash disposal areas and shipping and receiving areas shall be located within parking garages or to the rear of buildings. Trash disposal areas shall not be located within the public right-of-way and shall be screened from public views 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.

Trash disposal area will be located within a trash/recycling room in the motor court. It will have doors and therefore trash carts will be not be visible from streets, avenues, pedestrian walkways, sidewalks, plazas, or public spaces.

**DR.L-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.

See DR.L-1.

**DR.L-3:** Garbage containers or dumpsters shall be kept in enclosures at all times, except when being emptied.

Garbage containers shall be stored in an enclosed trash and recycling room accessed off of the motor Court.

**DR.L-4:** Trash enclosures shall be maintained and the surrounding area kept free of debris.

Regular maintenance will maintain the trash enclosures and keep the area free of debris.

**DR.L-5:** The location of trash enclosures shall not interfere with vehicular and pedestrian access and movement.

The location of trash and recycling room will not interfere with vehicular and pedestrian access and movement.

**DR.L-6:** The number of trash receptacles per unit shall be provided based on formulas provided by trash disposal companies.

The size of trash carts have been formulated and approved by the trash disposal company.

Design Guidelines:

**DG.L-1:** The design of trash enclosures should be architecturally compatible with the other buildings on the site and their design should use similar forms, materials, and colors.

The trash recycling room will be siding at street level and stucco on the motor court side to match the exterior of the building base.

#### **17.64.020.4.M. MECHANICAL AND ELECTRICAL EQUIPMENT**

Design Regulations:

**DR.M-1:** 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 18" in diameter
- Antennas
- Rooftop mechanical equipment
- Other mechanical equipment

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.

Mechanical equipment, electric and water utility meters, power transformers and sectors, or antennas will not be located within public right-of-way and shall be screened with appropriate methods compatible with the building. Utility lines will be put underground. Noise levels of mechanical equipment shall be minimized.

#### **17.64.020.4.N. LANDSCAPING**

The regulations and guidelines in this section apply to private property, including parking lots. Regulations and guidelines for the landscaping of streets are provided in Section 4.T. Streets and Streetscapes.

Design Regulations:

**DR.N-1:** 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

□ Private and public surface parking lots.

Common outdoor areas and unpaved portions of the site visible from public ways will be landscaped and regularly maintained.

**DR.N-2:** Landscaping treatments shall include a combination of trees, grasses, shrubs, flowering plants, and flowers.

Landscaping elements will include trees, grasses, shrubs, flowering plants, and flowers.

**DR.N-3:** All landscaped areas shall be irrigated with automatic drip irrigation systems that do not produce over-spray on surfaces outside the planting area.

Landscaped areas will be irrigated with automatic drip systems that do not overspray outside the planting area.

**DR.N-4:** All new trees planted in the Community Core shall be species that are recommended and approved by the City Arborist. All new trees shall have a caliper size of 3 inches measured 12 inches from the ground. If the species is not available in this size, a caliper of 2 ½ inches measured 12 inches from the ground will be acceptable. Evergreen trees shall be at least 8 feet tall when planted. All trees shall have a minimum height of 14 feet when fully grown.

New trees shall meet the size and species requirements of the City Arborist.

**DR.N-5:** In order to provide adequate pedestrian clearance, trees shall be pruned regularly so that there is at least 7 feet 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.

Trees will be pruned to meet the requirements of the City.

**DR.N-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.

Trees shall be planted in an adequately sized planting area. Root barriers shall be used when planted near pedestrian walkways and sidewalks.

**DR.N-7:** Shrubs shall have a minimum 5-gallon container size.

Specified shrubs have a minimum 5-gallon container size.

**DR.N-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 Planning and Zoning 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.

No existing trees are on the site.

**DR.N-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.

No existing trees are on the site.

**DR.N -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.

Landscaping shall be maintained by the property.

**DR.N-11:** Trees that are placed within a courtyard, plaza, or pedestrian walkway shall be placed within a tree wells that are covered by tree grates.

Trees at the pedestrian walkway are covered by tree grates.

**DR.N-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.

Tree within the motor court will be approved by the City Arborist to meet requirements.

**DR.N-13:** 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
- Landscaped planters: Landscaped planters shall be located between public sidewalks and parking lots. Landscaped planters shall be at least 5 feet wide and shall be planted with a combination of shrubs, trees, and flowering plants. Planter walls shall be limited to a height of 24”.
- Trees: 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 5 feet square. Tree grates and root guards shall be required for trees planted within pedestrian walkways.
- 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.

[Landscape features will meet city guidelines.](#)

Design Guidelines:

**DG.N-1:** Public art and interpretative heritage plaques should be incorporated into landscaped areas to highlight Ketchum’s unique history and heritage.

[No public art or heritage plaques are proposed on site.](#)

**DG.N-2:** Flowerpots and planter boxes are encouraged to add color and variety to the landscape. Flowerpots and planters are encouraged on porches, second-story balconies, and below windows. Flowerpots may also hang from porch overhangs and columns of posts. All flowerpots and planter boxes should be compatible with the architecture style of the building.

[Planters are incorporated into the balcony designs and match the design of the buildings](#)

**DG.N -3:** Properties should be landscaped with indigenous or drought-tolerant plants and trees that can grow in the microclimate of Downtown Ketchum. Plants and trees should be adaptable to the site’s microclimate, soil, and orientation/aspect.

[Landscaping will be of indigenous or drought-tolerant plants.](#)

**DG.N-4:** Mature and healthy trees, landscaping, and natural site features should be preserved and incorporated into the design of the site and building.

[No existing trees or site features are on the site.](#)

**DG.N-5:** Special design features should be incorporated into the design of parking lots. Features could include:

- Decorative paving at parking lot entrances and pedestrian walkways.
- 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.
- Flowering plants and shrubs.
- Public art.

[The motor court will be entered from the alley. Plants and shrubs will be used to add visual character.](#)

#### **17.64.020.4.O. FENCES, WALLS, AND GATES**

Design Regulations:

**DR.O-1:** The design of fences and walls shall be compatible with the architecture of the building.

[No fences proposed, the half walls on the ground floor will be made of brick and match the rest of the building](#)

**DR.O-2:** Entrance arbors are allowed on fences/walls.

[N/A](#)

**DR.O -3:** Fences and walls shall have an articulated design. Articulation can be created by having regularly spaces 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, chain link fences, and barbed wire fences are prohibited.

[No fences or walls](#)

**DR.O-4:** The maximum fence and wall height is 4 feet within 30 feet of the front property line and 6 feet beyond 30 feet of the front property line.

[The low wall along the ADA ramp is no more than 3'-8" in height](#)

Design Guidelines

**DG.O-1:** Fences and walls may be constructed of the following materials:

- Wood
- Natural stone
- Wrought iron
- Concrete masonry
- Brick
- Other materials of similar quality, durability, and character to those listed above and approved by the Planning Director.

[The wall is made of brick to match building](#)

**DG.O-2:** Fences and walls should match or compliment the color of the building. Walls constructed with brick and stone should not be painted in order to display the natural color of the materials.

[The wall is made of brick to match building](#)

**DG.O-3:** Front yard fences and gates should have opacity of at least 50 percent. Walls (not including retaining walls for terraces) should be avoided in front yards.

[None](#)

**DG.O-4:** The top 2 feet of a side or rear yard fence should have opacity of at least 50 percent.

[None](#)

#### **17.64.020.4.P. SITE LIGHTING**

Design Regulations:

**DR.P-1:** The following areas shall be illuminated at night to insure 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 elevators, 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.

The areas listed above, as applicable, shall be properly illuminated and shall conform to the City of Ketchum Dark Sky Ordinance.

**DR.P-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.

Lighting will be placed and directed to prevent off-site glare while illuminating the intended areas.

Design Guidelines:

**DG.P-1:** Lighting should be provided at regular intervals to prevent the creation of light and dark pockets. Dark pockets can create uncomfortable areas for pedestrians and provide opportunities for criminals to hide in dark shadows. Light pockets can create a “fish bowl” affect. Within the light pocket (or the “fish bowl”), pedestrians may be observed, but their ability to see outside of the light pocket is limited, which creates discomfort and insecurity.

Lighting shall be provided at regular intervals to avoid light and dark pockets of light.

**DG.P-2:** Over-lighting of buildings and sites should be avoided. Over-lighting can create an environment that feels like a prison-yard and can ruin desired night-time ambience.

Site shall not be over lit.

**DG.P-3:** All lighting poles and fixtures should have a decorative/ornamental design that complements the structures on the site.

Lighting poles and fixtures shall complement the character of the building. Street light poles will match the City of Ketchum standard light pole.

**DG.P-4:** Lighting within storefront windows is encouraged to illuminate the sidewalk and create a desirable nighttime ambience.

There will be scones and recessed can light provided

#### 17.64.020.4.Q. PLAZAS, PEDESTRIAN WALKWAYS, AND COURTYARDS

Design Regulations:

**DR.Q-1:** 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:

- Natural stone.
- Turf block.
- Brick.
- Concrete unit pavers.
- Concrete with special textures, colors, and patterns.

Sidewalks and motor court will be concrete unit pavers. Motor court ramp will be concrete.

**DR.Q-2:** At least two 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.

There will be low planters on either side of the pedestrian walkway

**DR.Q-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.

N/A. Amenities will be private amenities at each unit's roof terrace level. Motor court will have planters, trees, and pedestrian scaled lighting, but will not be used as an area for dining tables, etc.

**DR.Q-4:** Plazas shall be illuminated from dusk to dawn. A combination of overhead lighting and lighted bollards shall be used.

Motor court will be illuminated properly with sconces mounted walls and near garage doors, along with recessed overhead lighting

**DR.Q-5:** Plazas, pedestrian walkways, and courtyards that are paved shall be heated to melt snow and to ensure that the space is useable throughout the year.

Motor court, ramp, and sidewalks will be provided with a snowmelt system.

Design Guidelines

**DG.Q-1:** Fountains, geothermal springs, ice skating rinks, and/or other water features should be incorporated into the design of larger public plazas.

No large public plazas exist on site.

**DG.Q-2:** A combination of hard and soft surfaces shall be incorporated into the design of plazas and courtyards to add visual interest and variety.

incorporated into sidewalk space and motor court area.

**DG.Q-3:** Public art and interpretive heritage plaque should be incorporated into the design of plazas to highlight Ketchum's unique history and heritage.

No public art or heritage plaques are proposed on site.

**DG.Q-4:** Energy efficient sources and technologies to melt snow are preferred and encouraged.

#### **17.64.020.4.R. PARKS**

This section is not applicable.

Design Regulations:

**DR.R-1:** Park improvements shall be designed to preserve mature trees, natural topographic features, rock outcroppings, and riparian and floodplain features.

**DR.R-2:** All parks shall be designed with pedestrian amenities, such as shaded trails and paths, seating areas, picnic tables, barbeque areas, planters, trees, vine-covered pergolas, gazebos, drinking fountains, pedestrian scaled lighting, public artwork, and fountains.

**DR.R-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.

**DR.R-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.

**DR.R-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.

Design Guidelines:

**DG.R-1:** Parks should be designed with an attractive path and trail system that provides convenient access to and from the internal features of the park (picnic areas, playgrounds, sitting areas, grass areas, etc.). Public access to waterways, specifically Trail Creek, should be enhanced.

**DG.R-2:** Downtown parks should be designed for informal or passive recreation. Grass areas that can accommodate a range of informal recreational activities should be provided.

**DG.R-3:** Playground equipment and interactive play features should have a theme that represents an element of Ketchum's history.

**DG.R-4:** When possible, paths should be aligned with important viewpoints, such as mature trees, fountains, or a statue, to create a vista within the park.

**DG.R-5:** Grass, landscaping, and permeable surfaces should be used within parks to the maximum extent feasible. The use of impervious surfaces, such as concrete and asphalt, should be limited to

paths, parking lots, and sports courts (if provided).

**DG.R-6:** Public restrooms should be provided in each park, where feasible. Restrooms should be conveniently located near heavily-used areas and should be visible from public streets, sidewalks, pedestrian paths, and adjacent land uses to provide informal surveillance of the facility.

**DG.R-7:** Public art and interpretive heritage plaques should be incorporated into the design of parks to highlight Ketchum's unique history and heritage.

#### **17.64.020.4.S. BICYCLE PARKING**

Design Regulations:

**DR.S-1:** All developments within Downtown are required to have bicycle parking. The minimum number of bicycle racks shall be determined by whichever of the following is greater:

- 2 bicycle racks per use or business.
- A number of bicycle racks that equal 20% of the required auto parking.
- 2 bicycle racks per lot.

Schools are required to provide a minimum of 1 bicycle rack per 10 students or 10% of required auto parking, whichever is greater. Recreation uses are required to provide a minimum of 5 bicycle racks or 10% of required auto parking, whichever is greater.

*Bicycle parking will be included on site. 7 parking spaces are required. Therefore, 7 spaces \* 20% = 1.4 = 1 bicycle racks are required. 1 racks, which can accommodate at least 2 bikes, will be located in front of the lot near the alley*

**DR.S-2:** A single bicycle rack shall meet the following criteria:

- Support the bicycle upright by its frame in two places.
- Prevent the wheel of the bicycle from tipping over.
- 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.

*Bike rack will meet the criteria above so that the bike has proper support and can be securely locked.*

**DR.S-3:** Two or more single racks may be mounted in a row on a common base or attached in a row to a frame.

*Rack shall comply with design regulations.*

**DR.S-4:** Inverted "U" racks mounted in a row should be placed 30 inches apart (on center) allowing enough room for two bicycles to be secured to each rack and providing easy, access to each bicycle.

*Rack shall comply with design regulations.*

**DR.S-5:** 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.

*Rack shall comply with design regulations.*

**DR.S-6:** 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 5 feet of sidewalk width is maintained.

*Rack shall comply with design regulations.*

**DR.S-7:** Where multiple racks are installed in rows with aisles separating the rows the following dimensions apply:

- Minimum aisles width should be 48 inches. The aisle is measured from tip to tip of bike tires across the space between racks.

- Minimum depth should be 72 inches for each row of parked bicycles.
- Areas with a high turnover rate should have a minimum aisle width of 72 in and should have more than one entrance.

[1 rack will be installed in a “parallel parking” configuration.](#)

**DR.S-8:** Racks shall be mounted within 50 feet of the entrance it serves, or as close as the nearest car parking space, whichever is closer.

[Rack shall comply with design regulations.](#)

**DR.S-9:** Racks shall be clearly visible from the entrance it serves.

Design Guidelines:

**DG.S-1:** Creative, three-dimensional bicycle-parking racks are allowed provided the criteria of the rack design are met. Creative designs should carefully balance form with function. For example, the “croquet set” rack shown has a smaller effective capacity because one or more rack is not accessible.

**DG.S-2:** When possible, bicycle parking areas should be protected from the elements (rain, snow, etc.).

**DG.S-3:** Bicycle racks should resist being cut or detached using common hand tools, such as bolt cutters, pipe cutters, wrenches, and pry bars.

[Rack shall comply with design guidelines and will not be easily stolen or cut with common hand tools.](#)

#### **17.64.020.4.T. STREETS AND STREETSCAPES**

Design Regulations:

**DR.T-1:** Streetscape improvements shall be designed in compliance with the City approved cross sections for Downtown Streets.

[Streetscape improvements along 1st Street and 1st Avenue will be designed in compliance with the City’s Regulations.](#)

**DR.T-2:** On-street parallel parking spaces shall have a dimension of 8 feet by 20 feet (for non ADA accessible spaces). On-street angled parking spaces shall be provided at a 45- to 60-degree angle. Angled parking spaces shall have a depth of 18’ (as measured perpendicular from the curb face), and a width of 9’ (as measured perpendicular to the stripes of the parking stall). A minimum distance of 20 feet is required from the crosswalk or stop sign line to the first parking space.

[On-street parking dimensions shall meet or exceed minimum dimensions per City regulations.](#)

**DR.T-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.

[Sidewalk radius at the corner of First Street and First Avenue is shown minimally and shall be approved by the City of Ketchum Streets Department and Fire Department.](#)

**DR.T-4:** All streetlight fixtures, traffic signals, traffic and directional signs, pedestrian wayfinding signs, parking signs, bicycle racks, and parking meters, and fire hydrants shall be located within one to three feet of the curb face.

[All streetlight fixtures; traffic, directional, pedestrian way finding, and parking signs; parking meters; and fire hydrants shall be located within 1-3 feet of the curb face. Bicycle racks and bench are located 6-8 feet from the curb face, adjacent to unit 4.](#)

**DR.T-5:** All streets shall be designed with streetlights. Streetlights shall be provided along all sidewalks at spacing intervals not to exceed 60 feet.

[\(1\) Streetlights will be provided along Sun Valley RD.](#)

[This is to match consistency with adjacent lights](#)

**DR.T-6:** Streetscape furniture and amenities shall be located to maintain a clear pedestrian path of at least five feet in width. [N/A](#)

**DR.T-7:** If permitted, tables, chairs, and other obstructions used for sidewalk dining shall be located to

maintain at least five feet of unobstructed sidewalk width.

N/A.

**DR.T-8:** All streetlights, streetscape furniture, and amenities shall be consistent with a City approved list of approved furniture.

Streetlights, streetscape furniture and amenities shall be consistent with City-approved designs.

**DR.T-9:** Streetlights shall be scaled to pedestrians and shall be no taller than 14 feet.

Streetlights shall be consistent with City-approved designs and will be no taller than 14 feet

**DR.T-10:** Streetlights shall be equipped with hardware to allow flowerpots and banners to hang from the streetlight. At least 7 feet of vertical clearance shall be provided from the sidewalk to the bottom of the flowerpot or banner.

Streetlights shall be equipped to allow flowerpots and banners with at least 7 feet of vertical clearance from the bottom of flowerpot or banner to the sidewalk.

**DR.T-11:** Community organizations are allowed to hang banners from public streetlights with the approval of a sidewalk use permit. The Planning Director 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.

All banners shall be approved and hung by the City per regulations.

**DR.T-12:** All new public sidewalks shall be heated to facilitate the removal of snow.

Sidewalk shall be heated for snow removal.

**DR.T-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.

Sidewalk shall be constructed of concrete pavers.

**DR.T-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 the value of construction exceeds \$20,000.

Applicant will pay for new sidewalk, curbs, and gutters within the public right-of-way adjacent to the project site.

**DR.T-15:** Root guards shall be installed for each street tree to minimize damage to the sidewalk.

Root guards will be installed at each street tree.

**DR.T-16:** All street trees shall be irrigated with automatic drip irrigation systems that do not produce over-spray on the sidewalk.

All street trees will be irrigated with auto-drip systems that do not produce sidewalk over-spray.

**DR.T-17:** All new trees shall have a caliper size of 3 inches measured 12 inches from the ground. If the species is not available in this size, a caliper of 2 ½ inches measured 12 inches from the ground will be acceptable. Evergreen trees shall be at least 8 feet tall when planted. All trees shall have a minimum height of 14 feet when fully grown.

Proposed trees are specified as having a minimum 3" caliper size. Trees will meet City regulations as specified above.

**DR.T-18:** In order to provide adequate pedestrian clearance, trees shall be pruned regularly so that there is at least 7 feet 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.

Trees shall be maintained to City standards listed above.

**DR.T-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.

Trees will have adequately sized planting areas based on specified tree species. Root barriers will be utilized where necessary and as specified in the regulation above.

**DR.T-20:** All street trees planted in the Community Core shall be species that are recommended and approved by the City Arborist.

All street tree species will be consistent with recommendations by the City Arborist.

Design Guidelines

**DG.T-1:** Trees that are planted in front of mixed-use and hotel buildings should be planted in tree wells that have metal tree grates. Trees that are planted in front of residential buildings should be planted in a parkway (a grass strip located between the sidewalk and the curb). The parkway should be at least 5 feet wide.

New trees will not be located in a parkway per Design Guidelines. They will be planted in tree wells with metal tree grates.

**DG.T-2:** Bulb-outs (or extensions of the sidewalk into the street at pedestrian crosswalks) are encouraged at street intersections. Trees, shrubs, and flowering plants may be planted in bulb-out planters.

This project is not proposing a bulb-out into the street.

**DG.T-3:** Benches and trash receptacles should be provided on every block face at intervals no greater than 200 feet. Drinking fountains, planter boxes, and other streetscape amenities are allowed and encouraged.

A bench and trash receptacle and planter box will be located near alley

**DG.T-4:** Pedestrian crossings should be provided at all street and alley intersections. Pedestrian crosswalks should be designed with a special pavement that has a differentiated texture and color than the sidewalk and the street.

Pedestrian crosswalks shall be maintained.

**DG.T-5:** Alleys are encouraged on blocks within Downtown Ketchum. Existing alleys should be maintained and improved to provide access to parking and service areas behind buildings and to minimize the need for curb cuts along street frontages. Multi-functional alleys that serve as pedestrian walkways or corridors lined with storefronts are also encouraged. Alleys may also be used for alternate bike routes.

Existing alley shall be maintained and improved to provide access to the motor court.

**DG.T-6:** Alleys should be improved to have two travel lanes (one in each direction) and a width of 20 to 30 feet.

Existing alley has two travel lanes and a width of 44', curb-to-curb. Both travel lanes will remain.

**DG.T-7:** Existing and new utilities should be placed underground in the right-of-ways of public or private streets and/or alleys.

New utilities shall be underground in the right-of-ways of public or private streets and/or alleys.

**DG.T-8:** All streets should be designed to balance pedestrian safety, aesthetics and the supply of on street parking. All streets in downtown are designed to keep traffic traveling at safe speeds and to be pedestrian and bicycle friendly.

Street design shall maintain pedestrian and bicycle safety while maintaining aesthetics and supply of on-street parking.

**DG.T-9:** Back-in angled parking spaces are encouraged. Back-in parking gives more protection to pedestrians and shoppers because it allows them to load bags and merchandise into the trunk of their car without walking into the street.

Back-in angled parking is not being proposed.

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**Our Outdoor Lighting Family: Dramatic Spaces under the Stars**

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NEW GLASS

LED

LOW VOLTAGE

VINTAGE PLATINUM

DINING

KITCHEN

BATH

CHANDELIERS

LARGE FIXTURES

PENDANTS

WALL SCONCES

TABLE LAMPS

FLOOR LAMPS

FLUSH &amp; SEMI-FLUSH

CEILING FIXTURES

OUTDOOR

HOME ACCESSORIES

FINISHES

SHADE OPTIONS

GLASS OPTIONS

ROOM SETTINGS

WALL PLATES

BASE ITEM NUMBER: 306425

DESCRIPTION:

Double Axis; Outdoor sconce; aluminum, large. LED *U.S. Patent Pending*

DIMENSIONS: 37.8" l. x 5.5" w.

MAX. HANGING WEIGHT: 29.6 lbs.

BULB: LED: 25 watt

CCT: 3000K

CRI: 80

Input: 90-135vac

Dimming: Line voltage, ELV

SHOWN IN:

Burnished Steel finish (-08) with clear glass (ZM333)

GLASS COLOR OPTION:

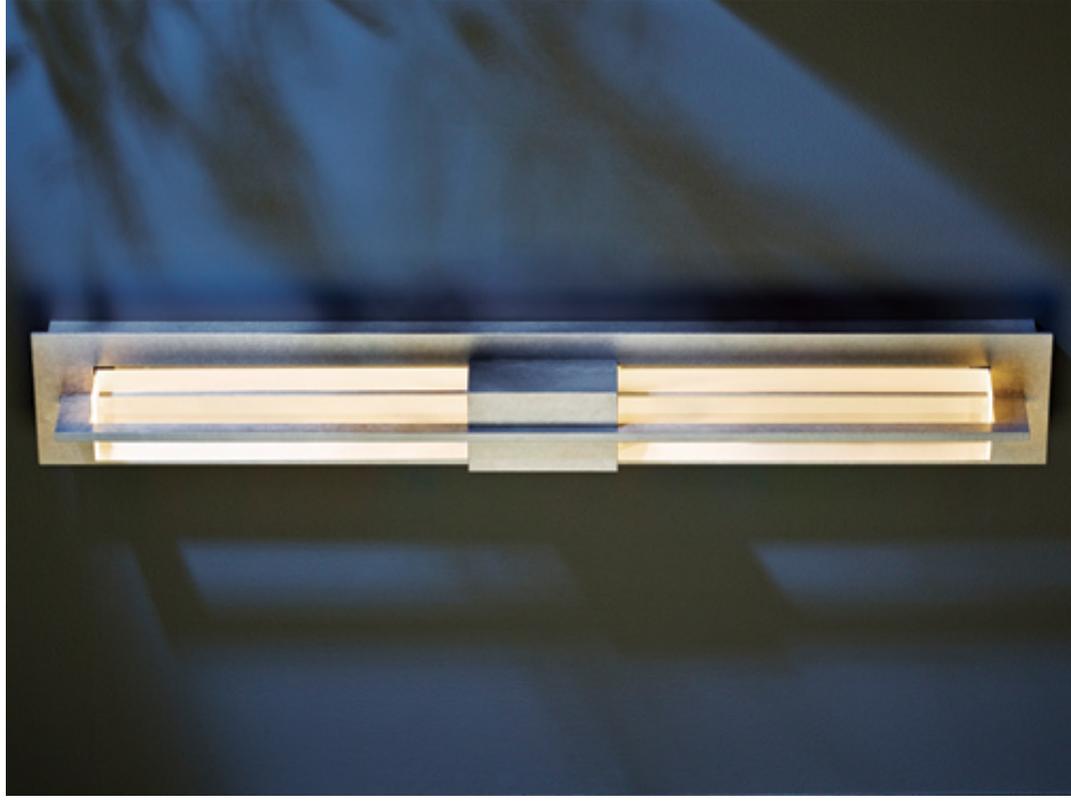


Clear

UL/CUL LISTING: Outdoor Wet



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CEILING FIXTURES: : : **OUTDOOR** : : :

HOME ACCESSORIES

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SHADE OPTIONS

GLASS OPTIONS

ROOM SETTINGS

WALL PLATES

**Our Outdoor Lighting Family: Dramatic  
Spaces under the Stars**

BASE ITEM NUMBER: 306405

DESCRIPTION:

Axis; Outdoor sconce; aluminum, large.

Axis, ADA compliant. *U.S. Patent**D690871 S*

DIMENSIONS: 24" h. x 5.5" w.

MAX. HANGING WEIGHT: 13 lbs.

SOCKET TYPE: GU10 halogen

BULB: (1) MR-16 reflector, 50 watt max.

SHOWN IN:

Dark Smoke finish (-07) with clear glass

(ZM333)

GLASS COLOR OPTION:



Clear

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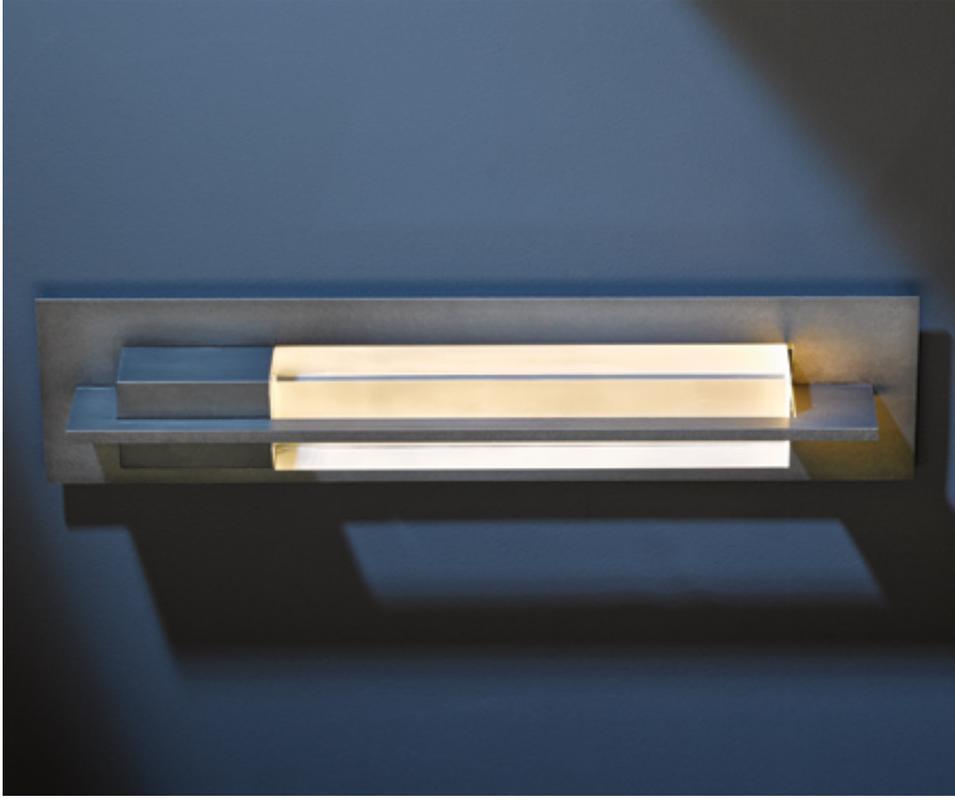
UL/CUL LISTING: Outdoor Wet



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# PHOTOMETRIC DATA

DRIVER DATA	LF45QLED5 30K	LF45QLED6 30K	LF45QLED7 30K
Input Voltage	120-277V	120-277V	120-277V
Input Frequency	50/60 Hz	50/60 Hz	50/60 Hz
Input Current	0.120A (120v)	0.157A (120v)	0.219A (120v)
	0.052 (277v)	0.068 (277v)	0.095 (277v)
Input Power	14.4W	18.8W	26.3W
Constant Current Output	200-700mA	200-700mA	200-700mA
Power Factor	≥0.90	≥0.90	≥0.90
THD	<20%	<20%	<20%
EMI Filtering	FCC 47CFR	FCC 47CFR	FCC 47CFR
	Part 15, Class A	Part 15, Class A	Part 15, Class A
Operating Temperature	-20°C to 35°C	-20°C to 38°C	-20°C to 35°C
Dimming	0-10V	0-10V	0-10V

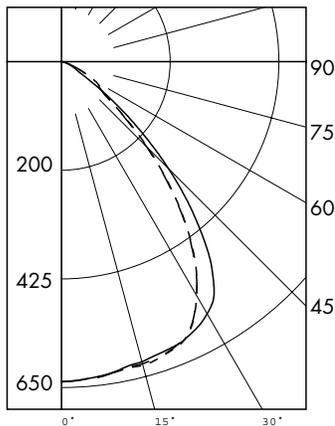
Over-voltage, over-current, short-circuit protected

\*Power consumption and photometric output may vary slightly with HDM or 2DM option.

When operating in EM mode, the fixture will deliver approximately 30% of the published full lumen output.

## LF45QLEDG4 45QLED5G430K

LED Light Engine: 3000K, 80 CRI  
System Wattage: 14.4W  
Fixture Delivered Lumens: 1063  
Fixture Efficacy: 73.8  
Spacing Criteria: 1.2



LEGEND:  
0-deg: - - - - -  
45-deg: - - - - -  
90-deg: - - - - -  
Test No. 2673996-07

## ZONAL LUMEN SUMMARY

ZONE	LUMENS	%LUMINAIRE
0-30	535	50.4
0-40	841	79.1
0-60	1050	98.8
0-90	1063	100.0
90-180	0	0
0-180	1063	100.0

## CANDELA DISTRIBUTION

DEG	0°	45°	90°
0	580	580	580
5	581	582	583
15	624	631	626
25	608	683	607
35	410	531	405
45	161	219	151
55	39	28	31
65	8	9	7
75	1	2	1
85	0	0	0
90	0	0	0

## COEFFICIENTS OF UTILIZATION Zonal Cavity Method

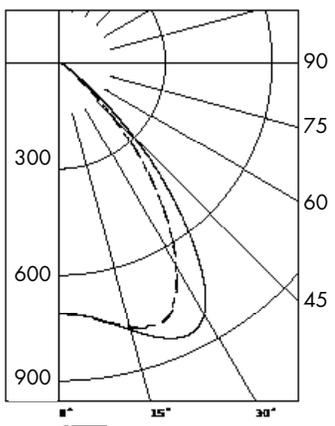
Room Cavity Ratio	% Effective Ceiling Cavity Reflectance																			
	80%				70%				50%				30%				10%			
	70	50	30	0	70	50	30	0	50	30	20	10	50	30	20	10	50	30	20	10
1	113	109	107	104	110	107	105	92	103	101	99	99	98	96	96	95	93	93	93	93
2	106	100	96	92	104	98	94	84	95	92	89	87	89	87	87	85	85	85	85	85
3	99	92	86	81	97	90	85	76	88	83	79	85	81	78	83	80	77	77	77	77
4	93	84	78	73	91	83	77	69	81	76	71	79	74	71	77	73	70	70	70	70
5	87	77	71	66	85	76	70	63	75	69	65	73	68	64	71	67	63	63	63	63
6	82	71	64	59	80	70	64	58	69	63	59	67	62	58	66	61	58	58	58	58
7	77	66	59	54	75	65	59	53	64	58	53	62	57	53	61	57	53	53	53	53
8	72	61	54	49	71	60	54	48	59	53	49	58	53	49	57	52	48	48	48	48
9	68	57	50	45	67	56	50	44	55	49	45	54	49	45	53	48	45	45	45	45
10	64	53	46	42	63	52	46	41	51	45	41	51	45	41	50	45	41	41	41	41

LF45QLEDG4 45QLED5G430K

Test No. 2673996-07

## LF45QLEDG4 45QLED6G430K

LED Light Engine: 3000K, 80 CRI  
System Wattage: 18.8W  
Fixture Delivered Lumens: 1297  
Fixture Efficacy: 69.0  
Spacing Criteria: 1.3



LEGEND:  
0-deg: - - - - -  
45-deg: - - - - -  
90-deg: - - - - -  
Test No. 8686

## ZONAL LUMEN SUMMARY

ZONE	LUMENS	%LUMINAIRE
0-30	656	50.6
0-40	1027	79.2
0-60	1279	98.6
0-90	1297	100.0
90-180	0	0.0
0-180	1297	100.0

## CANDELA DISTRIBUTION

DEG	0°	45°	90°
0	710	710	710
5	717	717	719
15	772	783	776
25	757	852	762
35	522	690	527
45	205	306	214
55	44	43	48
65	11	13	11
75	3	4	3
85	0	1	0
90	0	0	0

## COEFFICIENTS OF UTILIZATION Zonal Cavity Method

Room Cavity Ratio	% Effective Ceiling Cavity Reflectance																			
	80%				70%				50%				30%				10%			
	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50	30	10	50	30	10
1	113	109	107	104	110	107	105	102	103	101	99	99	98	96	96	95	93	93	93	93
2	106	100	95	92	104	98	94	90	95	92	88	87	89	87	87	85	85	85	85	85
3	99	92	86	81	97	90	85	81	88	83	79	85	81	78	83	80	77	77	77	77
4	93	84	78	73	91	83	77	72	81	76	71	79	74	71	77	73	70	70	70	70
5	87	77	71	66	85	76	70	65	74	69	65	73	68	64	71	67	63	63	63	63
6	82	71	64	59	80	70	64	59	69	63	59	67	62	58	66	61	58	58	58	58
7	77	66	59	54	75	65	59	54	64	58	53	62	57	53	61	57	53	53	53	53
8	72	61	54	49	71	60	54	49	59	53	49	58	53	49	57	52	48	48	48	48
9	68	57	50	45	67	56	50	45	55	49	45	54	49	45	53	48	45	45	45	45
10	64	53	46	42	63	52	46	42	51	46	41	51	45	41	50	45	41	41	41	41

LF45QLEDG4 45QLED6G430K

Test No. 8686



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# PHOTOMETRIC DATA

## LF45QLEDG4 45QLED7G430K

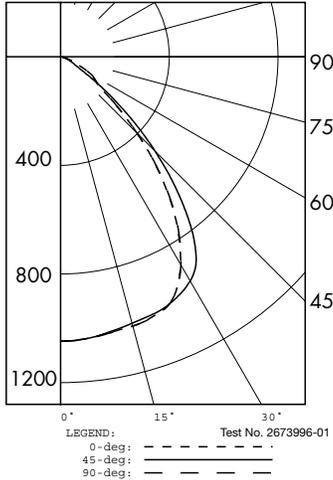
LED Light Engine: 3000K, 80 CRI  
 System Wattage: 26.3W  
 Fixture Delivered Lumens: 1804  
 Fixture Efficacy: 68.6  
 Spacing Criteria: 1.2

## ZONAL LUMEN SUMMARY

ZONE	LUMENS	%LUMINAIRE
0-30	902	50
0-40	1419	78.7
0-60	1779	98.6
0-90	1804	100.0
90-180	0	0
0-180	1804	100.0

## CANDELA DISTRIBUTION

DEG	0°	45°	90°
0	967	967	967
5	974	970	967
15	1053	1060	1042
25	1024	1155	1013
35	680	884	678
45	254	350	261
55	55	46	57
65	13	17	14
75	3	5	3
85	0	0	0
90	0	0	0



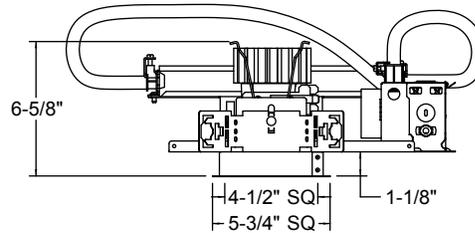
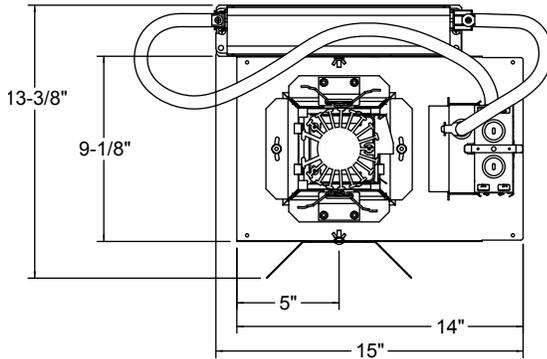
## COEFFICIENTS OF UTILIZATION Zonal Cavity Method

Room Cavity Ratio	% Effective Ceiling Cavity Reflectance																
	80%			70%			50%			30%			10%				
	70	50	30	0	70	50	30	0	50	30	20	50	30	20	50	30	20
1	113	109	107	104	110	107	105	92	103	101	99	99	98	96	96	95	93
2	106	100	95	91	103	98	94	84	95	91	88	92	89	86	89	87	85
3	99	92	86	81	97	90	85	76	87	83	79	85	81	78	83	79	77
4	93	84	78	73	91	83	77	69	81	75	71	78	74	70	76	73	69
5	87	77	70	65	85	76	70	63	74	69	64	73	68	64	71	67	63
6	82	71	64	59	80	70	64	57	69	63	58	67	62	58	66	61	58
7	77	66	59	54	75	65	58	52	64	58	53	62	57	53	61	56	53
8	72	61	54	49	71	60	54	48	59	53	49	58	52	48	57	52	48
9	68	56	50	45	66	56	49	44	55	49	45	54	48	45	53	48	44
10	64	53	46	41	63	52	46	41	51	45	41	50	45	41	50	45	41

LF45QLEDG4 45QLED7G430K

Test No. 2673996-01

## LF45QLEDG4EMR



## Dimming Compatibility Table

Dimming Ballast	Manufacturer	Web Link
DM/DM1	Lutron DDTV	<a href="http://bit.ly/11jSvZg">http://bit.ly/11jSvZg</a>
DM/DM1	Leviton AWRMG-7xx, AWSMG-7xx, AWSMT-7xx	<a href="http://bit.ly/1BJn2R9">http://bit.ly/1BJn2R9</a>
HDM	Lutron	<a href="http://bit.ly/1vtjHA1">http://bit.ly/1vtjHA1</a>
2DM	Lutron	<a href="http://bit.ly/1nF4Zp1">http://bit.ly/1nF4Zp1</a>

## Central Inverters

For fixture full light output in back-up mode, Prescolite and Dual-lite have jointly tested the LiteFrame LED with the 100 (LG1) and 250 (LG2) VA LiteGear inverters. (Note: Not for use with integral EM option). For more information on LiteGear go to [www.dual-lite.com/resources/litegear\\_luminaire\\_loading\\_chart/](http://www.dual-lite.com/resources/litegear_luminaire_loading_chart/)

## wiHUBB®

Fixture comes with a pre-installed In-Fixture Module (1 relay, 0-10V) compatible with the HBA wiHUBB system. Actual dimming requires the selection of 0-10V dimming ballast as well. Consult factory for compatibility with EM fixtures.



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# HUBBARDTON FORGE®

MODERN AMERICAN BLACKSMITHS

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## Our Outdoor Lighting Family: Dramatic Spaces under the Stars

BASE ITEM NUMBER: 306425

### DESCRIPTION:

Double Axis; Outdoor sconce; aluminum, large. LED *U.S. Patent Pending*

DIMENSIONS: 37.8" l. x 5.5" w.

MAX. HANGING WEIGHT: 29.6 lbs.

BULB: LED: 25 watt

CCT: 3000K

CRI: 80

Input: 90-135vac

Dimming: Line voltage, ELV

### SHOWN IN:

Burnished Steel finish (-08) with clear glass (ZM333)

### GLASS COLOR OPTION:



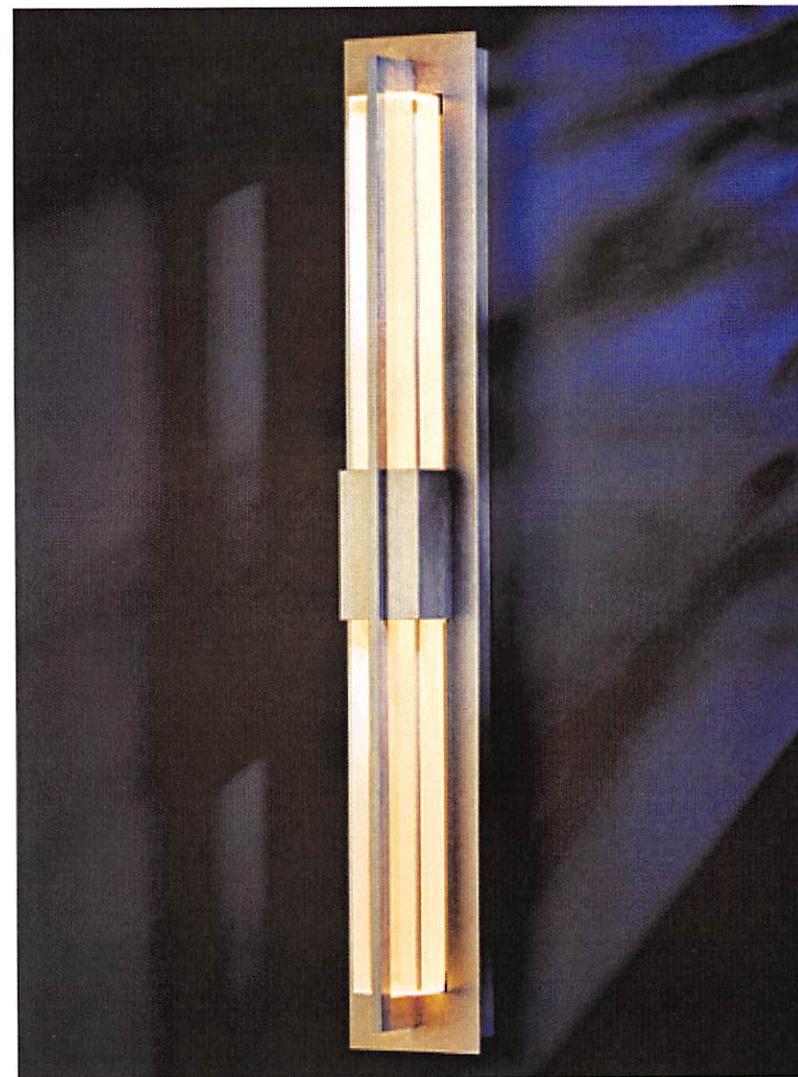
Clear

UL/CUL LISTING: Outdoor Wet



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# HUBBARDTON FORGE®

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CEILING FIXTURES](#)[OUTDOOR](#)[HOME ACCESSORIES](#)[FINISHES](#)[SHADE OPTIONS](#)[GLASS OPTIONS](#)[ROOM SETTINGS](#)[WALL PLATES](#)

## Our Outdoor Lighting Family: Dramatic Spaces under the Stars

BASE ITEM NUMBER: 306405

### DESCRIPTION:

Axis; Outdoor sconce; aluminum, large.

Axis, ADA compliant. *U.S. Patent  
D690871 S*

DIMENSIONS: 24" h. x 5.5" w.

MAX. HANGING WEIGHT: 13 lbs.

SOCKET TYPE: GU10 halogen

BULB: (1) MR-16 reflector, 50 watt max.

### SHOWN IN:

Dark Smoke finish (-07) with clear glass  
(ZM333)

### GLASS COLOR OPTION:



Clear

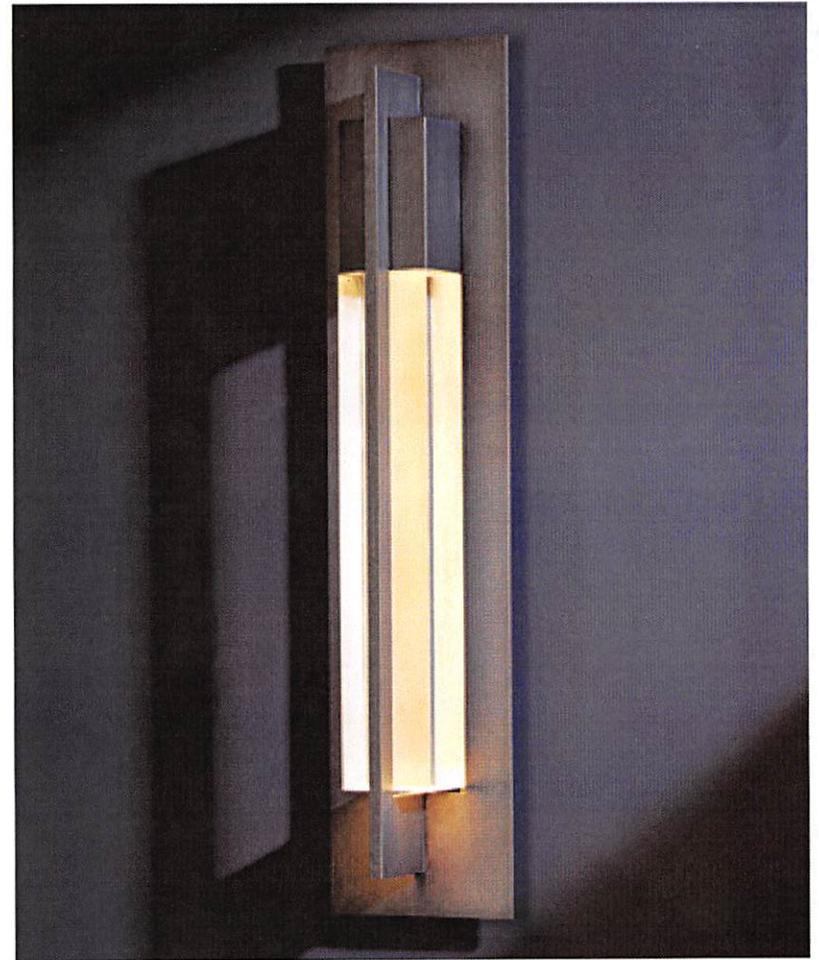
UL/CUL LISTING: Outdoor Wet

VIEW OUR CATALOG ONLINE  
*opens in another window*

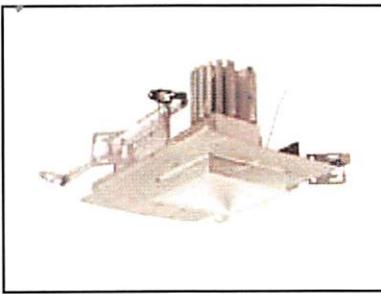


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[Download Installation Instruction pdf B220](#)



More Photos: 1 2



# 4" Square LED Open Downlight

## LF4SQLEDG4

120V-277V  
High Efficacy  
0-10V Dimming

### APPLICATIONS:

LiteFrame LF4SQLED is a 4" specification grade LED open downlight that utilizes remote phosphor technology to obtain color consistency, energy savings, and low maintenance costs. 50,000 hours minimum life up to 35°C (95°F) in open plenum applications.

### HOUSING:

One-piece 22 gauge non-corrosive steel platform. Pre-wired j-box with snap-on cover for easy access. Snap-in connection from driver compartment allows easy installation of light engine/trim assembly without tools above or below the ceiling and can be upgraded to accommodate technology improvements. Approve for 8 (4 in/4 out) No. 12 AWG conductors rated for 90°C through wiring.

### REFLECTOR:

Self-trim standard. Painted white self-trim (WT) available as option. Reflector is made from anodized Alanod Miro 4 aluminum

### LED LIGHT ENGINE:

The LF4SQLED uses the Philips Fortimo DLM Gen 4 LED Module with remote phosphor technology. This technology provides controlled color consistency (3 SCDM) from fixture to fixture. The system is designed for optional life and lumen maintenance (>50,000 hours at 70% lumen maintenance). Both reflector and light engine assembly are mechanically retained to housing. The light engine comes standard with 80 CRI in all Kelvin temperatures.

### LED DRIVER:

The LF4SQLED utilizes the Philips Fortimo LED Driver specifically designed to optimize efficiency of the Fortimo DLM Module. Driver is designed to match the 50,000 hour minimum life expectancy of the system. Meets UL Class 2, inherent short circuit protection, self limited, overload protected. If critical temperatures are reached on driver or LED module, integrated thermal feedback loop will gradually reduce current to protect system life. Driver is universal 120V-277V. Optional Lutron Series A driver is also available.

### DIMMING:

Comes standard with 0-10V dimming capability. Flicker-free dimming to 10%. 0-10V control may consume up to 1mA. Lutron 2 wire, 3 wire, and EcoSystem dimming available to 1%.

### INSTALLATION:

Adjustable Bar hangers included. Universal adjustable mounting brackets also accept 1/2" EMT conduit or 1 1/2" or 3/4" lathing channel (by others) or Prescolite 24" bar hangers (B24 or B6). Housing provides up to 6° rotational adjustment of the square trim.

### CERTIFICATIONS:

CSA certified to US and Canadian safety standards. Suitable for wet locations. Approved for through wiring. Non-IC rated. EMR is damp rated and for US use only. ENERGY STAR qualified with open clear Alzak reflector.

### WARRANTY:

5 year warranty. See [www.prescolite.com](http://www.prescolite.com) for details.

DATE: \_\_\_\_\_ TYPE: \_\_\_\_\_

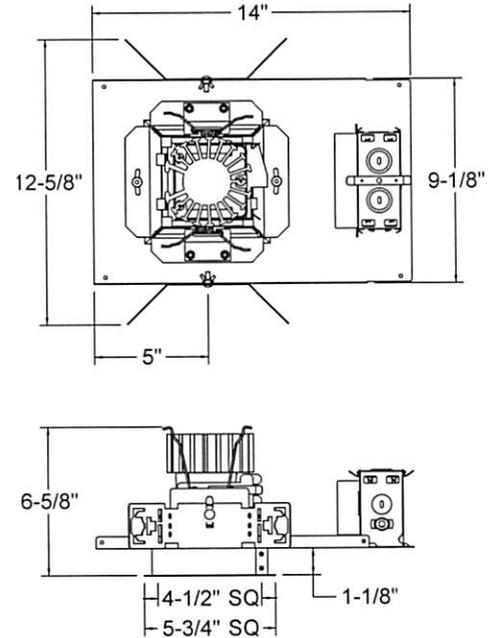
FIRM NAME: \_\_\_\_\_

PROJECT: \_\_\_\_\_

## LiteFrame



Ceiling Cutout: 5-1/4" x 5-1/4"  
Maximum Ceiling Thickness 1/4"  
For conversion to millimeters, multiply inches by 25.4  
Not to Scale



EMR line art on page 3

EXAMPLE: LF4SQLEDG4-4SQLED5G430K

EXAMPLE: LF4SQLED7G4120HDM-4SQLED7G435KWHWT

CATALOG NUMBER: \_\_\_\_\_

Order housing, reflector, and accessories separately

HOUSING/LED GENERATION	VOLTAGE	OPTIONS	TRIM	LED COLOR TEMP	REF. FINISH	LOWER REF. COLOR	REF. OPTIONS	ACCESSORIES	
<input type="checkbox"/> <b>LF4SQLEDG4</b> 4" High Efficacy LED Housing	<input type="checkbox"/> <b>Blank</b> 120V-277V <input type="checkbox"/> <b>347<sup>2</sup></b> 347	<input type="checkbox"/> <b>Blank</b> Standard 0-10V dimming <input type="checkbox"/> <b>EMR<sup>2</sup></b> Emergency Battery Pack with remote test switch and indicator light	<input type="checkbox"/> <b>4SQLED5G4</b> 1100 Lumen Module <input type="checkbox"/> <b>4SQLED6G4</b> 1500 Lumen Module <input type="checkbox"/> <b>4SQLED7G4</b> 2000 Lumen Module	<input type="checkbox"/> <b>30K</b> <input type="checkbox"/> <b>35K</b> <input type="checkbox"/> <b>40K</b>	<input type="checkbox"/> <b>Blank</b> Semi-Diffuse	<input type="checkbox"/> <b>Blank</b> Clear <input type="checkbox"/> <b>CG</b> Champagne Gold <input type="checkbox"/> <b>BL</b> Black <input type="checkbox"/> <b>WE</b> Wheat <input type="checkbox"/> <b>LW</b> Light Wheat <input type="checkbox"/> <b>PW</b> Pewter <input type="checkbox"/> <b>WH<sup>1</sup></b> White Paint	<input type="checkbox"/> <b>WT</b> White Trim	<input type="checkbox"/> <b>B24</b> Set of two 24" bar hangers for T-bar ceilings <input type="checkbox"/> <b>B6</b> Set of two (2) bar hangers for ceiling joist up to 24" centers <input type="checkbox"/> <b>LiteGear</b> See page 3 for availability (not compatible with EMR)	
	<b>Use with HDM/2DM dimming option: Match Housing to Trim Output</b>								
	<input type="checkbox"/> <b>LF4SQLED5G4</b> <input type="checkbox"/> <b>LF4SQLED6G4</b> <input type="checkbox"/> <b>LF4SQLED7G4</b>	<input type="checkbox"/> <b>120</b> <input type="checkbox"/> <b>277</b>	<input type="checkbox"/> <b>HDM<sup>3</sup></b> Lutron 3-wire/Eco System to 1% <input type="checkbox"/> <b>2DM<sup>3</sup></b> Lutron 2-wire A Leading Edge to 1% (120V only) <input type="checkbox"/> <b>EMR<sup>2</sup></b> Emergency Battery Pack with remote test switch and indicator light						

### NOTES

- Requires WT option also
- 347V not available with EMR
- For HDM & 2DM options, housing output must match trim output



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LF4-LED-016

LUTRON A-SERIES DIMMING TO 1% STANDARD 0-10V DIMMING

# PHOTOMETRIC DATA

DRIVER DATA	LF45QLED5 30K	LF45QLED6 30K	LF45QLED7 30K
Input Voltage	120-277V	120-277V	120-277V
Input Frequency	50/60 Hz	50/60 Hz	50/60 Hz
Input Current	0.120A (120v)	0.157A (120v)	0.219A (120v)
	0.052 (277v)	0.068 (277v)	0.095 (277v)
Input Power	14.4W	18.8W	26.3W
Constant Current Output	200-700mA	200-700mA	200-700mA
Power Factor	≥0.90	≥0.90	≥0.90
THD	<20%	<20%	<20%
EMI Filtering	FCC 47CFR	FCC 47CFR	FCC 47CFR
	Part 15, Class A	Part 15, Class A	Part 15, Class A
Operating Temperature	-20°C to 35°C	-20°C to 38°C	-20°C to 35°C
Dimming	0-10V	0-10V	0-10V

Over-voltage, over-current, short-circuit protected

\*Power consumption and photometric output may vary slightly with HDM or 2DM option.

When operating in EM mode, the fixture will deliver approximately 30% of the published full lumen output.

## LF45QLEDG4 45QLED5G430K

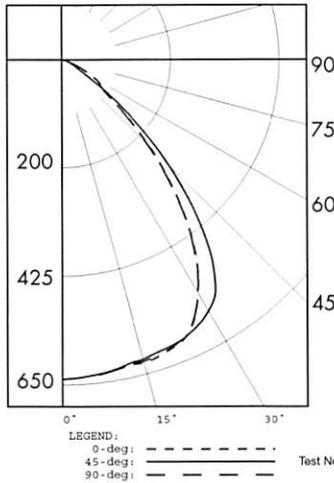
LED Light Engine: 3000K, 80 CRI  
System Wattage: 14.4W  
Fixture Delivered Lumens: 1063  
Fixture Efficacy: 73.8  
Spacing Criteria: 1.2

## ZONAL LUMEN SUMMARY

ZONE	LUMENS	%LUMINAIRE
0-30	535	50.4
0-40	841	79.1
0-60	1050	98.8
0-90	1063	100.0
90-180	0	0
0-180	1063	100.0

## CANDELA DISTRIBUTION

DEG	0°	45°	90°
0	580	580	580
5	581	582	583
15	624	631	626
25	608	683	607
35	410	531	405
45	161	219	151
55	39	28	31
65	8	9	7
75	1	2	1
85	0	0	0
90	0	0	0



## COEFFICIENTS OF UTILIZATION Zonal Cavity Method

Room Cavity Ratio	% Effective Ceiling Cavity Reflectance																
	80%			70%			50%			30%			10%				
	70	50	30	70	50	30	70	50	30	70	50	30	70	50	30		
1	113	109	107	104	110	107	105	92	103	101	99	99	98	96	96	95	93
2	106	100	96	92	104	98	94	84	95	92	89	92	89	87	89	87	85
3	99	92	86	81	97	90	85	76	88	83	79	85	81	78	83	80	77
4	93	84	78	73	91	83	77	69	81	76	71	79	74	71	77	73	70
5	87	77	71	66	85	76	70	63	75	69	65	73	68	64	71	67	63
6	82	71	64	59	80	70	64	58	69	63	59	67	62	58	66	61	58
7	77	66	59	54	75	65	59	53	64	58	53	62	57	53	61	57	53
8	72	61	54	49	71	60	54	48	59	53	49	58	53	49	57	52	48
9	68	57	50	45	67	56	50	44	55	49	45	54	49	45	53	48	45
10	64	53	46	42	63	52	46	41	51	45	41	51	45	41	50	45	41

LF45QLEDG4 45QLED5G430K

Test No. 2673996-07

## LF45QLEDG4 45QLED6G430K

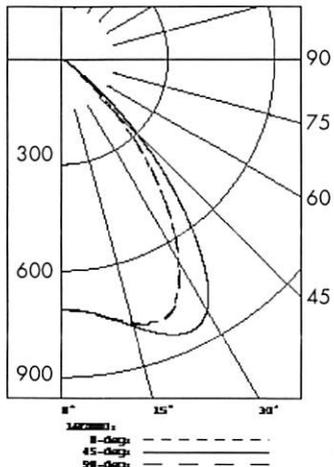
LED Light Engine: 3000K, 80 CRI  
System Wattage: 18.8W  
Fixture Delivered Lumens: 1297  
Fixture Efficacy: 69.0  
Spacing Criteria: 1.3

## ZONAL LUMEN SUMMARY

ZONE	LUMENS	%LUMINAIRE
0-30	656	50.6
0-40	1027	79.2
0-60	1279	98.6
0-90	1297	100.0
90-180	0	0.0
0-180	1297	100.0

## CANDELA DISTRIBUTION

DEG	0°	45°	90°
0	710	710	710
5	717	717	719
15	772	783	776
25	757	852	762
35	522	690	527
45	205	306	214
55	44	43	48
65	11	13	11
75	3	4	3
85	0	1	0
90	0	0	0



## COEFFICIENTS OF UTILIZATION Zonal Cavity Method

Room Cavity Ratio	% Effective Ceiling Cavity Reflectance																
	80%			70%			50%			30%			10%				
	70	50	30	70	50	30	70	50	30	70	50	30	70	50	30		
1	113	109	107	104	110	107	105	102	103	101	99	99	98	96	96	95	93
2	106	100	96	92	104	98	94	90	95	92	89	92	89	87	89	87	85
3	99	92	86	81	97	90	85	81	88	83	79	85	81	78	83	80	77
4	93	84	78	73	91	83	77	72	81	76	71	79	74	71	77	73	70
5	87	77	71	66	85	76	70	65	74	69	65	73	68	64	71	67	63
6	82	71	64	59	80	70	64	59	69	63	59	67	62	58	66	61	58
7	77	66	59	54	75	65	59	54	64	58	53	62	57	53	61	57	53
8	72	61	54	49	71	60	54	49	59	53	49	58	53	49	57	52	48
9	68	57	50	45	67	56	50	45	55	49	45	54	49	45	53	48	45
10	64	53	46	42	63	52	46	42	51	46	41	51	45	41	50	45	41

LF45QLEDG4 45QLED6G430K

Test No. 8686



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# PHOTOMETRIC DATA

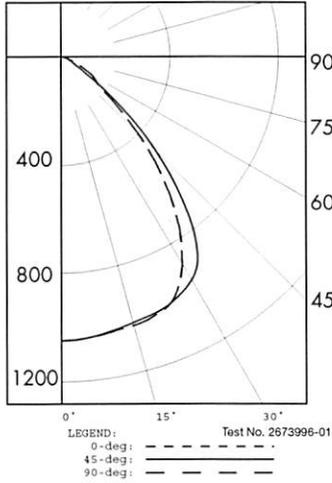
**LF45QLEDG4 45QLED7G430K**  
 LED Light Engine: 3000K, 80 CRI  
 System Wattage: 26.3W  
 Fixture Delivered Lumens: 1804  
 Fixture Efficacy: 68.6  
 Spacing Criteria: 1.2

## ZONAL LUMEN SUMMARY

ZONE	LUMENS	%LUMINAIRE
0-30	902	50
0-40	1419	78.7
0-60	1779	98.6
0-90	1804	100.0
90-180	0	0
0-180	1804	100.0

## CANDELA DISTRIBUTION

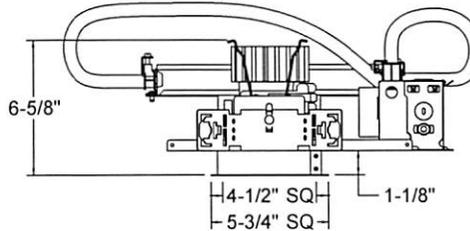
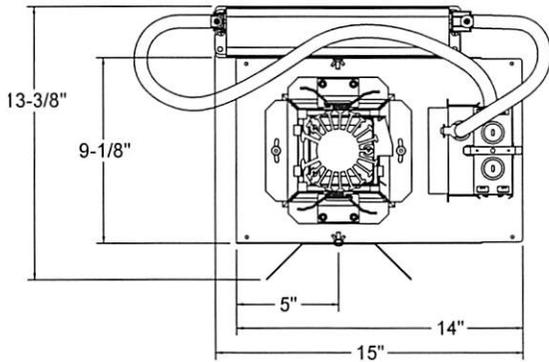
DEG	0°	45°	90°
0	967	967	967
5	974	970	967
15	1053	1060	1042
25	1024	1155	1013
35	680	884	678
45	254	350	261
55	55	46	57
65	13	17	14
75	3	5	3
85	0	0	0
90	0	0	0



## COEFFICIENTS OF UTILIZATION Zonal Cavity Method

Room Cavity Ratio	% Effective Ceiling Cavity Reflectance																							
	80%				70%				50%				30%				10%							
	20% Effective Floor Cavity Reflectance																							
													% Wall Reflectance											
	70	50	30	0	70	50	30	0	50	30	20	50	30	20	50	30	20	50	30	20				
1	113	109	107	104	110	107	105	92	103	101	99	99	98	96	96	95	93	96	95	93				
2	106	100	95	91	103	98	94	84	95	91	88	92	89	86	89	87	85	89	87	85				
3	99	92	86	81	97	90	85	76	87	83	79	85	81	78	83	79	77	83	79	77				
4	93	84	78	73	91	83	77	69	81	75	71	78	74	70	76	73	69	76	73	69				
5	87	77	70	65	85	76	70	63	74	69	64	73	68	64	71	67	63	71	67	63				
6	82	71	64	59	80	70	64	57	69	63	58	67	62	58	66	61	58	66	61	58				
7	77	66	59	54	75	65	58	52	64	58	53	62	57	53	61	56	53	61	56	53				
8	72	61	54	49	71	60	54	48	59	53	49	58	52	48	57	52	48	57	52	48				
9	68	56	50	45	66	56	49	44	55	49	45	54	48	45	53	48	44	53	48	44				
10	64	53	46	41	63	52	46	41	51	45	41	50	45	41	50	45	41	50	45	41				

## LF45QLEDG4EMR



## Dimming Compatibility Table

Dimming Ballast	Manufacturer	Web Link
DM/DM1	Lutron DTV	<a href="http://bit.ly/11jSvZg">http://bit.ly/11jSvZg</a>
DM/DM1	Leviton AWRMG-7xx, AWSMG-7xx, AWSMT-7xx	<a href="http://bit.ly/1BJn2R9">http://bit.ly/1BJn2R9</a>
HDM	Lutron	<a href="http://bit.ly/1vtjHA1">http://bit.ly/1vtjHA1</a>
2DM	Lutron	<a href="http://bit.ly/1nf4Zp1">http://bit.ly/1nf4Zp1</a>

### Central Inverters

For fixture full light output in back-up mode, Prescolite and Dual-lite have jointly tested the LiteFrame LED with the 100 (LG1) and 250 (LG2) VA LiteGear inverters. (Note: Not for use with integral EM option). For more information on LiteGear go to [www.dual-lite.com/resources/litegear\\_luminaire\\_loading\\_chart/](http://www.dual-lite.com/resources/litegear_luminaire_loading_chart/)

### wiHUBB®

Fixture comes with a pre-installed In-Fixture Module (1 relay, 0-10V) compatible with the HBA wiHUBB system. Actual dimming requires the selection of 0-10V dimming ballast as well. Consult factory for compatibility with EM fixtures.



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**Attachment B: Proposed Plans and Renderings**



# SUN VALLEY ROAD MIXED USE PROJECT

## 231 SUN VALLEY ROAD KETCHUM, ID 83340

SUN VALLEY ROAD MIXED USE PROJECT  
231 SUN VALLEY ROAD  
KETCHUM, ID 83340

GOVERNING CODES	PROJECT DIRECTORY	PROJECT INFO	SHEET INDEX																																																																																																																	
<p>BUILDING CORNERS FOR ALL PROPOSED BUILDING AND ADDITIONS SHALL BE STAKED ON THE SITE AND ALL TREES PROPOSED SHALL BE FLAGGED AT LEAST ONE WEEK PRIOR TO THE COMMISSION MEETING. STORY POLES MAY BE REQUIRED TO BE INSTALLED ON WEEK PRIOR TO THE COMMISSION MEETING.</p>	<p><b>OWNER</b> DEVIN PISCITELLI 8 INDIANOLA AVE AKRON, NY 14001 (716) 912-7964</p> <p><b>DESIGN ARCHITECT</b> EOS ARCHITECTURE INC. CONTACT: JENNIFER BGLYN 7540 FAY AVE. LA JOLLA, CA 92037 (858) 459-0575</p> <p><b>EXECUTIVE ARCHITECT</b> MICHAEL DOTY ASSOCIATES, ARCHITECT PC CONTACT: MICHAEL DOTY PO BOX 2792 371 WASHINGTON AVE NORTH KETCHUM, IDAHO 83340 (208) 726-4228</p> <p><b>SURVEY</b> BENCHMARK ASSOCIATES, P.A. P.O. BOX 733 100 BELL DRIVE KETCHUM, ID 83340 (208) 726-9512</p>	<p><b>PROJECT SCOPE:</b> PROJECT ADDRESS: 231 SUN VALLEY ROAD KETCHUM, ID 83340</p> <p><b>LEGAL DESCRIPTION:</b> LOT 8 REMAINDER, BLOCK 17 SECTION 18, TOWNSHIP 4</p> <p><b>APN:</b> 263-082-13-00</p> <p><b>ZONE:</b> CC-COMMERCIAL CORE</p> <p><b>SUB-DISTRICT:</b> C-URBAN RESIDENTIAL</p> <p><b>BLG TYPE:</b> 3-NEIGHBORHOOD MIXED USE</p> <p><b>EXISTING USE:</b> LOT WITH SMALL LOG CABIN (COMMERCIAL) TO REMOVED.</p> <p><b>PROPOSED USE:</b> MIXED USE CONDOMINIUM PROJECT CONSISTING OF GROUND FLOOR RETAIL, PARKING AND RESIDENTIAL UNIT ENTRIES, UPPER LEVEL S TO HOUSE TWO SINGLE FAMILY CONDOMINIUMS.</p> <p><b>LOT SIZE:</b> 4,125 SF</p> <p><b>ALLOWABLE FLOOR AREA RATIO:</b> 2.25 (9,281 SF)</p> <p><b>HEIGHT LIMIT:</b> 3 STORES; 40-42 FT</p> <p><b>SETBACKS:</b></p> <table border="1"> <tr> <td>REQUIRED</td> <td>PROVIDED</td> </tr> <tr> <td>5'-0"</td> <td>5'-0"</td> </tr> <tr> <td>3'-0"</td> <td>3'-0"</td> </tr> <tr> <td>0'-0"</td> <td>0'-0"</td> </tr> </table> <p><b>SUN VALLEY:</b> 5'-0" <b>ALLEY:</b> 3'-0" <b>ADJ. PROP:</b> 0'-0"</p>	REQUIRED	PROVIDED	5'-0"	5'-0"	3'-0"	3'-0"	0'-0"	0'-0"	<p><b>NET FLOOR AREA CALCULATION:</b></p> <table border="1"> <tr> <td>FIRST FLOOR TOTAL:</td> <td>2,661 SF</td> </tr> <tr> <td>EXEMPTION FROM GROSS:</td> <td></td> </tr> <tr> <td>  PUBLIC RESTROOMS:</td> <td>-99SF</td> </tr> <tr> <td>  PARKING:</td> <td>-324 SF</td> </tr> <tr> <td></td> <td>2,238 SF</td> </tr> <tr> <td>SECOND FLOOR TOTAL:</td> <td>2,652 SF</td> </tr> <tr> <td>EXEMPTION FROM GROSS:</td> <td></td> </tr> <tr> <td>  CIRCULATION/ MECH:</td> <td>-273 SF</td> </tr> <tr> <td></td> <td>2,379 SF</td> </tr> <tr> <td>THIRD FLOOR TOTAL:</td> <td>2,455 SF</td> </tr> <tr> <td>EXEMPTION FROM GROSS:</td> <td></td> </tr> <tr> <td>  CIRCULATION/ OPEN:</td> <td>-318 SF</td> </tr> <tr> <td></td> <td>2,137 SF</td> </tr> <tr> <td>ROOF TOP FLOOR TOTAL:</td> <td>165 SF</td> </tr> <tr> <td>EXEMPTION FROM GROSS:</td> <td></td> </tr> <tr> <td>  OPEN SPACE:</td> <td>-35 SF</td> </tr> <tr> <td>  CIRCULATION:</td> <td>-130 SF</td> </tr> <tr> <td></td> <td>0 SF</td> </tr> <tr> <td><b>TOTAL NET SF:</b></td> <td><b>6,754 SF</b></td> </tr> </table>	FIRST FLOOR TOTAL:	2,661 SF	EXEMPTION FROM GROSS:		PUBLIC RESTROOMS:	-99SF	PARKING:	-324 SF		2,238 SF	SECOND FLOOR TOTAL:	2,652 SF	EXEMPTION FROM GROSS:		CIRCULATION/ MECH:	-273 SF		2,379 SF	THIRD FLOOR TOTAL:	2,455 SF	EXEMPTION FROM GROSS:		CIRCULATION/ OPEN:	-318 SF		2,137 SF	ROOF TOP FLOOR TOTAL:	165 SF	EXEMPTION FROM GROSS:		OPEN SPACE:	-35 SF	CIRCULATION:	-130 SF		0 SF	<b>TOTAL NET SF:</b>	<b>6,754 SF</b>	<p><b>GROSS FLOOR AREA CALCULATION:</b></p> <table border="1"> <tr> <td>FIRST FLOOR TOTAL:</td> <td>2,985 SF</td> </tr> <tr> <td>EXEMPTION FROM GROSS:</td> <td></td> </tr> <tr> <td>  CIRCULATION:</td> <td>-0 SF</td> </tr> <tr> <td>  PARKING:</td> <td>-84 SF</td> </tr> <tr> <td></td> <td>2,661 SF</td> </tr> <tr> <td>SECOND FLOOR TOTAL:</td> <td>2,943 SF</td> </tr> <tr> <td>EXEMPTION FROM GROSS:</td> <td></td> </tr> <tr> <td>  CIRCULATION:</td> <td>-190 SF</td> </tr> <tr> <td>  1/2 OF OPEN SPACE:</td> <td>-84 SF</td> </tr> <tr> <td></td> <td>2,669 SF</td> </tr> <tr> <td>THIRD FLOOR TOTAL:</td> <td>2,740 SF</td> </tr> <tr> <td>EXEMPTION FROM GROSS:</td> <td></td> </tr> <tr> <td>  CIRCULATION:</td> <td>-209 SF</td> </tr> <tr> <td></td> <td>2,501 SF</td> </tr> <tr> <td>ROOF TOP FLOOR TOTAL:</td> <td>165 SF</td> </tr> <tr> <td>EXEMPTION FROM GROSS:</td> <td></td> </tr> <tr> <td>  1/2 OF OPEN SPACE:</td> <td>-17.5 SF</td> </tr> <tr> <td>  CIRCULATION:</td> <td>-72 SF</td> </tr> <tr> <td></td> <td>75.5 SF</td> </tr> <tr> <td><b>TOTAL GROSS SF:</b></td> <td><b>7,906.5 SF</b></td> </tr> </table>	FIRST FLOOR TOTAL:	2,985 SF	EXEMPTION FROM GROSS:		CIRCULATION:	-0 SF	PARKING:	-84 SF		2,661 SF	SECOND FLOOR TOTAL:	2,943 SF	EXEMPTION FROM GROSS:		CIRCULATION:	-190 SF	1/2 OF OPEN SPACE:	-84 SF		2,669 SF	THIRD FLOOR TOTAL:	2,740 SF	EXEMPTION FROM GROSS:		CIRCULATION:	-209 SF		2,501 SF	ROOF TOP FLOOR TOTAL:	165 SF	EXEMPTION FROM GROSS:		1/2 OF OPEN SPACE:	-17.5 SF	CIRCULATION:	-72 SF		75.5 SF	<b>TOTAL GROSS SF:</b>	<b>7,906.5 SF</b>	<p><b>PARKING REQUIREMENTS:</b></p> <p>RETAIL GROSS SQUARE FOOTAGE: 2,030 SF / 1,000 X 2 = 4.06 STALLS REQUIRED</p> <p>RESIDENTIAL NET SQUARE FOOTAGE: 5,147 SF TOTAL / 1,500 = 3.43 STALLS REQUIRED</p> <p>7.49 STALLS REQUIRED 4 STALLS ON SITE PROVIDED 3 STALLS ON STREET PARKING PROVIDED</p> <p>LOT AREA: 4,129 SF</p> <p>TOTAL GROSS SQUARE FOOTAGE CONTRIBUTING TOWARDS F.A.R.: 7,826.5 SF</p> <p>TOTAL NET SQUARE FOOTAGE CONTRIBUTING TOWARDS F.A.R.: 6,754 SF</p> <p>LOT COVERAGE: 86%</p> <p>PROPOSED F.A.R.: 7,826.5 SF / 4,129 SF = 1.90</p> <p>MAX ALLOWABLE F.A.R.: 2.25 X 4,129 SF = 9,290.25 SF (* EXCLUDED FROM F.A.R. PER ZONING ORDINANCE)</p>	<p><b>ARCHITECTURAL</b></p> <table border="1"> <tr> <td>CS1</td> <td>COVER SHEET</td> </tr> <tr> <td>SP1</td> <td>SITE PLAN</td> </tr> <tr> <td>S-1</td> <td>SURVEY</td> </tr> <tr> <td>A1.0</td> <td>FIRST FLOOR PLAN</td> </tr> <tr> <td>A1.1</td> <td>SECOND FLOOR PLAN</td> </tr> <tr> <td>A1.2</td> <td>THIRD FLOOR PLAN</td> </tr> <tr> <td>A2.0</td> <td>GROSS FLOOR AREA DIAGRAM</td> </tr> <tr> <td>A2.1</td> <td>NET FLOOR AREA DIAGRAM</td> </tr> <tr> <td>A3.0</td> <td>ROOF PLAN</td> </tr> <tr> <td>A4.0</td> <td>ELEVATIONS</td> </tr> <tr> <td>A4.1</td> <td>ELEVATIONS</td> </tr> <tr> <td>A5.0</td> <td>SECTIONS</td> </tr> </table> <p><b>VICINITY MAP</b></p>	CS1	COVER SHEET	SP1	SITE PLAN	S-1	SURVEY	A1.0	FIRST FLOOR PLAN	A1.1	SECOND FLOOR PLAN	A1.2	THIRD FLOOR PLAN	A2.0	GROSS FLOOR AREA DIAGRAM	A2.1	NET FLOOR AREA DIAGRAM	A3.0	ROOF PLAN	A4.0	ELEVATIONS	A4.1	ELEVATIONS	A5.0	SECTIONS
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All plans, designs, and arrangements prepared by the architect are the property of the architect. The architect warrants that the plans, designs, and arrangements are prepared in accordance with the professional standards of the architect. The architect does not warrant the accuracy of the information provided by the client or the accuracy of the information provided by the client's representatives. The architect shall not be responsible for any errors or omissions in the plans, designs, and arrangements or for any consequences arising therefrom, whether or not such errors or omissions are caused in whole or in part by the negligence of the architect.

SUN VALLEY ROAD MIXED USE PROJECT  
231 SUN VALLEY ROAD  
KETCHUM, ID 83340

REVISIONS  
PLANNING  
SUBMITTAL

PHASE  
PLANNING

DATE  
4/20/2015

JOB NO.  
15-04

SURVEY

S-1



### NOTES

1. THE PURPOSE OF THIS MAP IS TO SHOW SITE INFORMATION AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED. CHANGES MAY HAVE OCCURRED TO SITE CONDITIONS SINCE SURVEY DATE.
2. THIS MAP WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT AND IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT.
3. BASIS OF BEARINGS IS PER THE BLOCK 17 BREAKDOWN. BOUNDARY LINES ARE FROM SAID BLOCK BREAKDOWN. REFER TO THE CITY OF KETCHUM ORDINANCE FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
4. A TITLE SEARCH HAS NOT BEEN PERFORMED BY THE SURVEYOR.
5. A TITLE POLICY HAS NOT BEEN SUBMITTED TO BENCHMARK ASSOCIATES. NOR HAS A TITLE SEARCH BEEN REQUESTED. CERTAIN INFORMATION CONTAINED WITHIN SAID POLICY MAY NOT APPEAR ON THIS MAP OR MAY AFFECT ITEMS SHOWN ON THIS MAP. IT IS THE RESPONSIBILITY OF THE OWNER OR AGENT TO REQUEST OR FURNISH SAID INFORMATION.
6. UTILITIES AND DRAIN PIPES SHOWN HEREON ARE PER SURFACE EVIDENCE ONLY. OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
7. ELEVATIONS BASED ON NAVD 88 DATUM.
8. BUILDING WALLS SHOWN HEREON ARE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
9. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY APPLICABLE TO THE SUBJECT OF REAL ESTATE: EASEMENTS, OTHER THAN THOSE SHOWN OR LISTED HEREON; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING, WETLANDS OR ANY OTHER LAND-USE REGULATIONS.
10. SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.
11. MAP UPDATED 12/20/2007 FROM SITE MAP 8/9/2005 PROJECT # 05227 WITH BUILDING REMOVED AND NEW FENCE SHOWN. SNOW COVERED THE GROUND AT TIME OF UPDATE. DETAILS AROUND SAID BUILDING REMOVED MAY HAVE BEEN ALTERED.

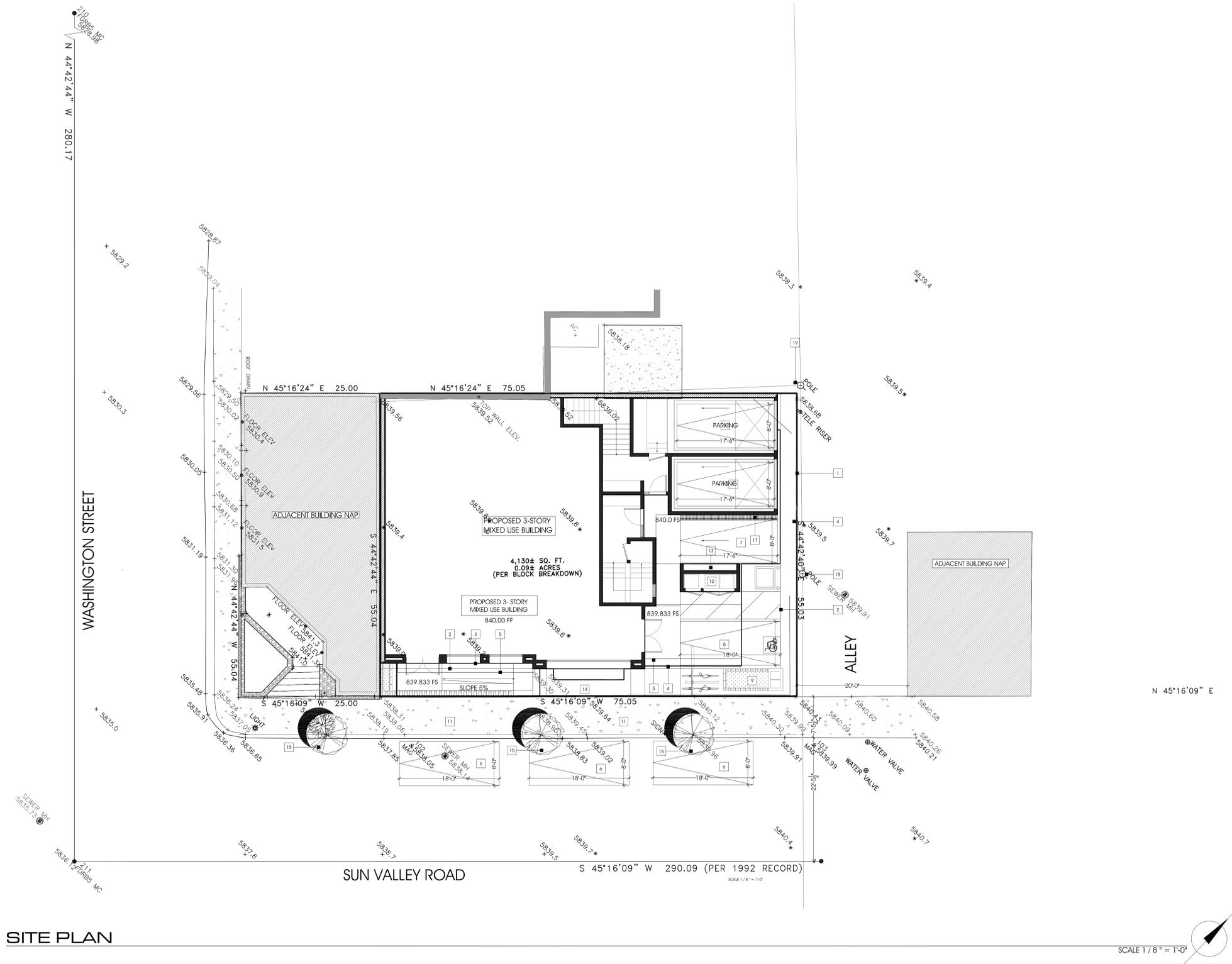
ELECTRONIC DATA:  
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PREPARED BY: BENCHMARK ASSOCIATES, P.A.  
P.O. BOX 733 - 100 BELL DRIVE  
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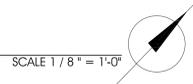


**KETCHUM BLOCK 17**  
**EASTERLY 75 FEET LOT 8**  
LOCATED WITHIN  
SECTION 18, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,  
CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PROJECT NO. 07288	DWG BY: DWS	CRD: 07288.CRD	LAYOUT: D-SIZE
A SITE MAP	DATE OF SURVEY: 12/20/2007		SHEET: 1 OF 1



SITE PLAN



**KEYNOTES**

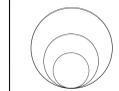
- |                                      |  |
|--------------------------------------|--|
| 1 PROPERTY LINE                      | 17 TRENCH DRAIN  |
| 2 SETBACK LINE                       | 18 OVERHEAD UTILITIES TO BE RELOCATED UNDERGROUND                                      |
| 3 LINE OF PROPOSED FIRST STORY       | 19 EXISTING OVERHEAD UTILITIES SERVING 211 SUN VALLEY ROAD TO BE RELOCATED UNDERGROUND |
| 4 LINE OF PROPOSED SECOND STORY      |  |
| 5 LINE OF PROPOSED THIRD STORY       |  |
| 6 REQUIRED STREET PARKING            |  |
| 7 REQUIRED OFF-STREET PARKING        |  |
| 8 ADA PARKING                        |  |
| 9 PLANTING                           |  |
| 10 BICYCLE RACK                      |  |
| 11 CITY HEATED SIDEWALK              |  |
| 12 TRASH AND RECYCLING               |  |
| 13 GAS AND ELECTRIC                  |  |
| 14 SIDEWALK GRADE TO BE MATCHED      |  |
| 15 EXISTING TREE AND GRATE TO REMAIN |  |
| 16 NEW TREE AND GRATE                |  |

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SUBMITTAL

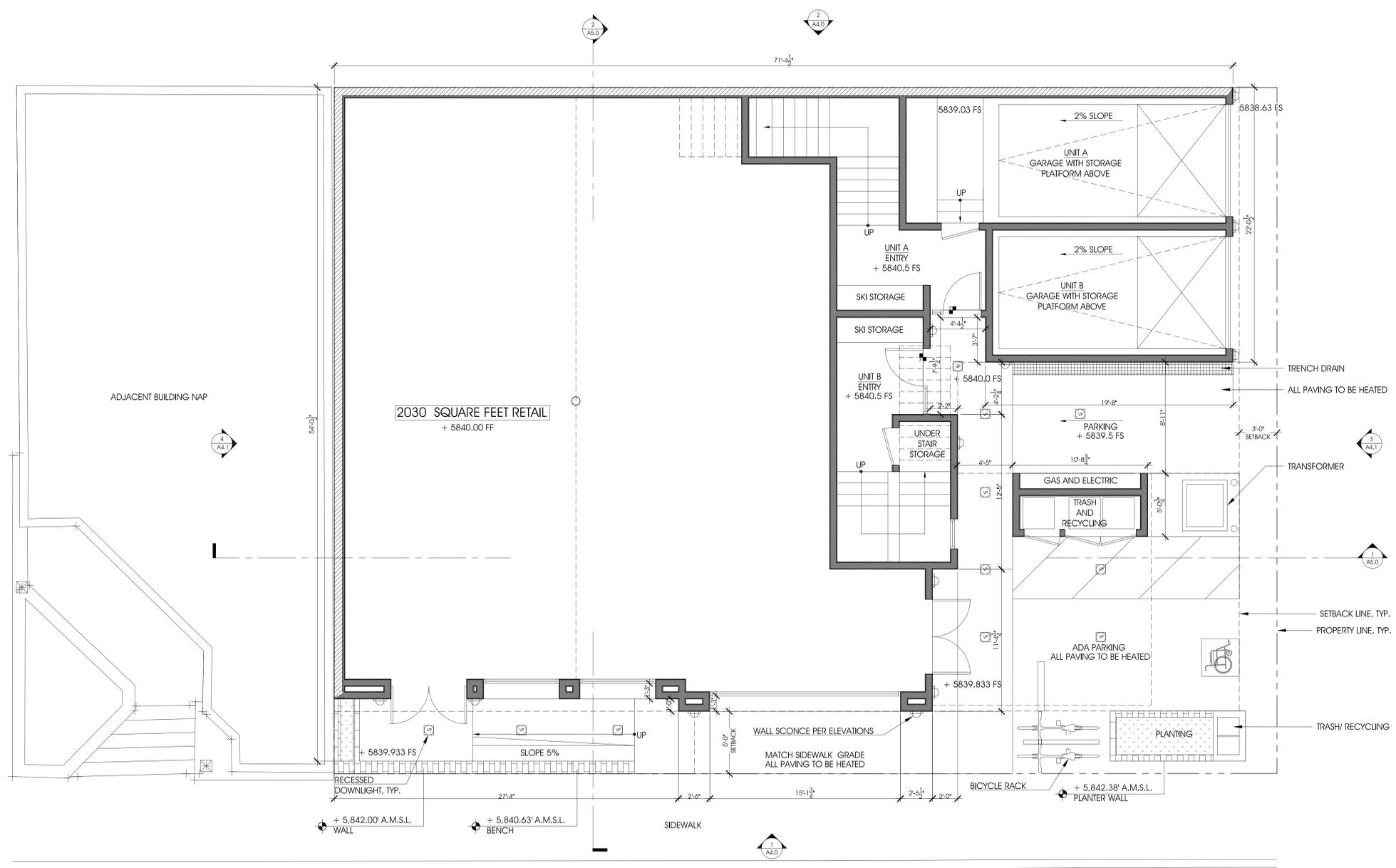
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SITE PLAN

SP1



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FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



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231 SUN VALLEY ROAD  
KETCHUM, ID 83340

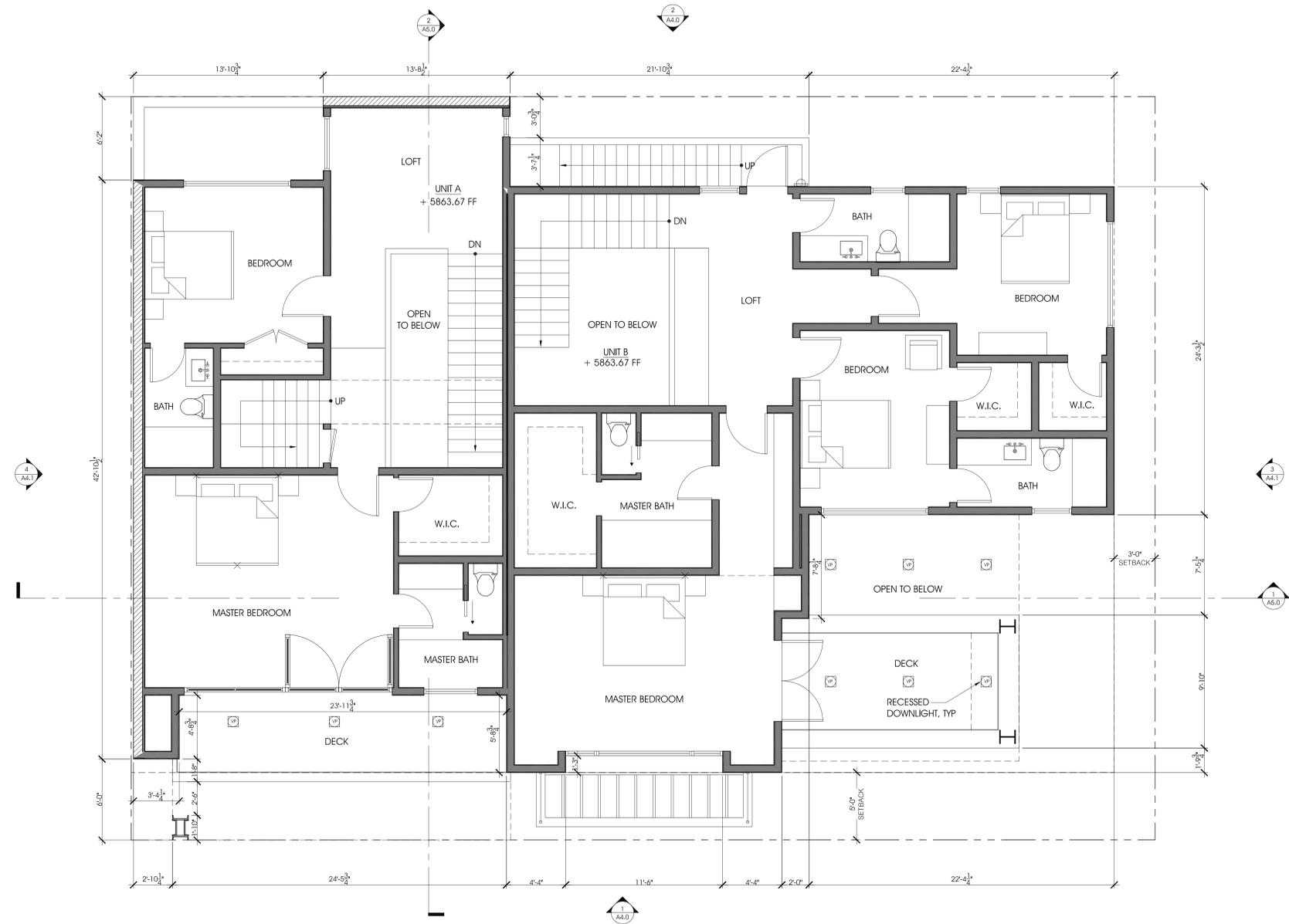
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FIRST FLOOR  
PLAN

A1.0





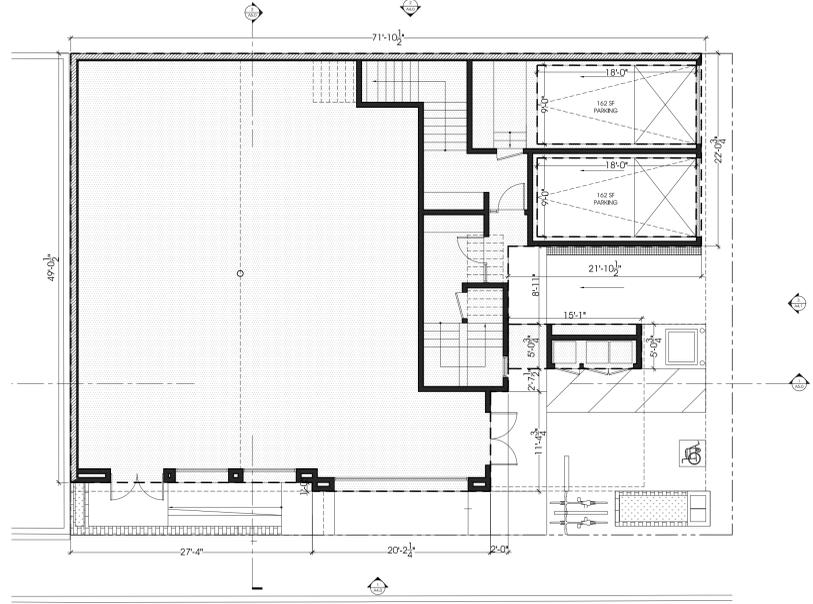
THIRD FLOOR PLAN

SCALE 1/4" = 1'-0"



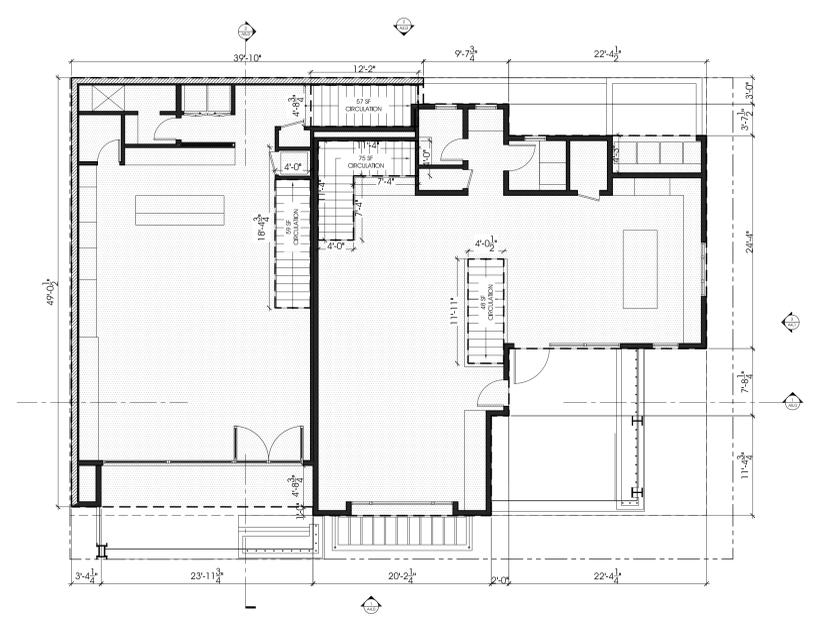
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THIRD FLOOR PLAN



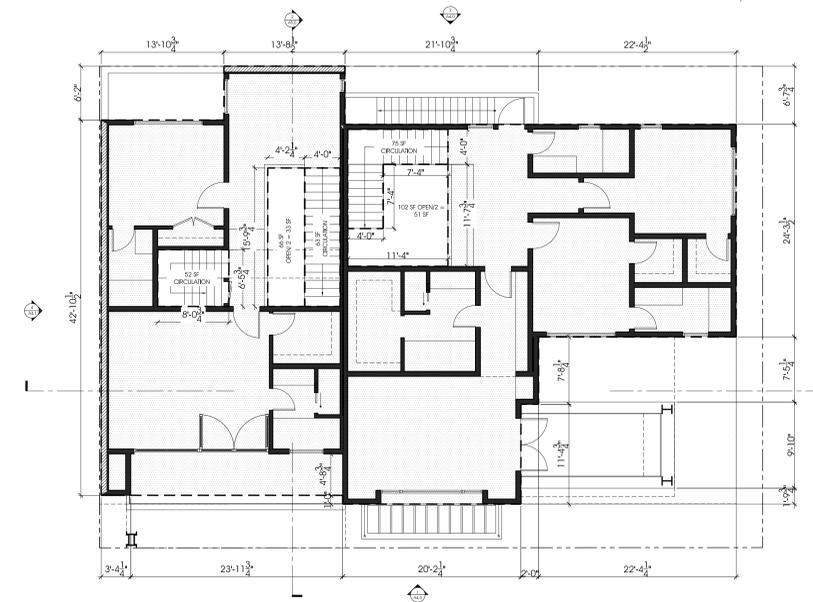
FIRST FLOOR PLAN

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



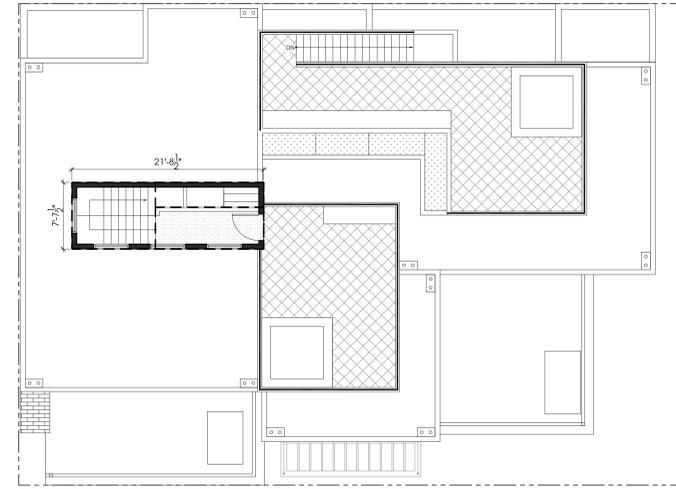
SECOND FLOOR PLAN

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



THIRD FLOOR PLAN

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



ROOF TOP FLOOR PLAN

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

GROSS FLOOR AREA CALCULATION:

FIRST FLOOR TOTAL:	2,985 SF	THIRD FLOOR TOTAL:	2,740 SF
EXEMPTION FROM GROSS:		EXEMPTION FROM GROSS:	
CIRCULATION:	-0 SF	CIRCULATION:	-239 SF
PARKING:	-324 SF	CIRCULATION:	2,501 SF
	2,661 SF		
SECOND FLOOR TOTAL:	2,943 SF	ROOF TOP FLOOR TOTAL:	165 SF
EXEMPTION FROM GROSS:		EXEMPTION FROM GROSS:	
CIRCULATION:	-190 SF	1/2 OF OPEN SPACE:	-17.5 SF
1/2 OF OPEN SPACE:	-84 SF	CIRCULATION:	-72 SF
	2,669 SF		75.5 SF
		TOTAL GROSS SF:	7,906.5 SF

LEGEND

HATCH INDICATES FLOOR AREA INCLUDED

LINE INDICATES TOTAL AREA

GROSS FLOOR AREA: The sum of the horizontal area of the building measured along the outside walls of each floor of a building or portion of a building, including stair towers and elevators on the ground floor only, and fifty percent (50%) of attiums over eighteen feet (18) plate height, but not including basements, underground parking areas or open unenclosed decks. Parking areas covered by a roof or portion of the building and enclosed on three (3) or more sides by building walls are included. Four (4) parking stalls for developments on single Ketchum town site lots of five thousand six hundred (5,600) square feet in size or less are not included in the gross floor area calculation.

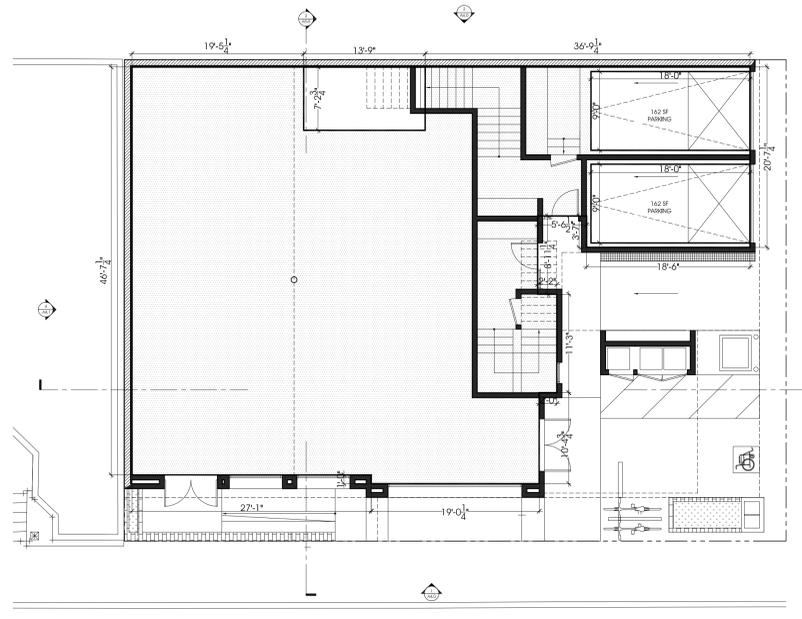
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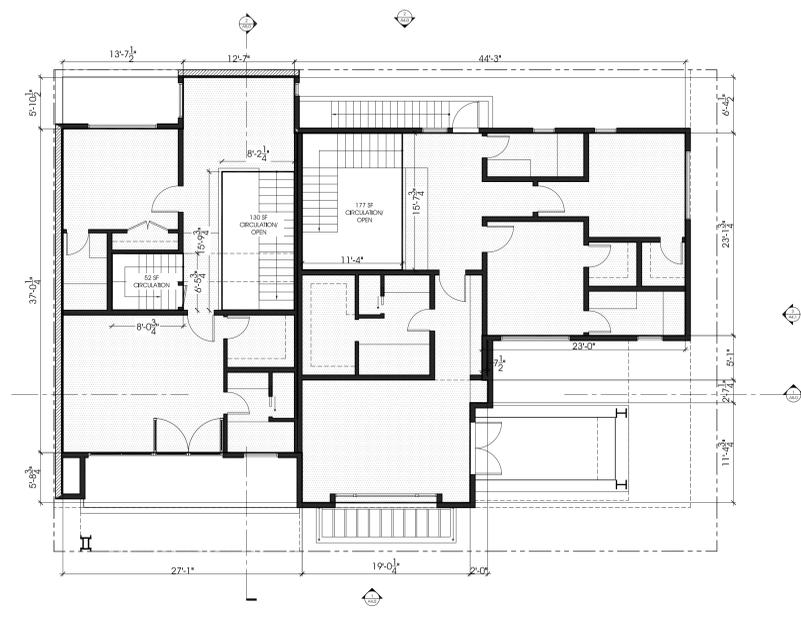
GROSS  
FLOOR AREA  
CALC.

A2.0



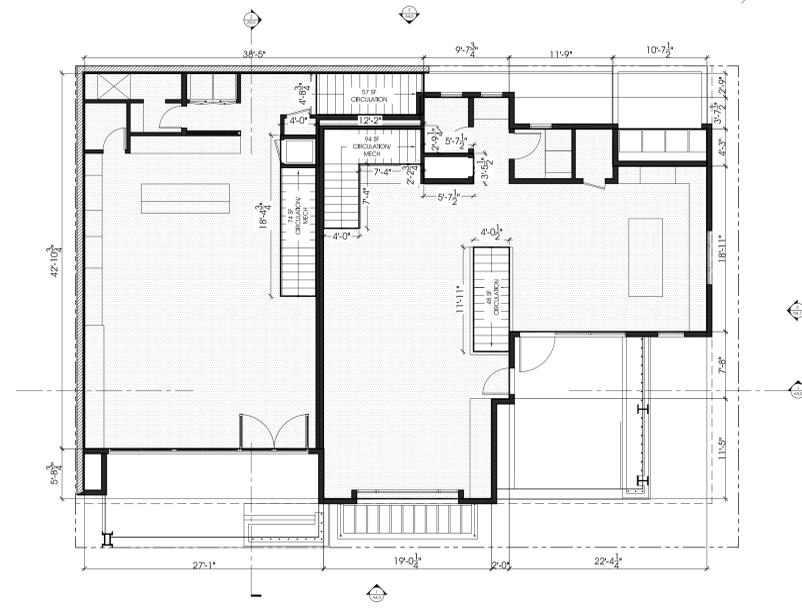
FIRST FLOOR PLAN

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



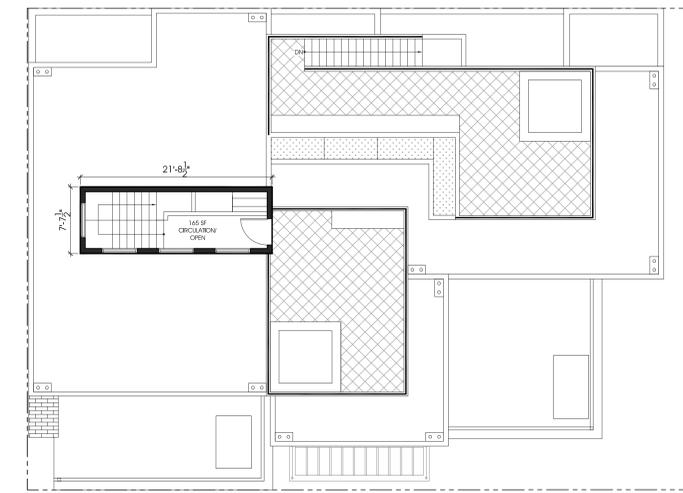
SECOND FLOOR PLAN

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



THIRD FLOOR PLAN

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

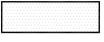


ROOF TOP FLOOR PLAN

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

<b>NET FLOOR AREA CALCULATION:</b>			
FIRST FLOOR TOTAL:	2,661 SF	THIRD FLOOR TOTAL:	2,455 SF
EXEMPTION FROM GROSS:		EXEMPTION FROM GROSS:	
PUBLIC RESTROOMS:	- 99SF	CIRCULATION/ OPEN:	-318 SF
PARKING:	-324 SF		2,137 SF
	2,238 SF		
SECOND FLOOR TOTAL:	2,652 SF	ROOF TOP FLOOR TOTAL:	165 SF
EXEMPTION FROM GROSS:		EXEMPTION FROM GROSS:	
CIRCULATION/ MECH:	-273 SF	OPEN SPACE:	-35 SF
	2,379 SF	CIRCULATION:	-130 SF
			0 SF
		TOTAL NET SF:	6,754 SF

**LEGEND**

HATCH INDICATES FLOOR AREA INCLUDED	
LINE INDICATES TOTAL AREA	

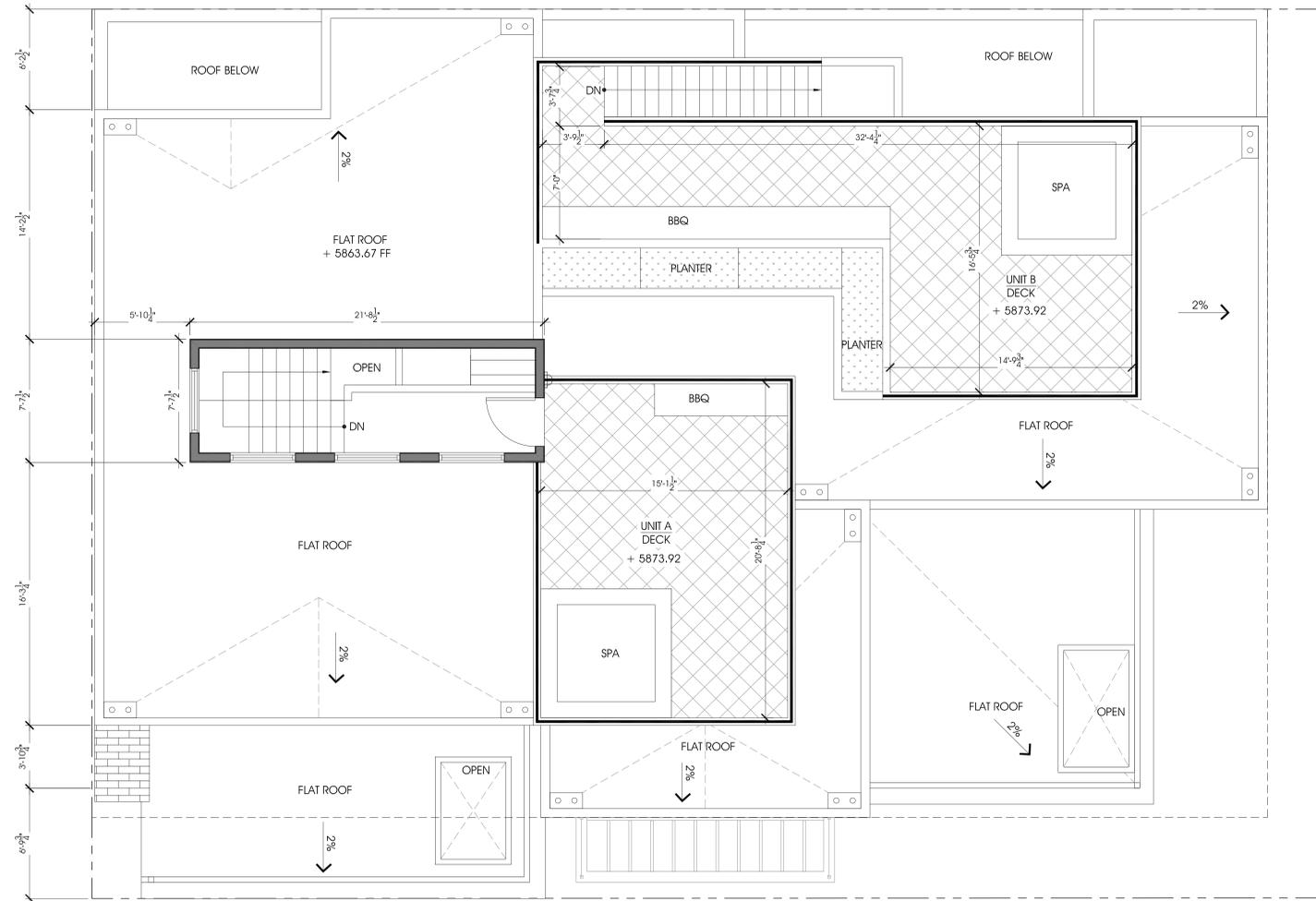
NET FLOOR AREA: The sum of the horizontal areas of all floors in a building including basements but not including open unenclosed decks, interior or exterior circulation, mechanical equipment rooms, parking areas, common areas, public bathrooms or storage areas in basements.

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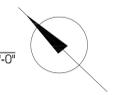
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NET FLOOR AREA CALC.



**ROOF/STAIR TOWER PLAN**

SCALE 1/4" = 1'-0"

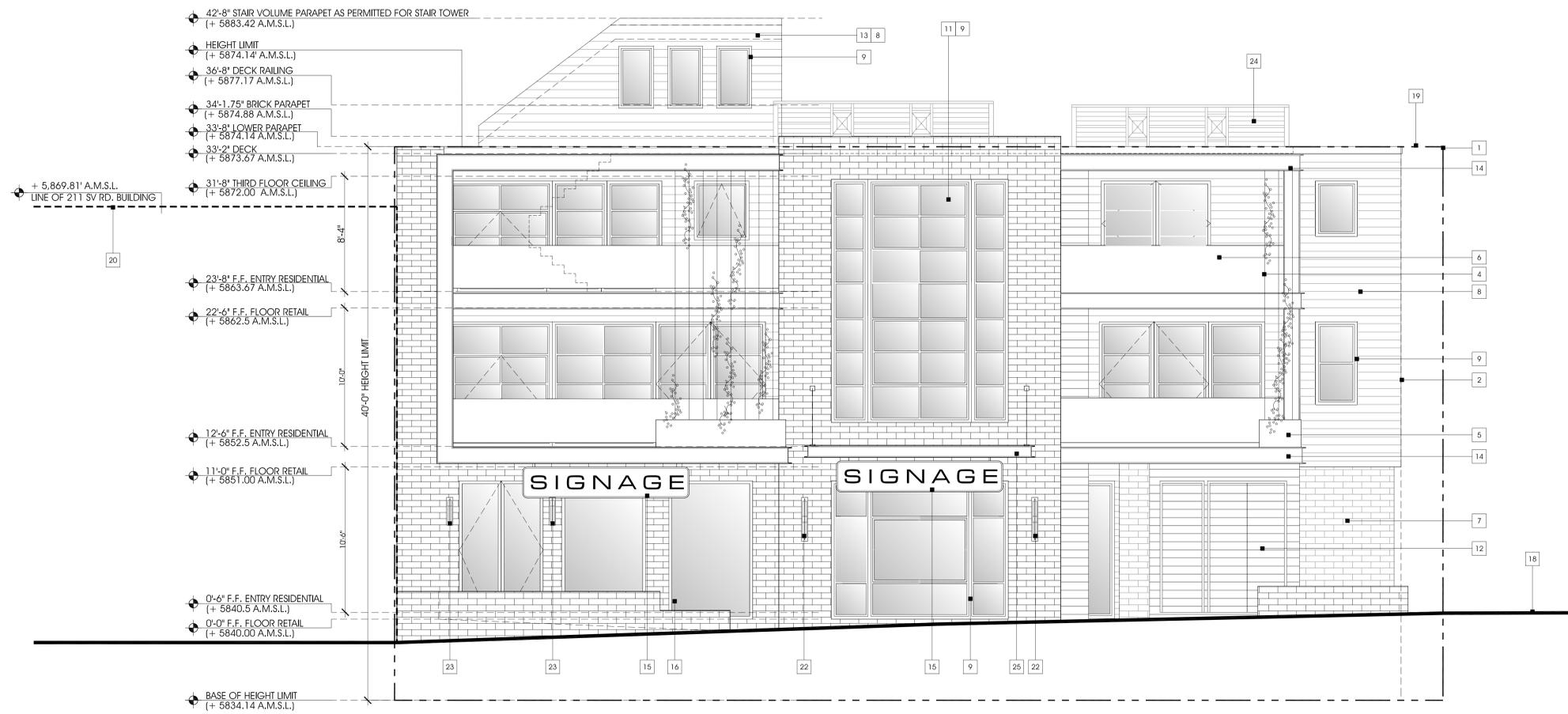


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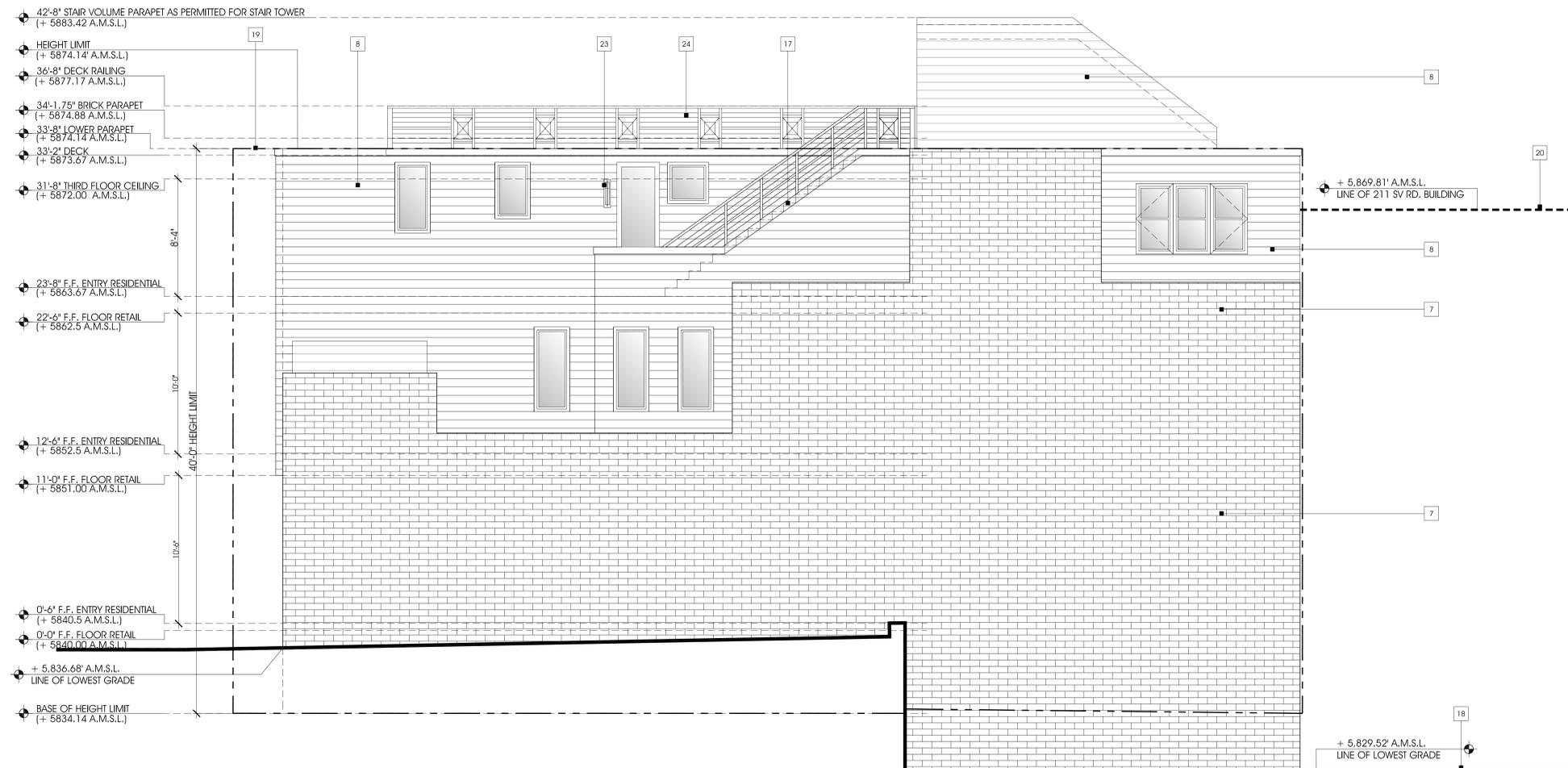
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ROOF/STAIR  
TOWER  
PLAN



**1. SOUTH ELEVATION**

SCALE 1/4" = 1'-0"

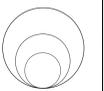


**2. NORTH ELEVATION**

SCALE 1/4" = 1'-0"

**KEYNOTES**

- 1 PROPERTY LINE, TYP.
- 2 SETBACK LINE TYP.
- 3 STEEL C-CHANNEL
- 4 VERTICAL CABLES FOR PLANTING
- 5 LANDSCAPE PLANTER
- 6 STEEL PLATE GUARDRAIL, TYP.
- 7 RUSTIC RECLAIMED BRICK IN GRAY-BEIGE
- 8 LIGHT GRAY HORIZONTAL SIDING
- 9 STEEL WINDOWS IN BLACK, TYP.
- 10 STEEL I- COLUMNS
- 11 STEEL INSET WINDOW PER PLAN
- 12 TRASH ENCLOSURE WITH CONCEALED DOORS
- 13 ENCLOSED STAIR TO ROOF TOP DECK
- 14 STEEL C- CHANNEL W/ WOOD SOFFIT
- 15 STEEL HANGING SIGN
- 16 LOW BENCH W/ PRECAST CAP
- 17 OPEN STAIR TO ROOF DECK
- 18 EX/ PROPOSED GRADE
- 19 LINE OF 40'-0" HEIGHT LIMIT
- 20 APPROXIMATE LOCATION OF ADJACENT BUILDING
- 21 UNFINISHED CMU ADJ BUILDING NON-EXPOSED SURFACE.
- 22 HUBBARTON FORGE DOUBLE AXIS OUTDOOR SCENCE. TO COMPLY WITH CITY OF KETCHUM DARK-SKY COMPLIANT
- 23 HUBBARTON FORGE AXIS OUTDOOR SCENCE. TO COMPLY WITH CITY OF KETCHUM DARK-SKY COMPLIANT
- 24 METAL ROOF TOP DECK GUARDRAIL WITH STEEL POSTS AND CABLE RAIL AND DECORATIVE CABLE RAIL DESIGN
- 25 METAL AWNING WITH METAL TRELIS AND HANGING SIGNAGE



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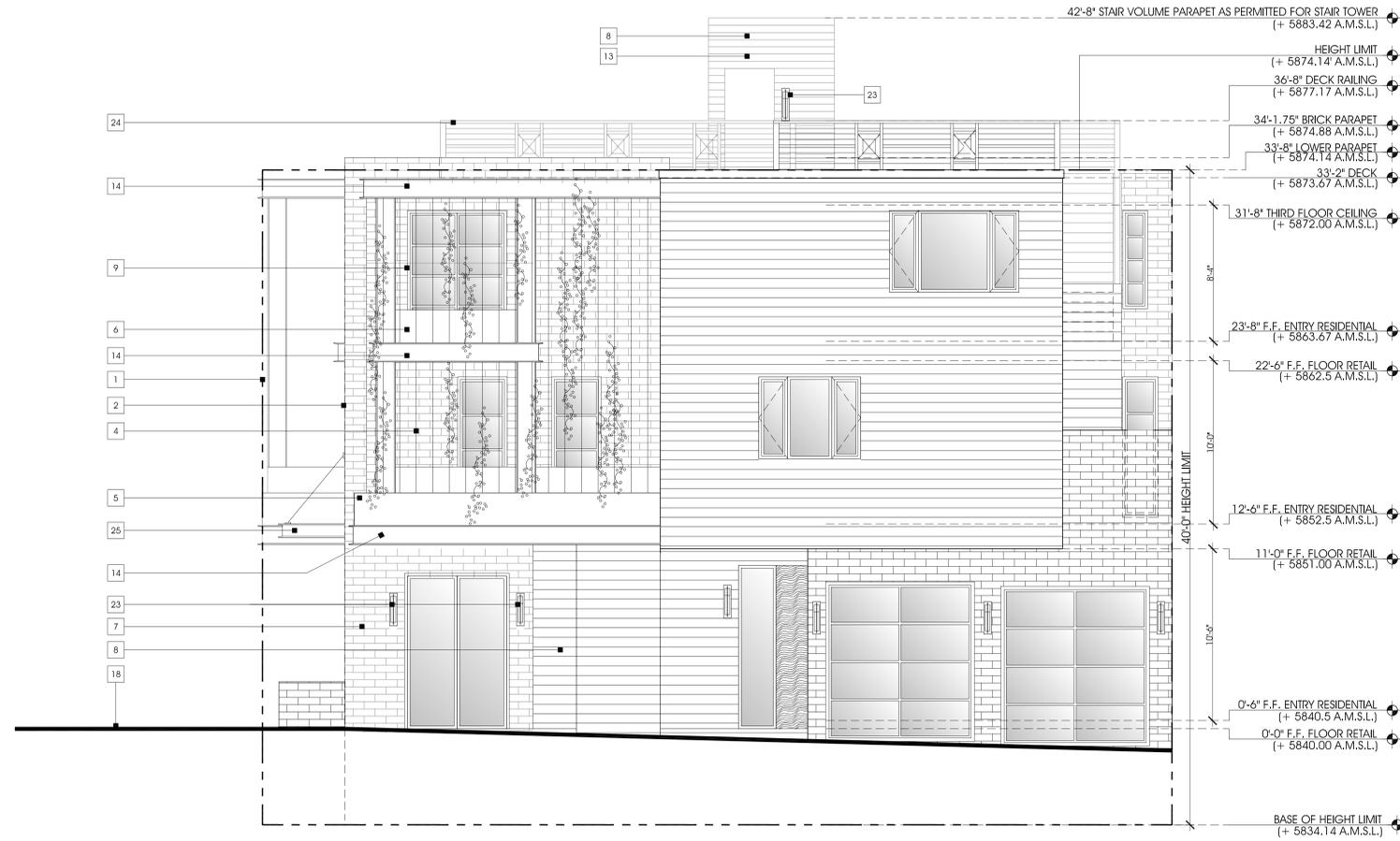
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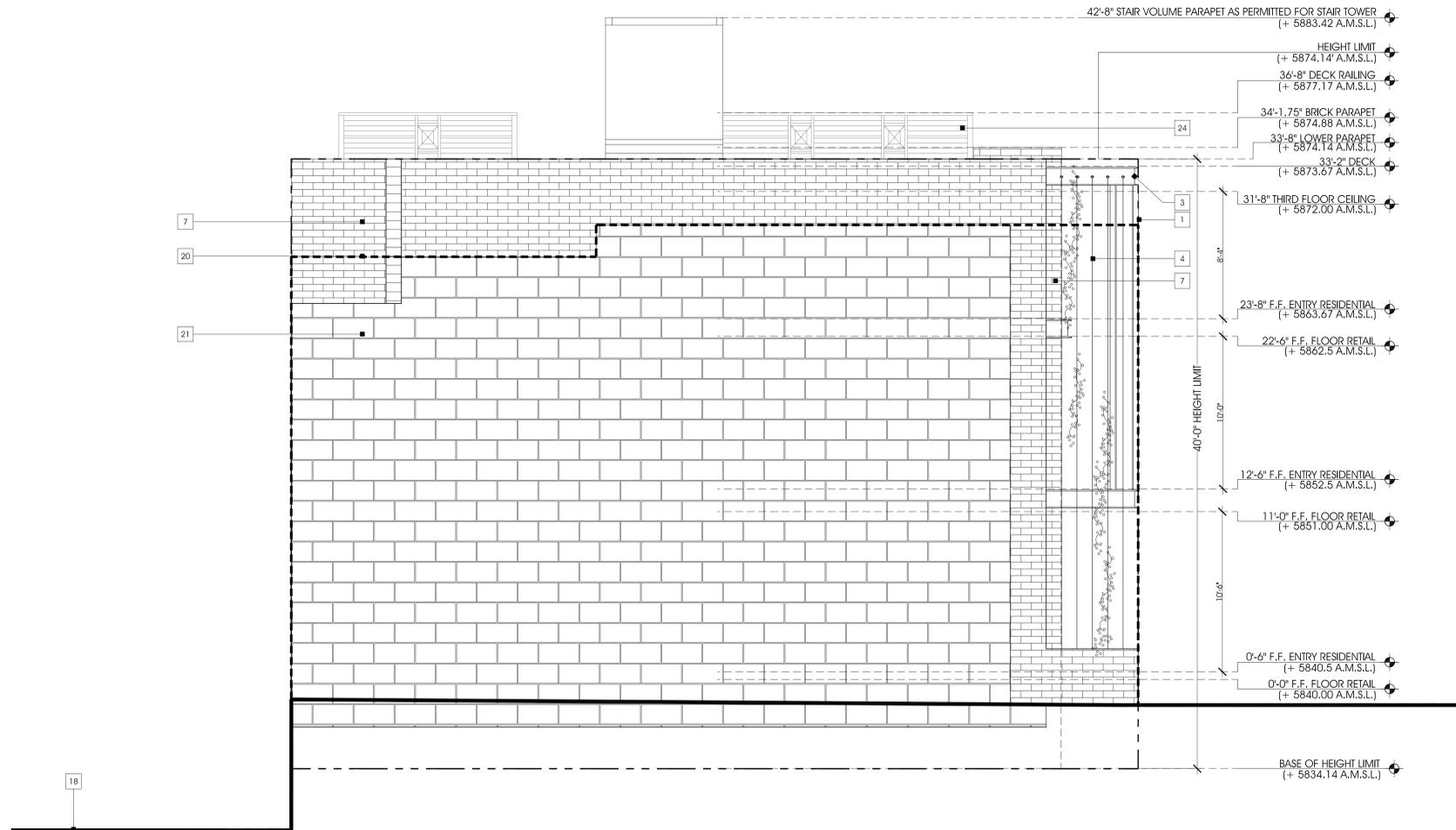
ELEVATIONS

**A4.0**



3. EAST ELEVATION

SCALE 1/4" = 1'-0"

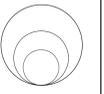


4. WEST ELEVATION

SCALE 1/4" = 1'-0"

KEYNOTES

- 1 PROPERTY LINE, TYP.
- 2 SETBACK LINE TYP.
- 3 STEEL C-CHANNEL
- 4 VERTICAL CABLES FOR PLANTING
- 5 LANDSCAPE PLANTER
- 6 STEEL PLATE GUARDRAIL, TYP.
- 7 RUSTIC RECLAIMED BRICK IN GRAY-BEIGE
- 8 LIGHT GRAY HORIZONTAL SIDING
- 9 STEEL WINDOWS IN BLACK, TYP.
- 10 STEEL I- COLUMNS
- 11 STEEL INSET WINDOW PER PLAN
- 12 TRASH ENCLOSURE WITH CONCEALED DOORS
- 13 ENCLOSED STAIR TO ROOF TOP DECK
- 14 STEEL C- CHANNEL W/ WOOD SOFFIT
- 15 STEEL HANGING SIGN
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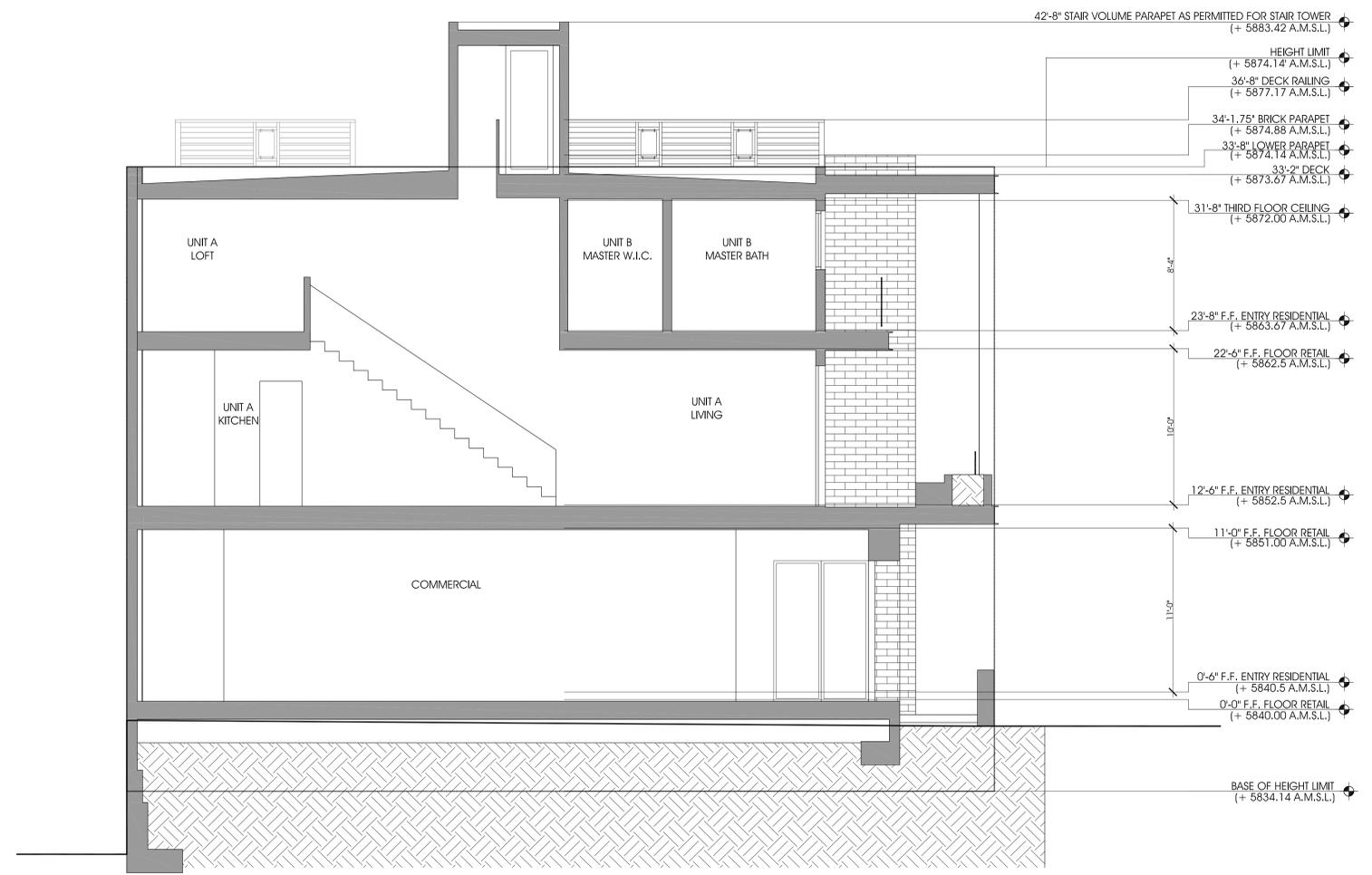
ELEVATIONS

A4.1



**SECTION 1**

SCALE 1 / 4" = 1'-0"



**SECTION 2**

SCALE 1 / 4" = 1'-0"

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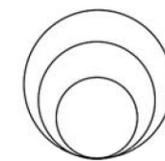
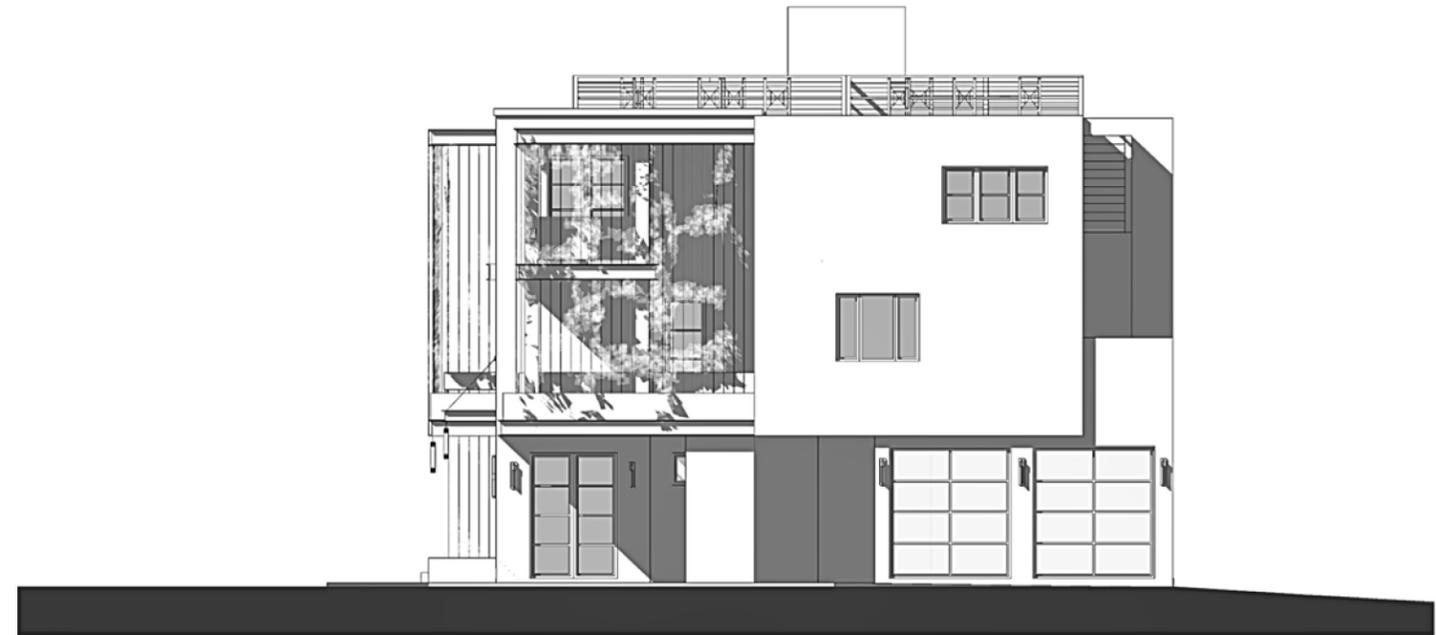
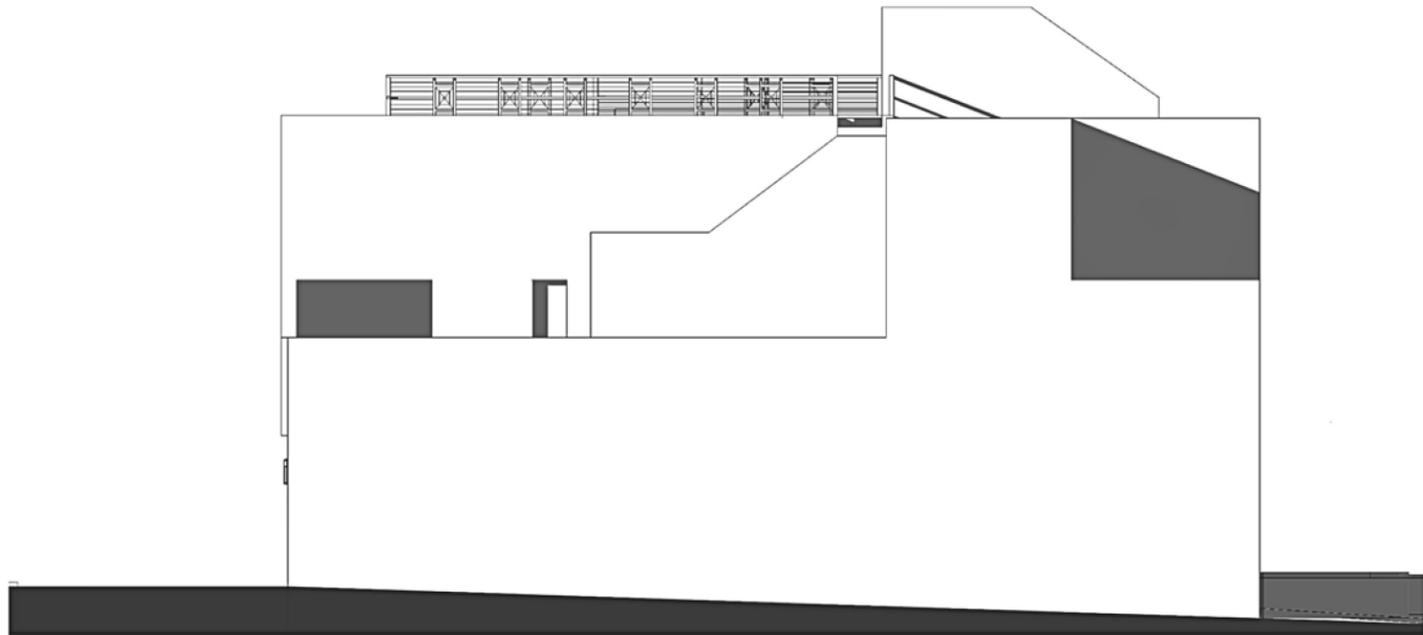
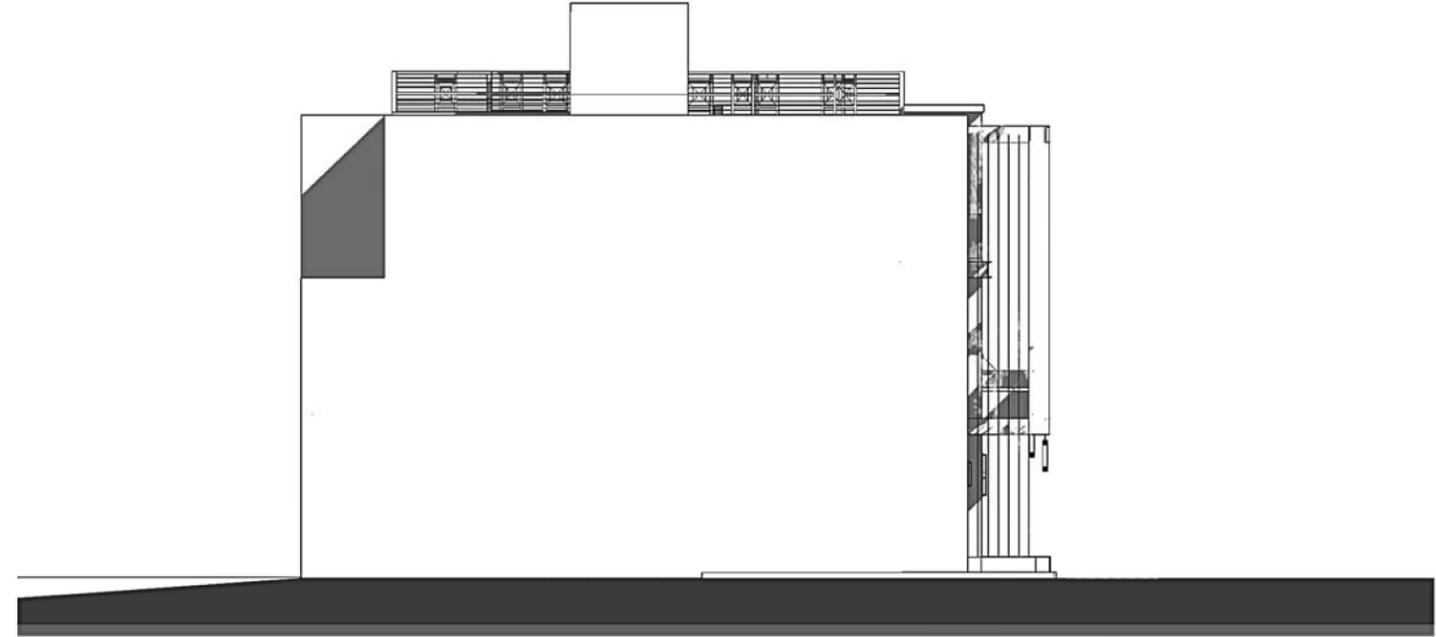
SECTIONS

**A5.0**



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1



2



3



4



5



6

1. RUSTIC RECLAIMED BRICK IN BEIGE

2. LIGHT GRAY HORIZONTAL SIDING

3. DOUBLE AXIS; OUTDOOR SCONCE; ALUMINUM (37.8\"/>

4. DOUBLE AXIS; OUTDOOR SCONCE; ALUMINUM (24\"/>

5. STEEL C-CHANNEL BEAMS AND COLUMNS

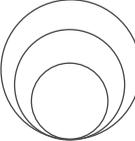
6. VERTICAL CABLES WITH PLANTING

7. STEEL PLATE GUARDRAIL



7

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City of Ketchum  
Planning & Building

May 20, 2015

Planning and Zoning Commission  
City of Ketchum  
Ketchum, Idaho

Commissioners:

**STAFF REPORT**  
**KETCHUM PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING OF MAY 26, 2015**

**PROJECT:** 411 East Sixth Street Design Review Modification

**FILE NUMBER:** #13-083

**OWNERS:** 411 East Sixth Street, LLC (Scott and Laura Jordan)

**REPRESENTATIVE:** Cliff Cunha, Webb Landscape, Inc.

**REQUEST:** Community Core Design Review modification for addition to and remodel of existing mixed-use building

**LOCATION:** 411 East Sixth Street (Meyer Office Building Condos)

**NOTICE:** None

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

**REVIEWER:** Rebecca F. Bundy, Senior Planner

**ATTACHMENTS:**

- A. Applicant Submittal
  - Letter describing Proposed Landscape Improvements and Sidewalk Replacement Scottevest Building, 6<sup>th</sup> and Leadville, dated April 21, 2015
  - Email from Cliff Cunha, dated April 29, 2015
  - [Email from Scott Jordan, dated May 18, 2015](#)
  - Site Plan
  - Renderings, [including additional drawings received since the May 11, 2015 meeting](#)
- B. [Approved Landscape Plan, L-1, dated October 21, 2013](#)

## BACKGROUND

1. This Design Review amendment has been continued on the record from the May 11, 2015 Planning and Zoning Commission meeting. Text of the original staff report is printed in black, and the new text of the current staff report is printed in blue.
2. At the May 11, 2015 meeting, the Commission expressed concerns about safety, due to water overspray onto the sidewalk and the possibility of someone accidentally stepping into or having a stroller or wheelchair wheel end up in the water feature. Concern was also expressed regarding energy and water efficiency.
3. At the May 11 meeting, the applicant presented the Commission with an additional water feature proposal for the front door area. It includes a waterfall feature that would come out of the eastern wall of the entry alcove and a pool of water on the floor with a walking grate surface suspended above. That water feature would run on a separate circulation system from the “moat” on Sixth Street and Leadville Avenue and is intended to run year round.
4. On May 12, 2015, the applicant sent staff an email describing how he feels that the proposed design satisfies these concerns and containing additional drawings showing sections through the water feature. (See Attachment A, Email from Scott Jordan, dated May 18, 2015.) The applicant addressed the concerns as follows:
  - **Safety**
    - **Splash/freezing concern** - *this is a very important item, and we have addressed it two ways in our planning: the water feature is engineered to minimize water splashing (in all weather conditions) and we will utilize a temperature-sensitive control valve to automatically cut off the water flow when the temperature nears freezing.*
    - **Person accidentally stepping in the water feature** - *we engineered the feature to have a drop-off of not more than 6" (the height of a curb). I have attached drawings that were not available at the meeting to illustrate how the water feature steps down next to the current sidewalk, resulting in a maximum 6" drop. We have used this height as our standard to maintain a safety level equivalent to the sidewalks in the rest of Ketchum (and elsewhere). The same standard should be acceptable for wheelchair-bound residents and visitors, and if by some accident they were to put their wheel in the water feature, they would be at far less risk than if their wheel slipped off any of the curbs in town and toppled them into oncoming traffic.*
    - **Visibility** - *to further enhance the visibility of the water feature (for safety reasons) we have incorporated LED lighting into the design. While it is possible for a power outage to turn off these lights, the loss of street lights and traffic lights in town caused by the same power outage are more likely to be hazardous to pedestrians than our water feature immediately adjacent to our building.*
  - **Conservation of Natural Resources**
    - **Water** - *it is true that any water exposed to air is subject to evaporation, including man-made water features, natural ponds, glasses of water, etc. The net loss of water to the atmosphere by evaporation in a water feature of this size is a fraction of the water used by many residents to water their lawns and gardens on a daily basis. This water feature also does not deposit pesticides or chemicals into the ground (as lawn maintenance can), which can leech into our rivers and water table. As a closed system, we estimate the water loss during our hottest months to be no more than the amount of water an average person uses during one shower per week.*
    - **Electricity** - *as a local business owner of a computer-based business, I am very aware of the power requirements of my devices (I am, after all, paying the electric bill). Both the pump and*

*the LED lighting specified for this project are high efficiency, low draw devices. The power usage is less than that of a big screen TV, and contributes more to the public enjoyment of the town.*

- **Visual**

- *Appearance without running water - as we know, Ketchum gets cold, and there will be portions of the year when the water feature cannot be running. We designed the water feature to have a strong, architectural appearance to complement the building with and without water, with and without lights. The design of the structure extends and enhances the visual appeal of the building, and the water enhances the visual appeal of the structure.*

- **Miscellaneous**

- *There was a concern voiced about dogs (or people) urinating in the water feature. While that may happen, our planned filtration unit will prevent the water from becoming any concern to public health. As the owner of three standard poodles, I respect all leash and "pooper scooper" laws and etiquette, and expect my neighbors to do the same, whether we are in a park, on a sidewalk, or near a water feature. Same applies to people, and laws regarding public urination ANYWHERE should be adequate to protect the water feature from distasteful abuse.*

5. In his email to the Commission, the applicant has indicated that the "moat" may not be completed this summer and that he may choose to implement the previously approved landscaping as an interim measure. Staff suggests a condition of approval that, if the "moat" water feature is not completed by July 15, 2015, the applicant shall landscape the perimeter of the property on Sixth Street and Leadville Avenue per the approved Landscape Plan, L-1, dated October 21, 2013, by July 15, 2015. In addition, any approval for the "moat" shall be subject to the approval terms of Ketchum Municipal Code, Section 17.96.130; Terms of Approval.
6. The current design is essentially the same as was submitted for the May 11 meeting, with more exact detail as to the depth of the water feature below the adjacent sidewalk (maximum 6 inches) and drawings depicting the look of the feature when no water is flowing through it. The applicant has declined to add a lip or curb between the sidewalk and the water feature, and he may address his reasons for that with the Commission at the May 26 meeting.
7. This project received Community Core Design Review approval from the Planning and Zoning Commission, with Findings of Fact signed on September 9, 2013. As a condition of design review approval #13-083, the Developer is required to landscape the property per the approved L-1 Street and Alley Landscape Plan, dated October 21, 2013.
8. Construction has been completed under Building Permit #13-083. Upon final inspection, Planning and Building Department staff found that the landscaping and irrigation along the sides of the building on Leadville Avenue and Sixth Street had not been completed. The general contractor submitted a letter stating that the landscaping could be completed at that time due to cold weather and requested to be allowed to place a security deposit with the City for said landscaping in order to receive final building permit approval.
9. To ensure completion of the landscaping, the City Council approved a security agreement from the developer in the amount of one and one half times the estimated cost of labor and materials for completion of the landscaping, for a total of \$6,442.50.
10. On April 21, 2015, the applicant submitted a proposal for a proposal for a water feature to replace their landscape design for the subject area. That design includes a recirculating water feature on private property along the Sixth Street and Leadville Avenue property lines. In addition, the applicant

has applied for a right-of-way encroachment permit to remove and replace the concrete sidewalk on those street fronts. Existing curb and gutter will remain in place.

11. The proposed water feature would be similar to existing features located on the building's roof decks. The Public Works Director and Planning and Building Department staff inspected those features on May 5, 2015 and found that those features did not splash onto the surrounding floor area under calm wind conditions. The Commission had the opportunity to visit the site prior to the May 11 meeting. The weather was wet and windy, and the water feature did splash onto the adjacent walking surfaces.
12. The applicant is proposing to operate the water feature with a smaller pump at night in order to minimize flow and splash potential.
13. The water feature will be indirectly lit by LED lighting fixtures that are fully shielded and compliant with Ketchum Municipal Code, Chapter 17.132, Dark Skies. The lighting will ensure that the water feature is readily visible at night.
14. The water feature as proposed complies with the Community Core Design Regulations, KMC Section 17.020.R, Landscaping.
15. The Public Works Director has reviewed and given her approval for the proposal with the following conditions:
  - Overspray from the water feature onto the sidewalk shall be minimized;
  - The water feature shall operate at lower flows from dusk to dawn, so that no water spill off the sides of the water feature;
  - It shall be the responsibility of the property owner to remove any overspray that results in ice build-up in the public right of way; and
  - If overspray into the right of way is deemed excessive by the Public Works Director, the City retains the right to require the property owner to take actions to mitigate the overspray issue.

#### STAFF RECOMMENDATION

Based on the information submitted, staff recommends that the Community Core Design Review Modification application for the 411 East Sixth Street Community Core Design Review Modification be approved by the Planning and Zoning Commission, subject to conditions 1 - 15 below.

#### COMMISSION OPTIONS

Make a motion to:

1. Denial of the design review application of 411 East Sixth Street Community Core Design Review Modification, **because of the following standards** (Commission to insert reasons for denial) including findings; or,
2. Approval of the design review application of 411 East Sixth Street Community Core Design Review Modification subject to conditions 1 – 15 below.

**MOTION: "I MOVE TO APPROVE THE DESIGN REVIEW APPLICATION BY SCOTT AND LAURA JORDAN FOR THE 411 EAST SIXTH STREET COMMUNITY CORE DESIGN REVIEW MODIFICATION WITH CONDITIONS 1 - 15."**

## RECOMMENDED CONDITIONS

1. All requirements of the Fire, Utility, Building, Planning and Public Works departments of the City of Ketchum shall be met;
2. This Design Review Modification approval is based on the plans and information presented and approved at the meeting on the date noted herein. Any building or site discrepancies which do not conform to the approved plans will be subject to removal;
3. Overspray from the water feature onto the sidewalk shall be minimized;
4. The water feature shall operate at lower flows from dusk to dawn, so that no water spills off the sides of the water feature;
5. It shall be the responsibility of the property owner to remove any overspray that results in ice build-up in the public right of way;
6. If overspray into the right of way is deemed excessive by the Public Works Director, the City retains the right to require the property owner to take actions to mitigate the overspray issue;
7. A temperature sensitive control valve shall be installed to automatically shut off water flow when the temperature dips below thirty-four (34) degrees;
8. The depth of the water feature shall be limited to maximum six (6) inches below the adjacent curb;
9. The water feature shall be lit per the submitted drawings so that it is readily visible at night;
10. Water use shall be minimized by limiting overspray and by recirculating the water;
11. Electricity use shall be minimized by utilization of high efficiency pumps, high efficiency water heating for the entry water feature and LED lighting. Specifications shall be provided to staff for approval prior to installation of the water features;
12. The "moat" water feature shall be shut off and drained during the winter months when temperatures routinely dip below freezing (November – February);
13. The water feature shall be kept in a clean, orderly condition at all times;
14. If the "moat" water feature is not completed by July 15, 2015, the applicant shall landscape the perimeter of the property on Sixth Street and Leadville Avenue per the approved Landscape Plan, L-1, dated October 21, 2013, by July 15, 2015; and
15. Design Review Modification approval shall expire one (1) year from the date of the signature of the findings of fact, conclusions of law & decision, unless an extension is requested and granted per Chapter 17.96, Ketchum Municipal Code.

**Attachment A.**  
**Applicant Submittal**

- Letter describing Proposed Landscape Improvements and Sidewalk Replacement Scottevest Building, 6<sup>th</sup> and Leadville, dated April 21, 2015
- Email from Cliff Cunha, dated April 29, 2015
- [Email from Scott Jordan, dated May 18, 2015](#)
- Site Plan
- Renderings, including additional drawings received since the May 11, 2015 meeting

Webb Landscape, Inc.  
162 Glendale Rd.  
Bellevue, ID 83313



Office: 208-726-4927  
Fax: 208-726-4767  
www. Webbland.com

To: Rebecca Bundy  
Planner, City of Ketchum

April 21, 2015

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**PROPOSED LANDSCAPE IMPROVEMENTS AND SIDEWALK REPLACEMENT  
SCOTTEVEST BUILDING, 6<sup>TH</sup> & LEADVILLE**

**We propose installing a water feature surrounding the South and West sides of the Scottevest Building. The feature would recirculate about 150 gallons per minute in a system built to conserve water use with storage capability built in.**

**To improve the curbside appearance of the building and water feature, we also propose to replace the deteriorating concrete side walk panels and steps with new concrete. This would include from the alley at the SE corner of the property, to the concrete panel at the very NW corner of the property, excepting the corner panel at the intersection of 6<sup>th</sup> and Leadville. The existing 6" curb closest to the building has no apparent function and would be removed. The curb and gutter at the street edge would be maintained and preserved.**

**Construction would commence as soon as approval was confirmed and last 5-6 weeks to completion. Parking zones would be coned-off and utilized for construction access, staging, and material storage, if permissible.**

**Thank you,**

**Cliff Cunha  
Webb Landscape, Inc.  
891 Washington Ave.  
Ketchum, ID 83340  
208-720-8006  
cliff@webbland.com**

## Rebecca Bundy

---

**From:** Robyn Mattison  
**Sent:** Friday, May 01, 2015 4:25 PM  
**To:** Rebecca Bundy  
**Cc:** cliffcunha@webbland.com  
**Subject:** FW: Jordan details

### ROBYN L. MATTISON, P.E., LEED A.P. | CITY OF KETCHUM

Public Works Director / City Engineer

P.O. Box 2315 | 110 River Ranch Rd | Ketchum, ID 83340

o: 208.726.7825 ext. 101 | c: 208.720.9992

[rmattison@ketchumidaho.org](mailto:rmattison@ketchumidaho.org) | [www.ketchumidaho.org](http://www.ketchumidaho.org)

---

**From:** Cliff Cunha [<mailto:cliffcunha@webbland.com>]  
**Sent:** Wednesday, April 29, 2015 3:39 PM  
**To:** Robyn Mattison  
**Subject:** Jordan details

Hi Robin,

Putting myself in your shoes I want to address concerns you might have, that are not easily discerned from the drawings.

1. There will be a maximum drop from the sidewalk of 6" to the solid surface under the water feature if someone inadvertently steps over the inside edge, the same as many normal sidewalks at curb edges.
2. The feature will be lit at night, creating easy discernment of not only the edge of the sidewalk, but putting a glow on the sidewalk itself, improving night-time egress.
3. Two pumps will be utilized, each with a valve to adjust their output. The basic smaller pump will create a lesser waterfall effect, dropping water parallel with the sidewalk at the end of each terrace. This will be the normal operating situation for overnight. This will basically eliminate the chance for high winds to blow water out of the feature and onto the sidewalk. The second larger pump would increase the water flow, creating the effect of water dropping perpendicular (toward) the sidewalk. We have opted for scuppering the water to flow in a clean sheet. It arcs about 2" out from its source terrace and strikes the water below with minimal splash, eliminating droplets that could bounce onto the sidewalk. We will keep the source edge 12" back from the sidewalk. We have an example of this on Scott's main deck that you could look at. We have found that dribbling water (less flow) out of the terraces creates droplets that land with an imperceptible splash that can create a fine spray that can moisten Scott's patio edge at night (it evaporates too fast to moisten the patio in the daytime), hence our avoiding this approach.

Please share this info with Rebecca (I can't find her email address). I hope to hear from you tomorrow (Thurs).

Thanks,

**Cliff Cunha**

-----  
P 208.726.4927

F 208.726.4767

C 208.720.8006  
-----

## Rebecca Bundy

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**From:** Scott Jordan <ceo@scottevest.com>  
**Sent:** Tuesday, May 12, 2015 9:59 PM  
**To:** Rebecca Bundy  
**Cc:** Cliff Cunha; Scott Jordan  
**Subject:** SUBJECT: Follow-up to our meeting re: water feature at 411 East 6th  
**Attachments:** architectureboardemaildraft.zip

Dear Architectural Review Board c/o Rebecca Bundy,

Thank you for reviewing our plans for the 411 East 6th Street water feature, and for voicing your concerns. I would like to recap some items in writing so that we can all be clear about our collective follow-up steps ahead of our next meeting.

Open Items:

- When will a transcript, meeting minutes or a recording of the proceedings be made available? We want to ensure that all points brought up at the meeting are adequately addressed.
- We discussed many items (a recap based on my notes is below). Please provide me a specific list of any additional items we will need to demonstrate for our next meeting. Again, we want to ensure that everything is adequately addressed.
- Due to the extensive upfront work we did to address potential concerns (water loss, power, visual appearance, safety, etc.) we did not anticipate any delays in securing board approval. Because the next meeting is several weeks away, we may need to revisit our timeline to implement the water feature. In all likelihood we will need to put construction of the water feature on hold indefinitely, and ONLY implement the entryway portion of the plan. Our project timeline is based on an event we are planning, so if we miss our window due to the board decision delay, we may need to implement the previously approved landscaping under the building and revisit the water feature in the future.

Frankly, I feel we were treated unfairly and that your standards were non-uniformly applied to us, which resulted in this delay, which may result in us needing to scrap this project. Regardless of that treatment, I want to continue to act as a good neighbor and strong supporter of this town and its residents by ensuring that the board's standards are met with regard to:

- **Safety**

- **Splash/freezing concern** - this is a very important item, and we have addressed it two ways in our planning: the water feature is engineered to minimize water splashing (in all weather conditions) and we will utilize a temperature-sensitive control valve to automatically cut off the water flow when the temperature nears freezing.
- **Person accidentally stepping in the water feature** - we engineered the feature to have a drop-off of not more than 6" (the height of a curb). I have attached drawings that were not available at the meeting to illustrate how the water feature steps down next to the current sidewalk, resulting in a maximum 6" drop. We have used this height as our standard to maintain a safety level equivalent to the sidewalks in the rest of Ketchum (and elsewhere). The same standard should be acceptable for wheelchair-bound residents and visitors, and if by some accident they were to put their wheel in the water feature, they would be at far less risk than if their wheel slipped off any of the curbs in town and toppled them into oncoming traffic.
- **Visibility** - to further enhance the visibility of the water feature (for safety reasons) we have incorporated LED lighting into the design. While it is possible for a power outage to turn off these lights, the loss of street lights and traffic lights in town caused by the same power outage are more likely to be hazardous to pedestrians than our water feature immediately adjacent to our building.

- **Conservation of Natural Resources**

- **Water** - it is true that any water exposed to air is subject to evaporation, including man-made water features, natural ponds, glasses of water, etc. The net loss of water to the atmosphere by evaporation in a water feature of this size is a fraction of the water used by many residents to water their lawns and gardens on a daily basis. This water feature also does not deposit pesticides or chemicals into the ground (as lawn maintenance can), which can leech into our rivers and water table. As a closed system, we estimate the water loss during our hottest months to be no more than the amount of water an average person uses during one shower per week.
- **Electricity** - as a local business owner of a computer-based business, I am very aware of the power requirements of my devices (I am, after all, paying the electric bill). Both the pump and the LED lighting specified for this project are high efficiency, low draw devices. The power usage is less than that of a big screen TV, and contributes more to the public enjoyment of the town.

• **Visual**

- **Appearance without running water** - as we know, Ketchum gets cold, and there will be portions of the year when the water feature cannot be running. We designed the water feature to have a strong, architectural appearance to complement the building with and without water, with and without lights. The design of the structure extends and enhances the visual appeal of the building, and the water enhances the visual appeal of the structure.

• **Miscellaneous**

- There was a concern voiced about dogs (or people) urinating in the water feature. While that may happen, our planned filtration unit will prevent the water from becoming any concern to public health. As the owner of three standard poodles, I respect all leash and "pooper scooper" laws and etiquette, and expect my neighbors to do the same, whether we are in a park, on a sidewalk, or near a water feature. Same applies to people, and laws regarding public urination ANYWHERE should be adequate to protect the water feature from distasteful abuse.

I believe I have adequately addressed all concerns, and would sincerely appreciate your clarification about which specific items require more detail from me to gain your approval.

While "moral judgements" about my planned use of water and electricity clearly fall outside the board's purview, I have done my best to speak to those concerns as well.

The delays may result in the pausing of this project - temporarily or permanently - but it is important to me to close this loop in any case, even is only in principle.

Please let me know what other support materials you require and I'll get them to you ASAP.

Thank you for your consideration.

Sincerely,

Scott aka the Pocket Man

PS: Note that I flag ALL of my emails to [FU](#) them, and suggest you do the same.



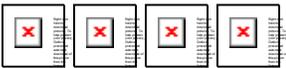
**Scott Jordan**

CEO aka the [Pocket Man](#)

[ceo@scottevest.com](mailto:ceo@scottevest.com)

[SCOTTeVEST, Inc.](#)

Google Voice: 208.806.1776

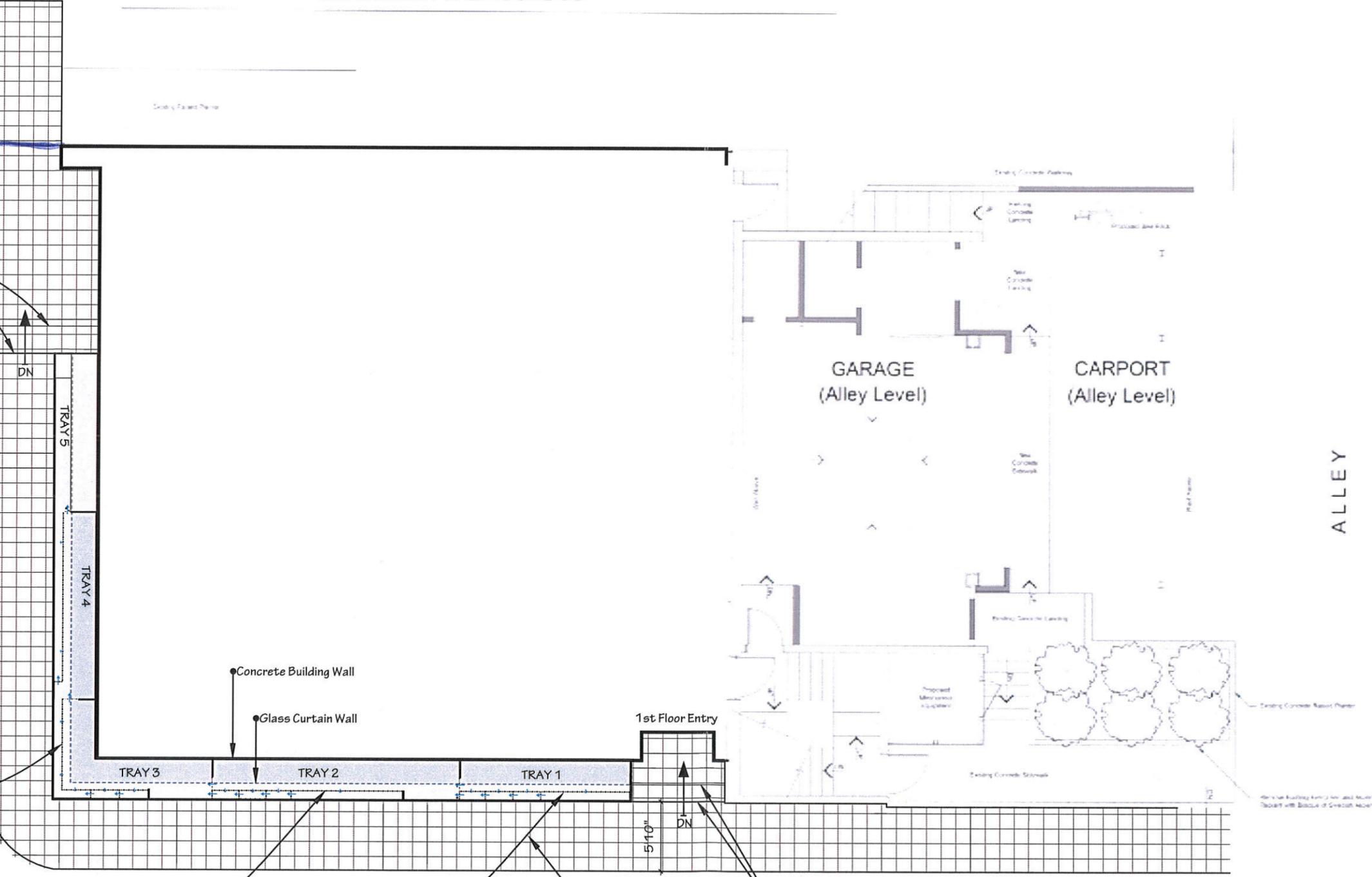


LEADVILLE PLAZA CONDOS

Edge of work →

Steps

LEADVILLE AVE



Infinity Edge

Infinity Edge

Infinity Edge

Concrete Pavement

Steps

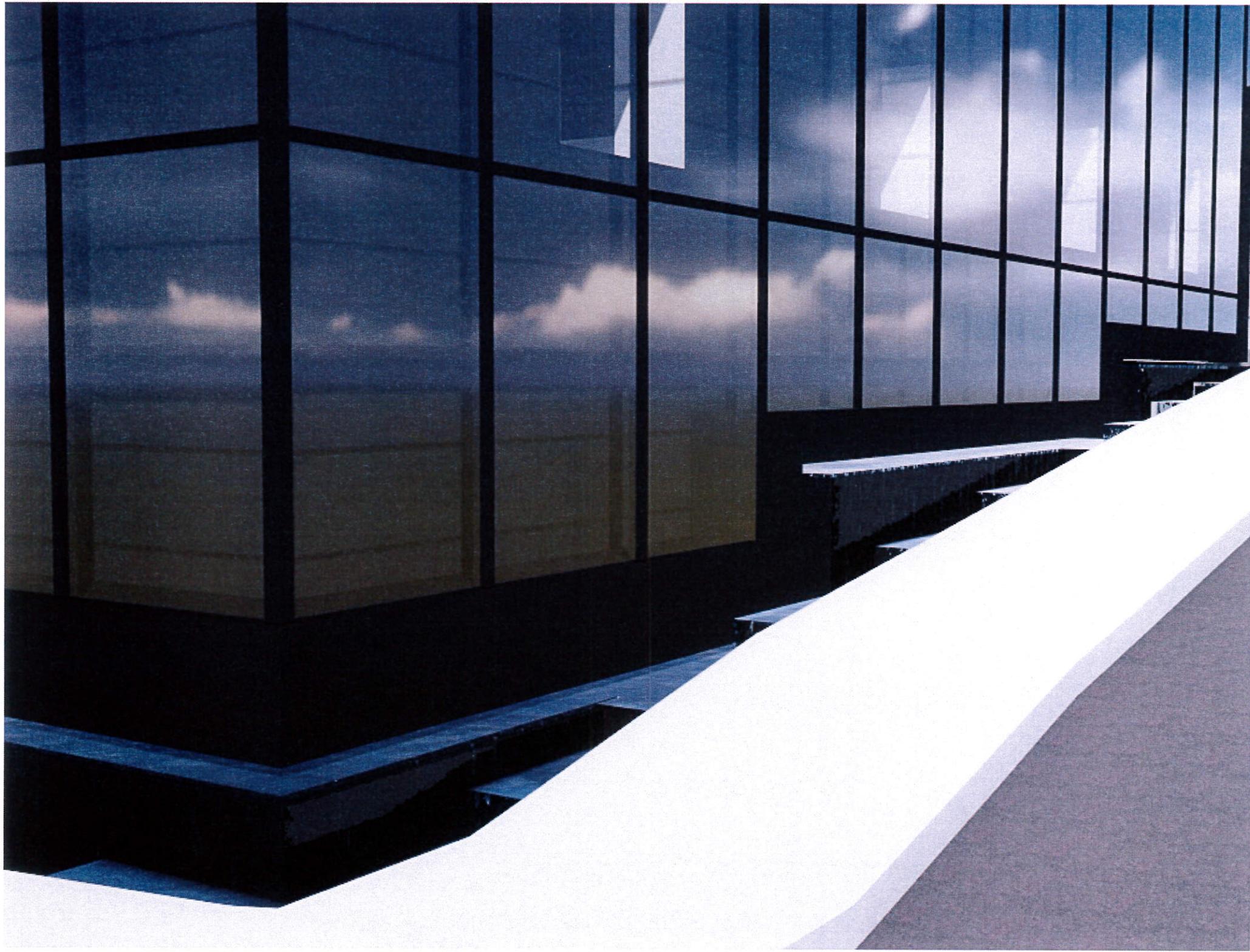
SIXTH STREET

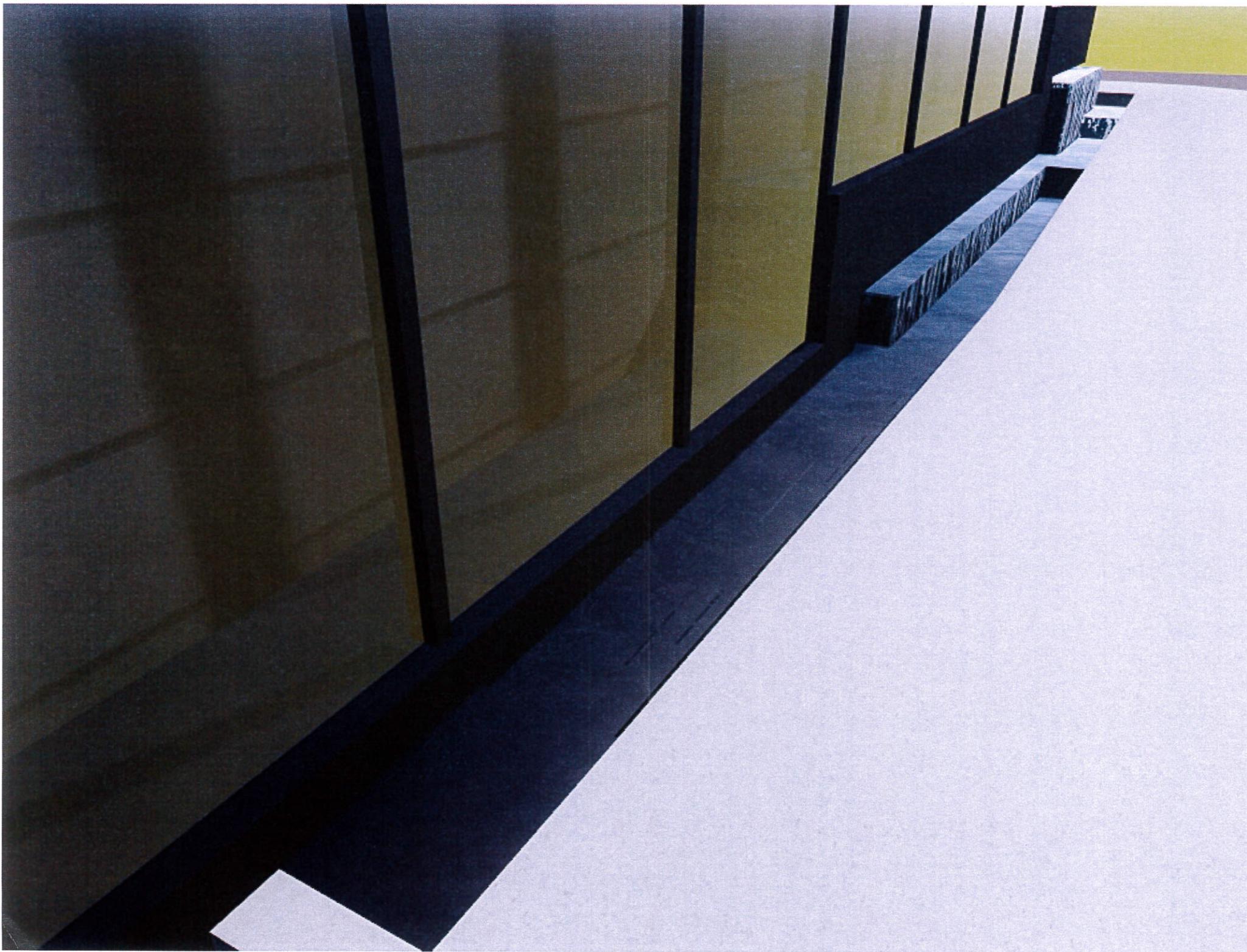
Legend for flow and infinity edge symbols:

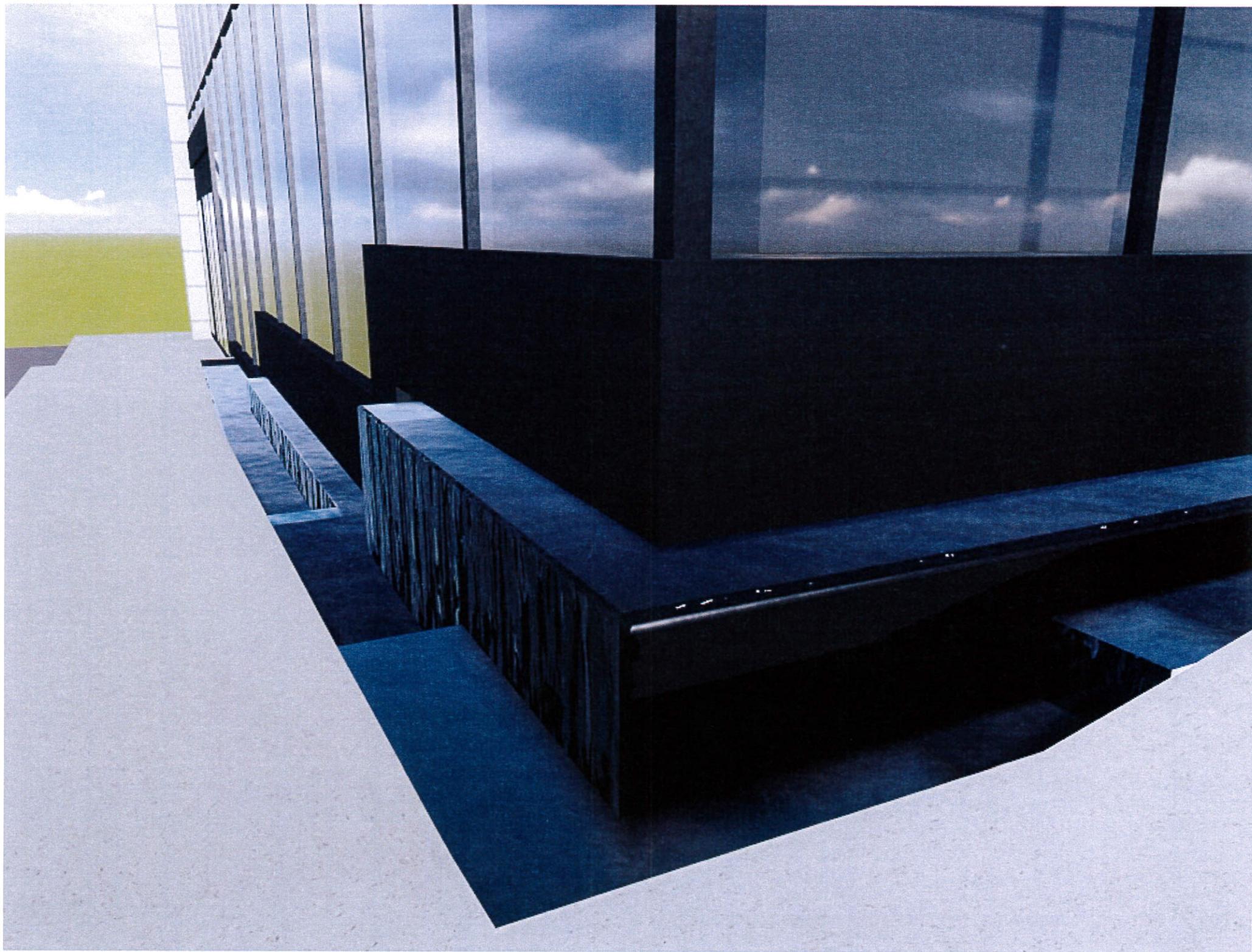
- ← ↓ = Flow
- = Infinity Edge

Scale: 1" = 10'

ALLEY

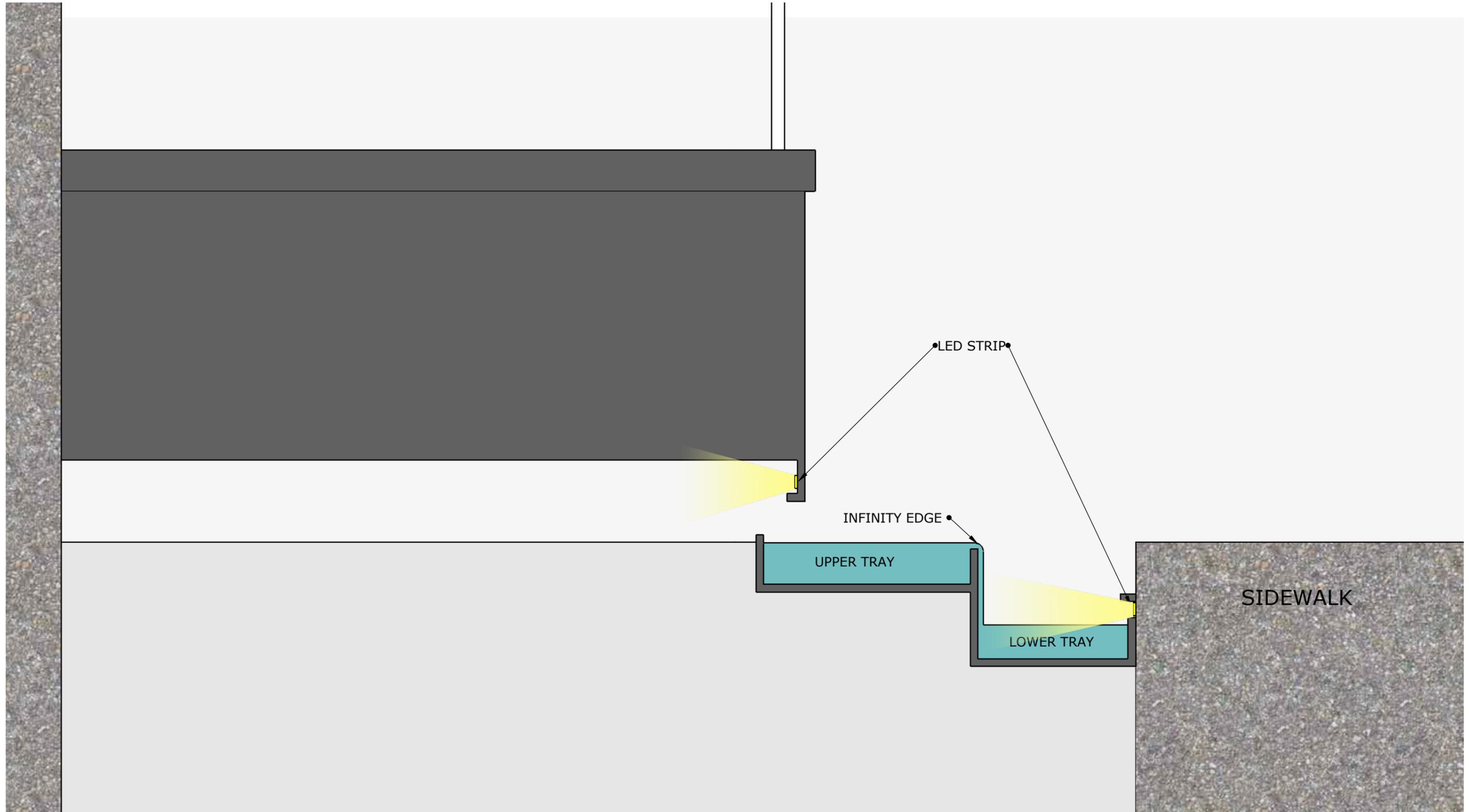




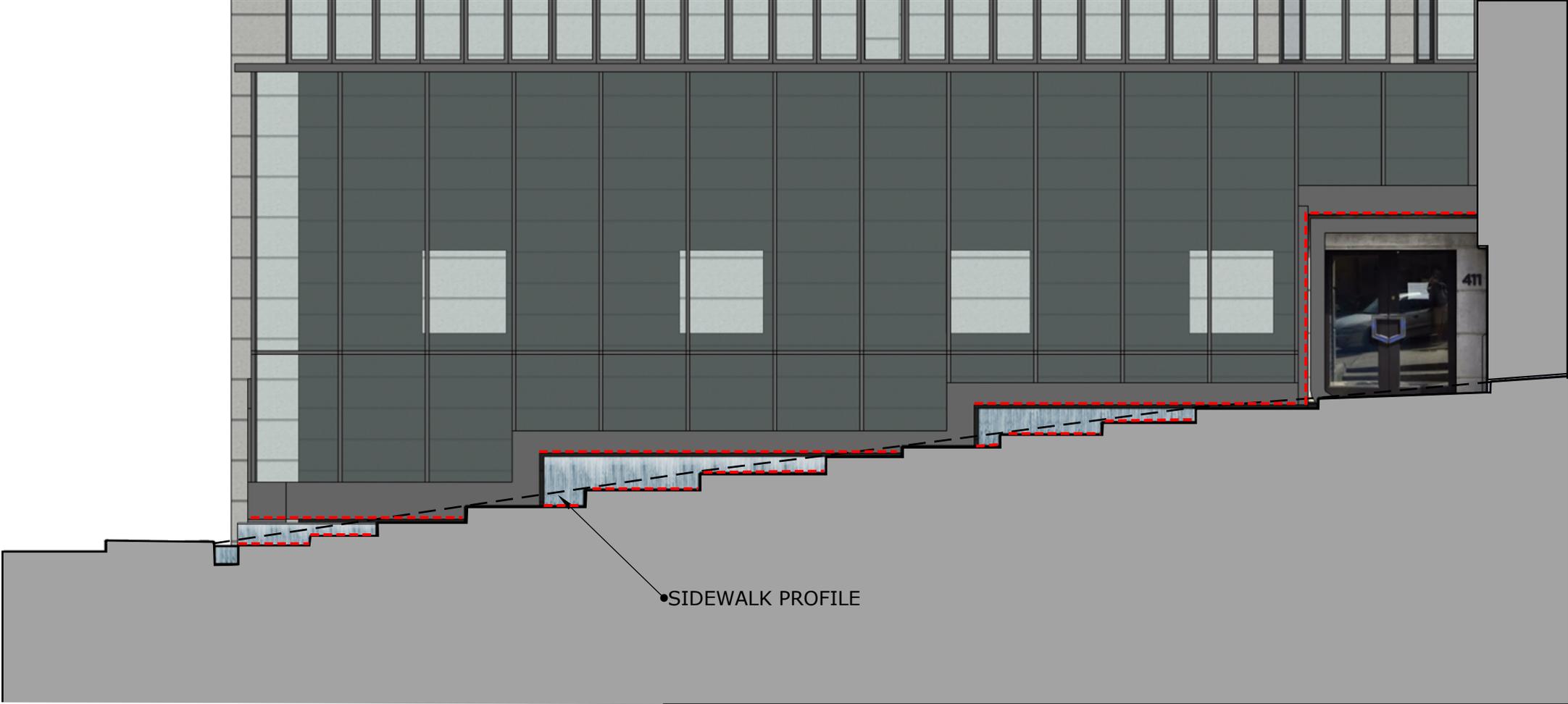




# SAMPLE SECTION

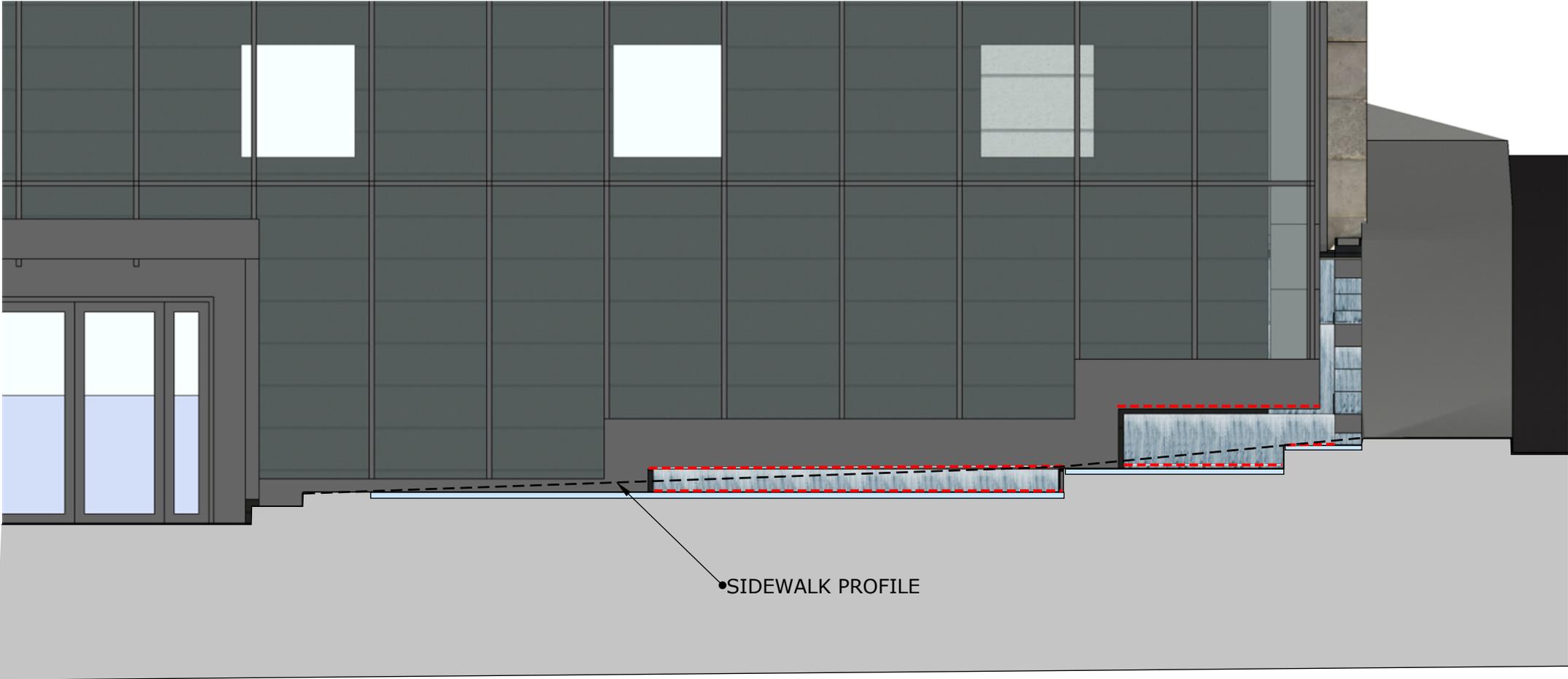


SOUTH EAST WATER FEATURE SECTION CUT

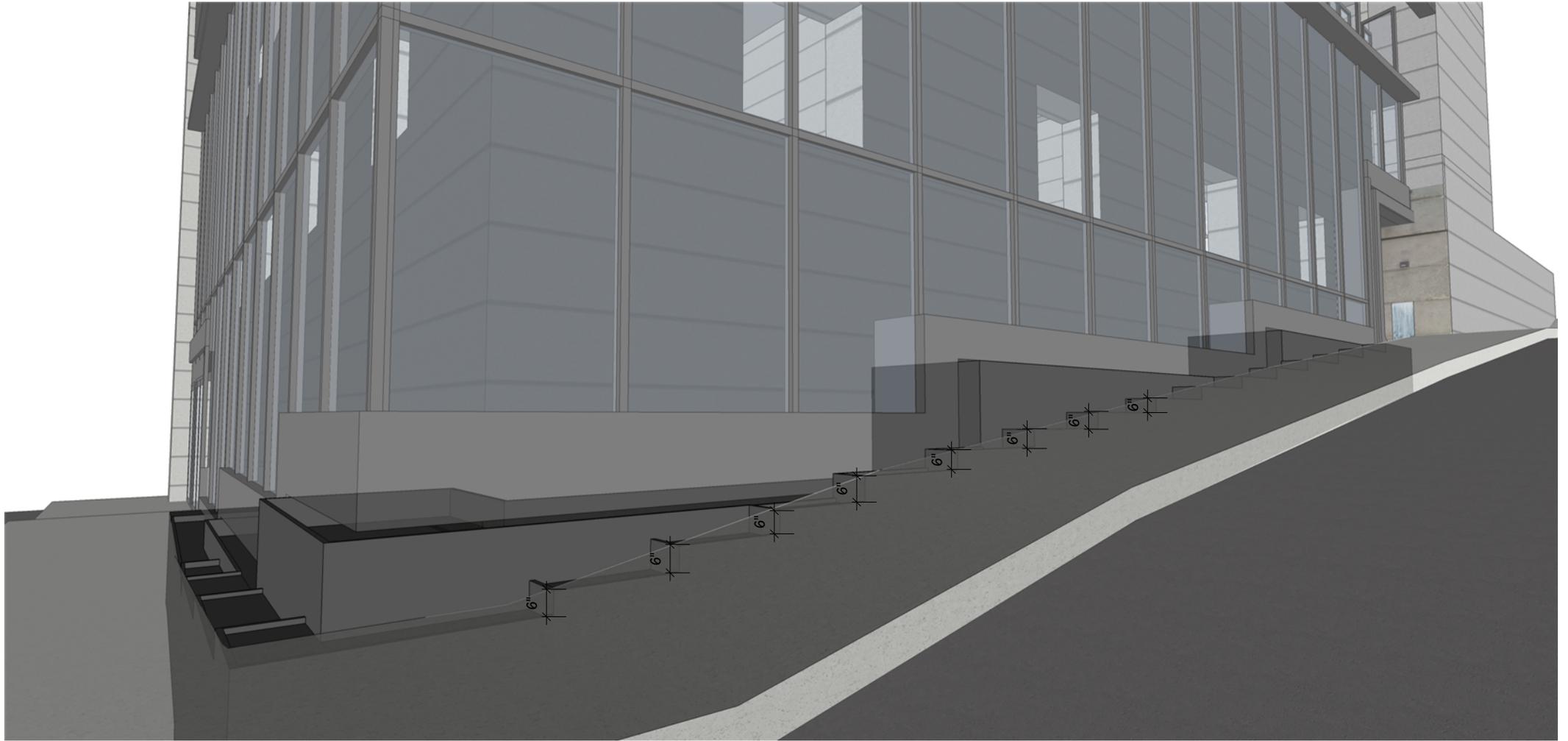


LED STRIPS TO BE HIDDEN UNDER BUILDING OVERHANG AND FLANGE AGAINST CONCRETE (SEE LIGHT STRIP SECTION) = - - - - -

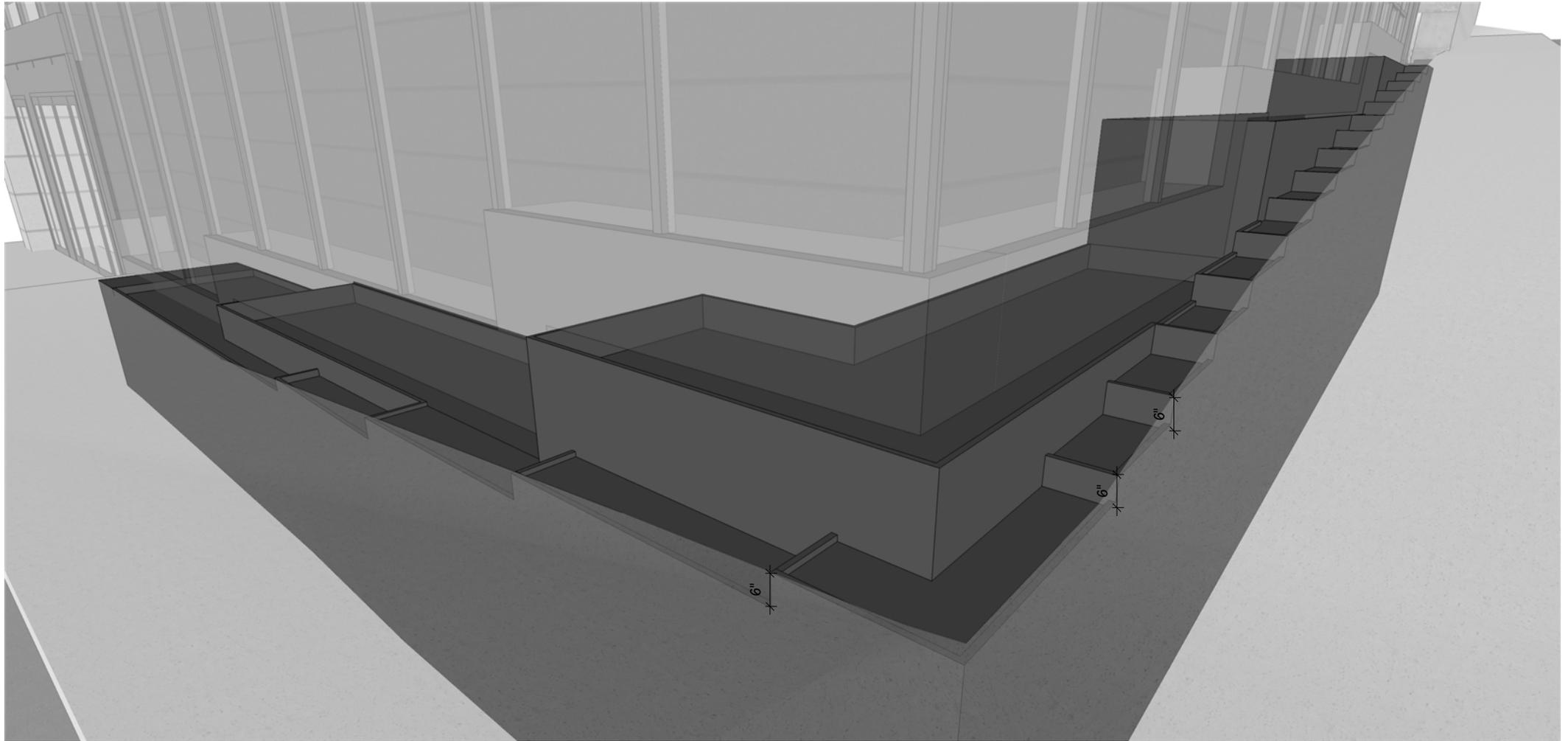
SOUTH WEST WATER FEATURE SECTION CUT



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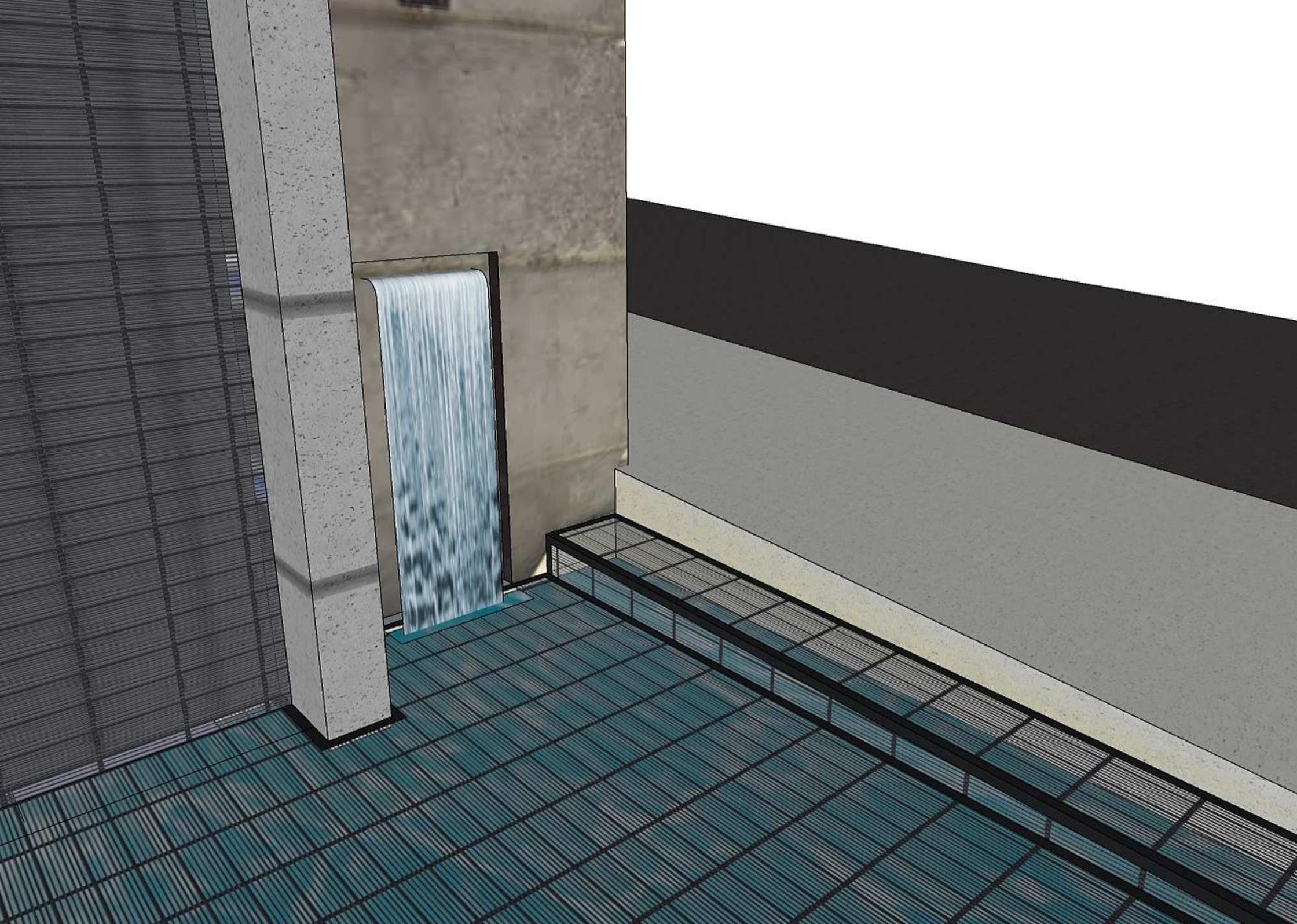
Number of terraces TBD on site with no more than 6" drop from sidewalk surface to bottom of pan.

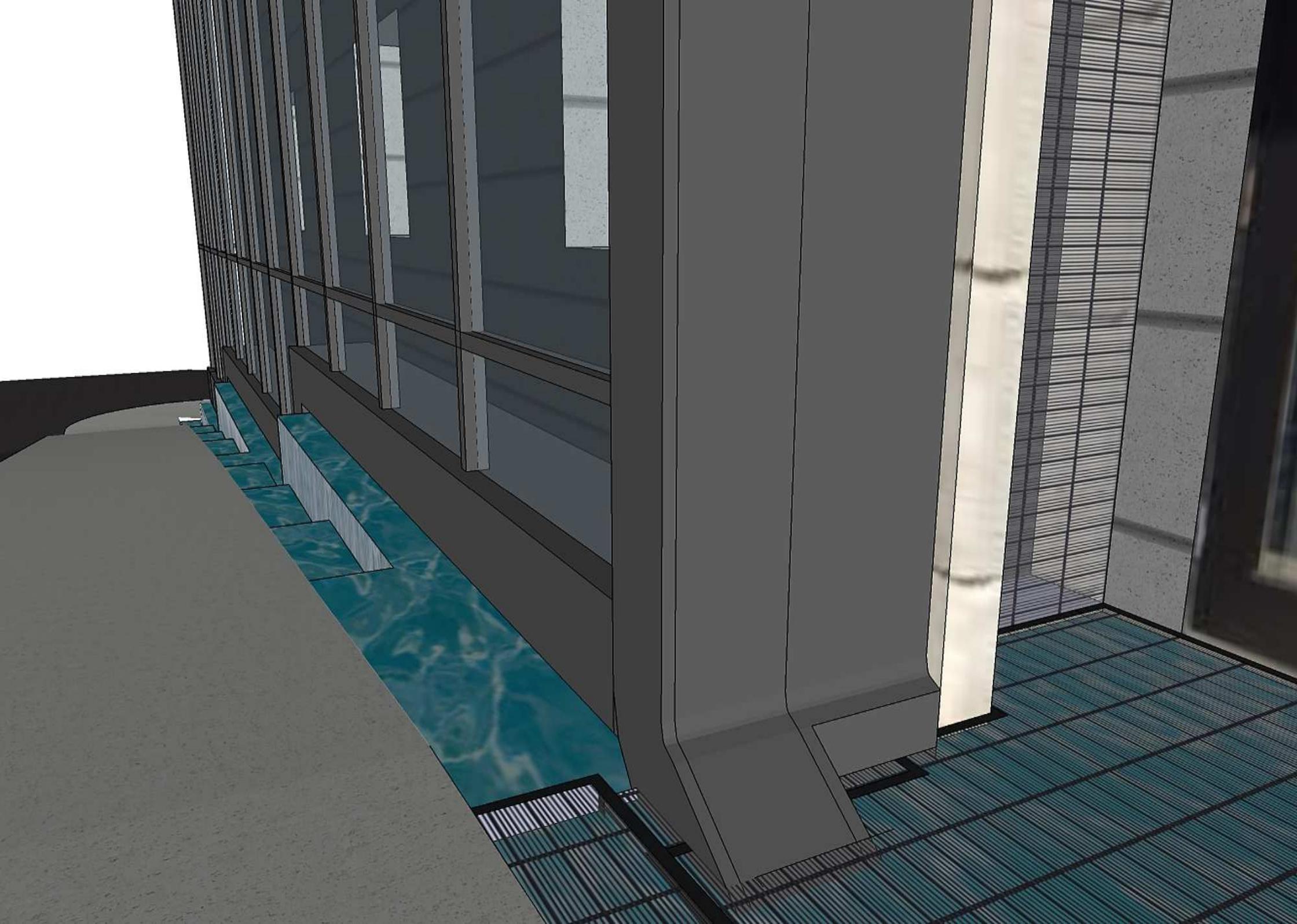


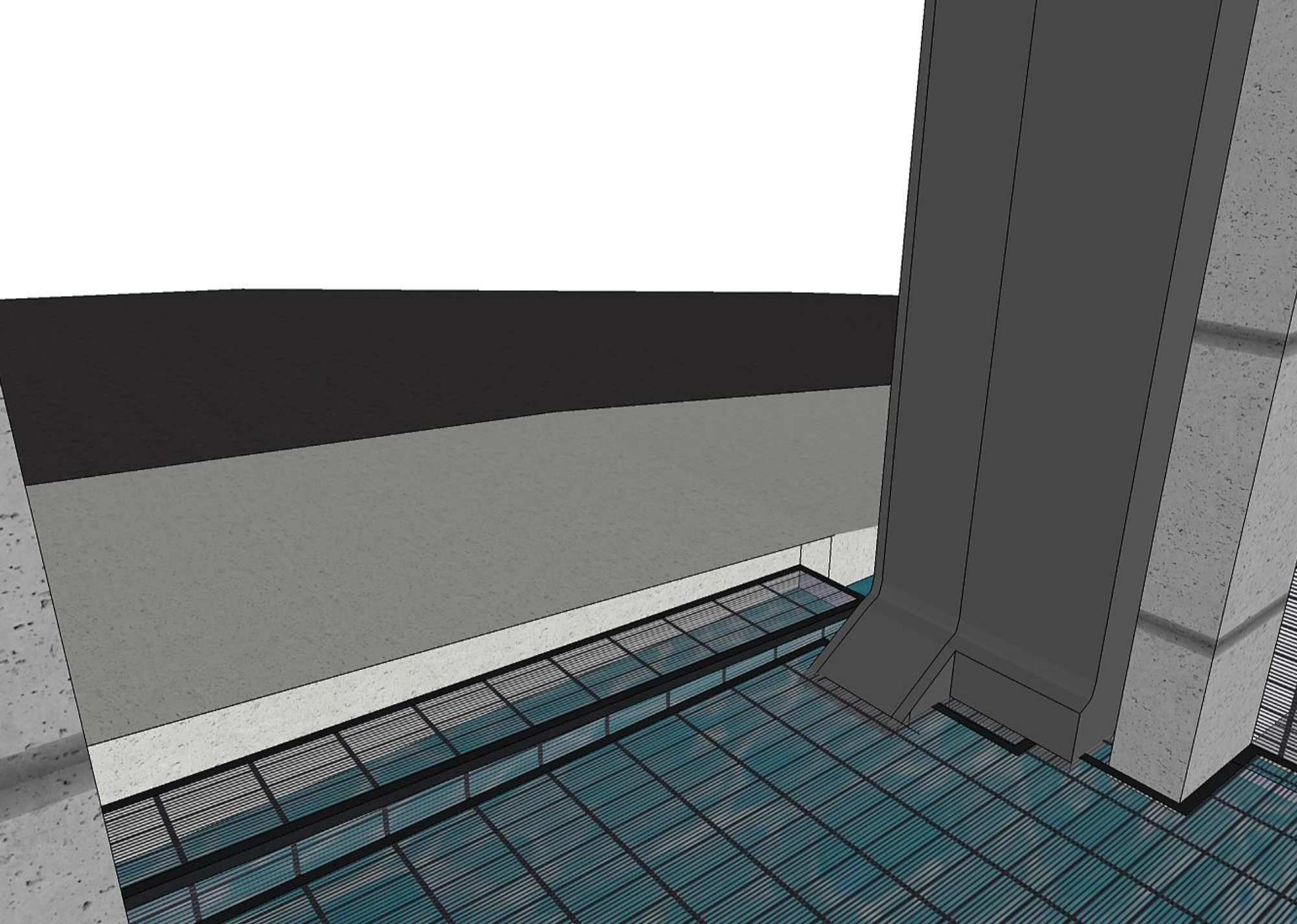
Number of terraces TBD on site with no more than 6" drop from sidewalk surface to bottom of pan.

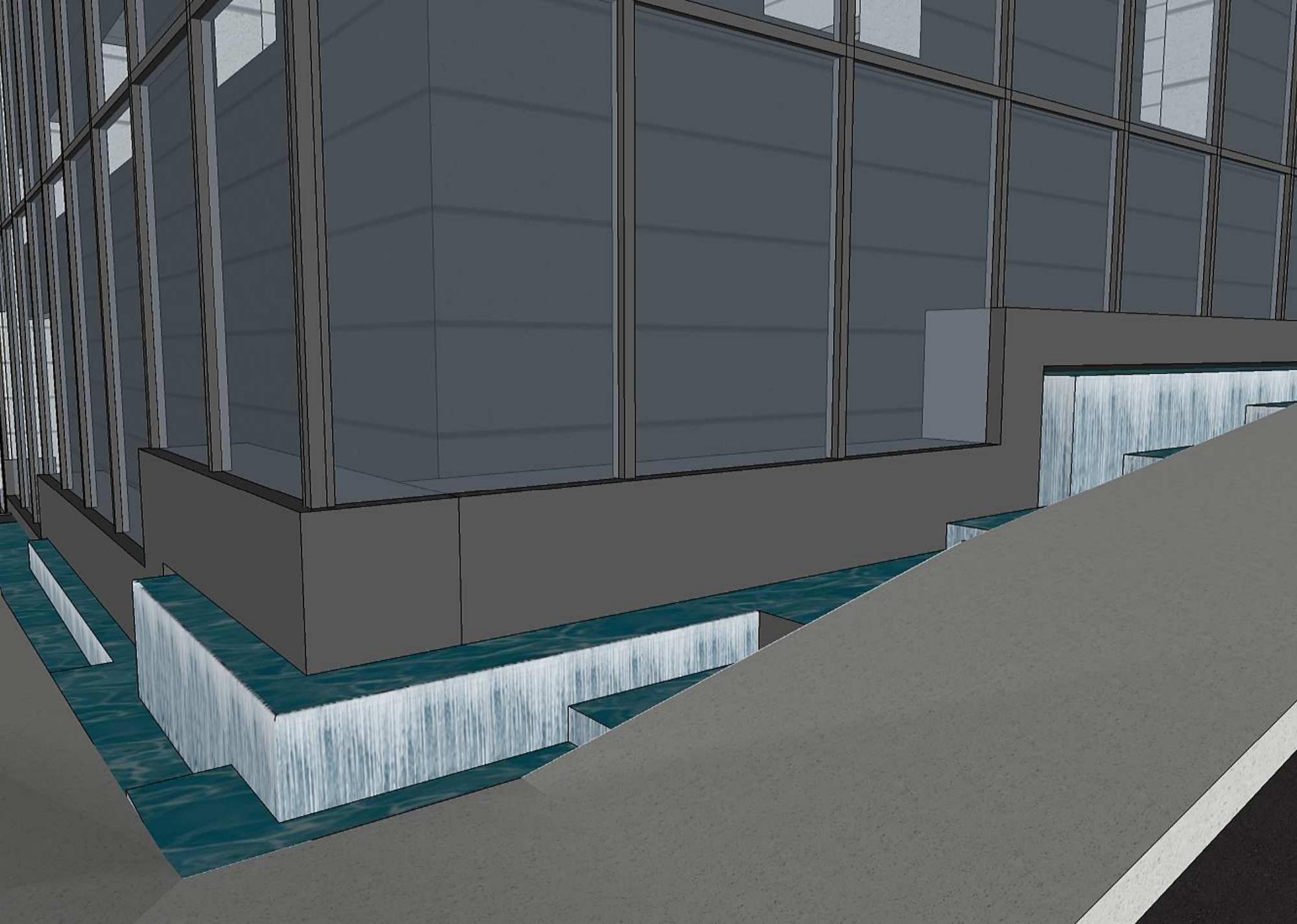


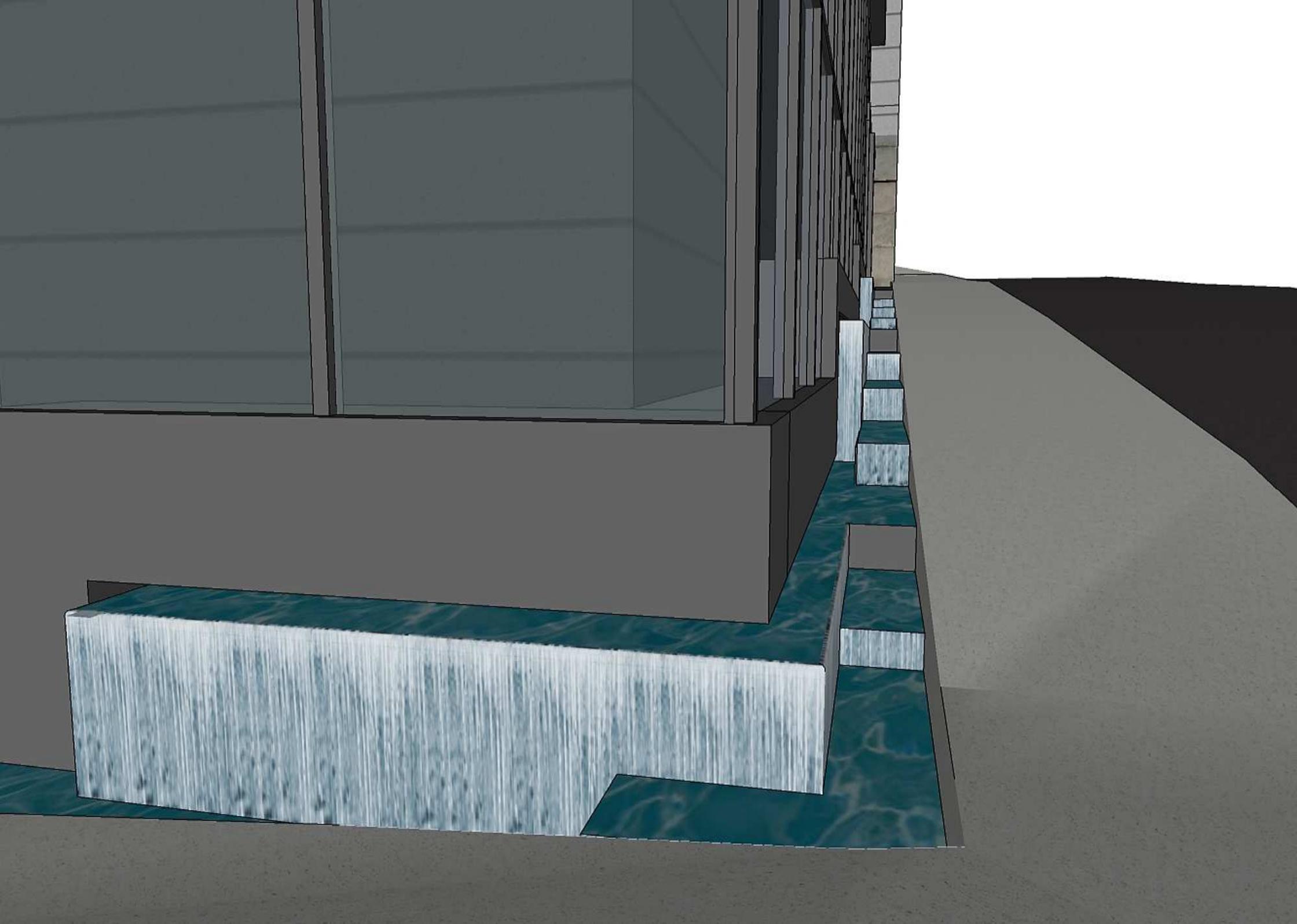
411

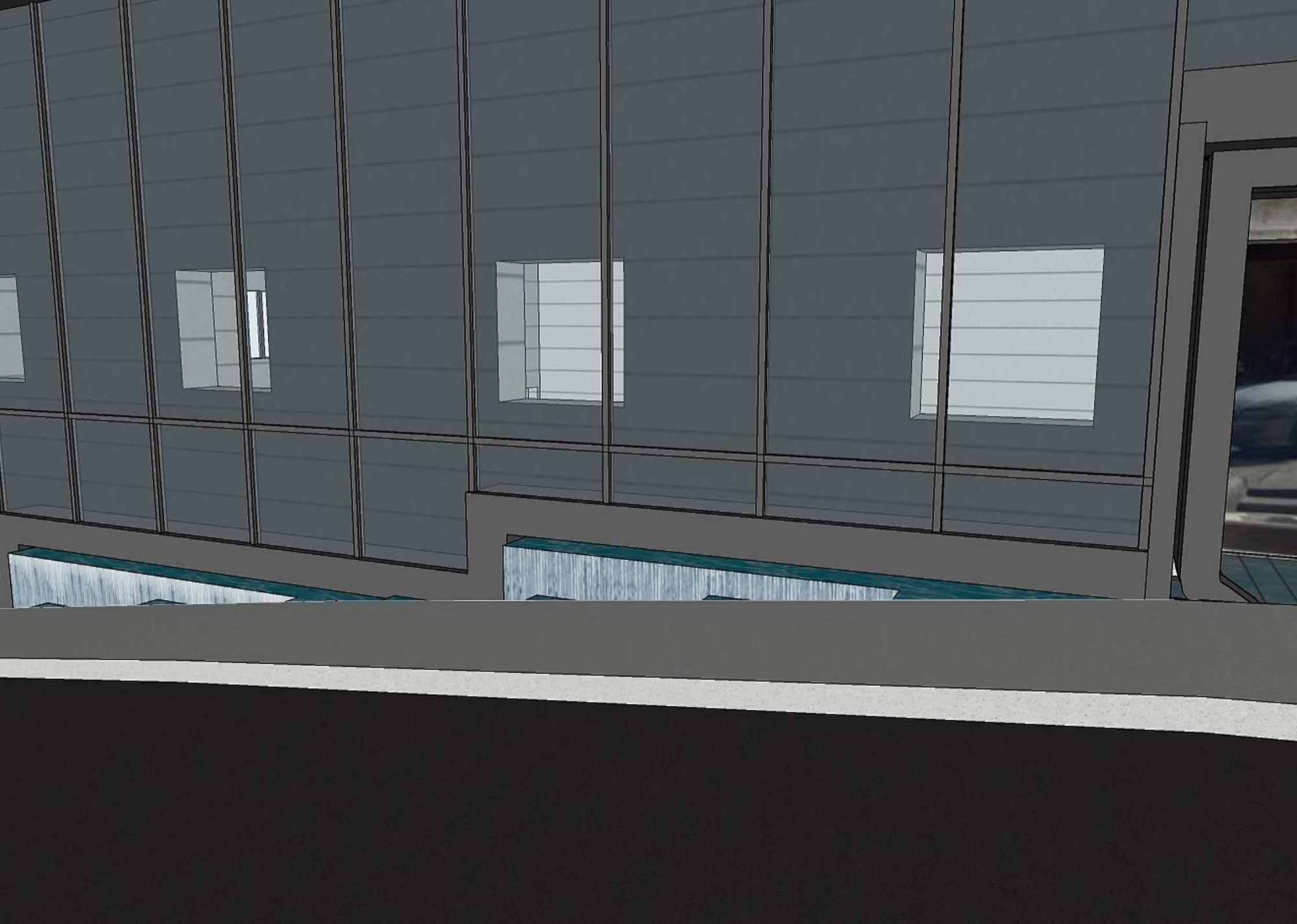


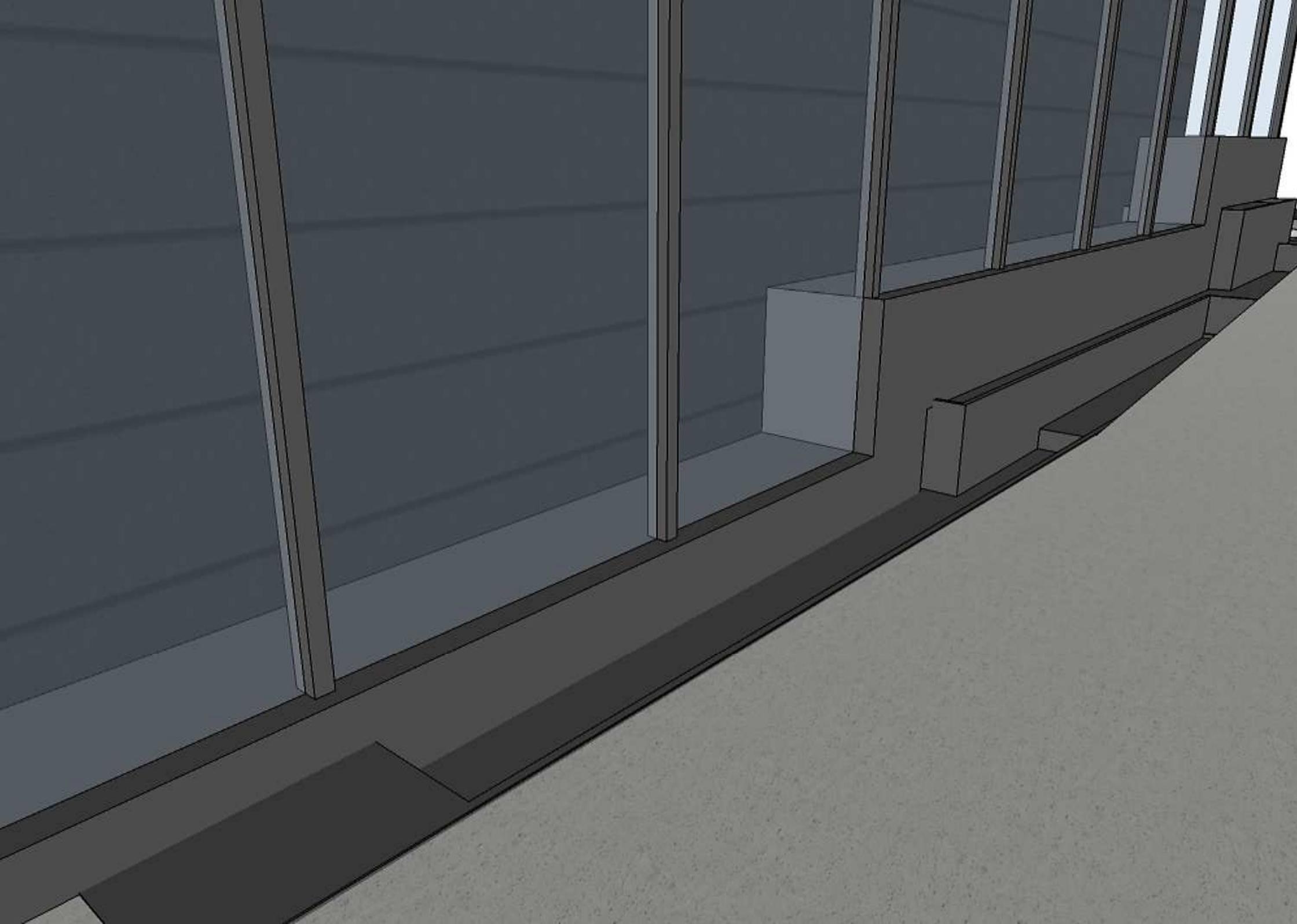


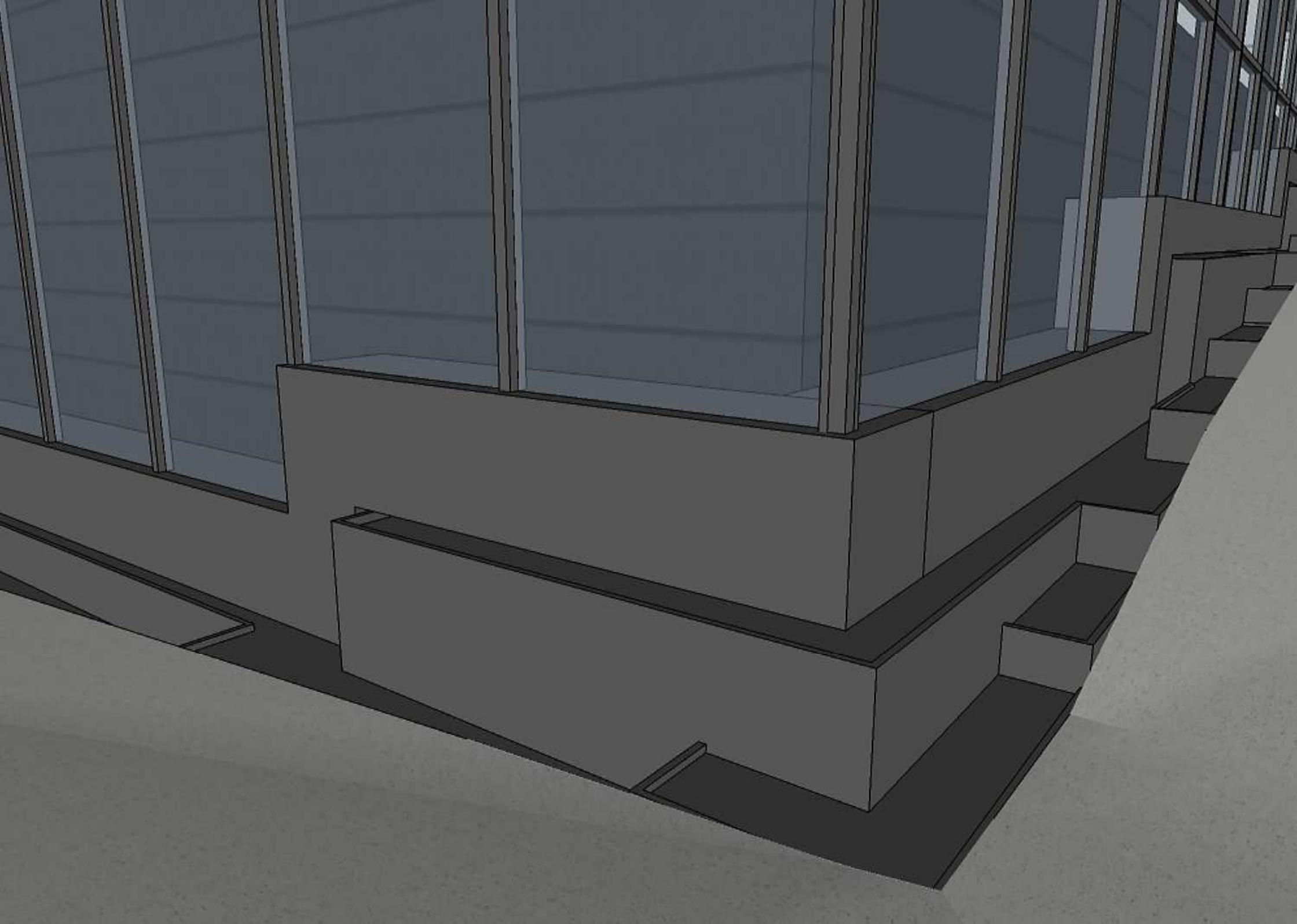


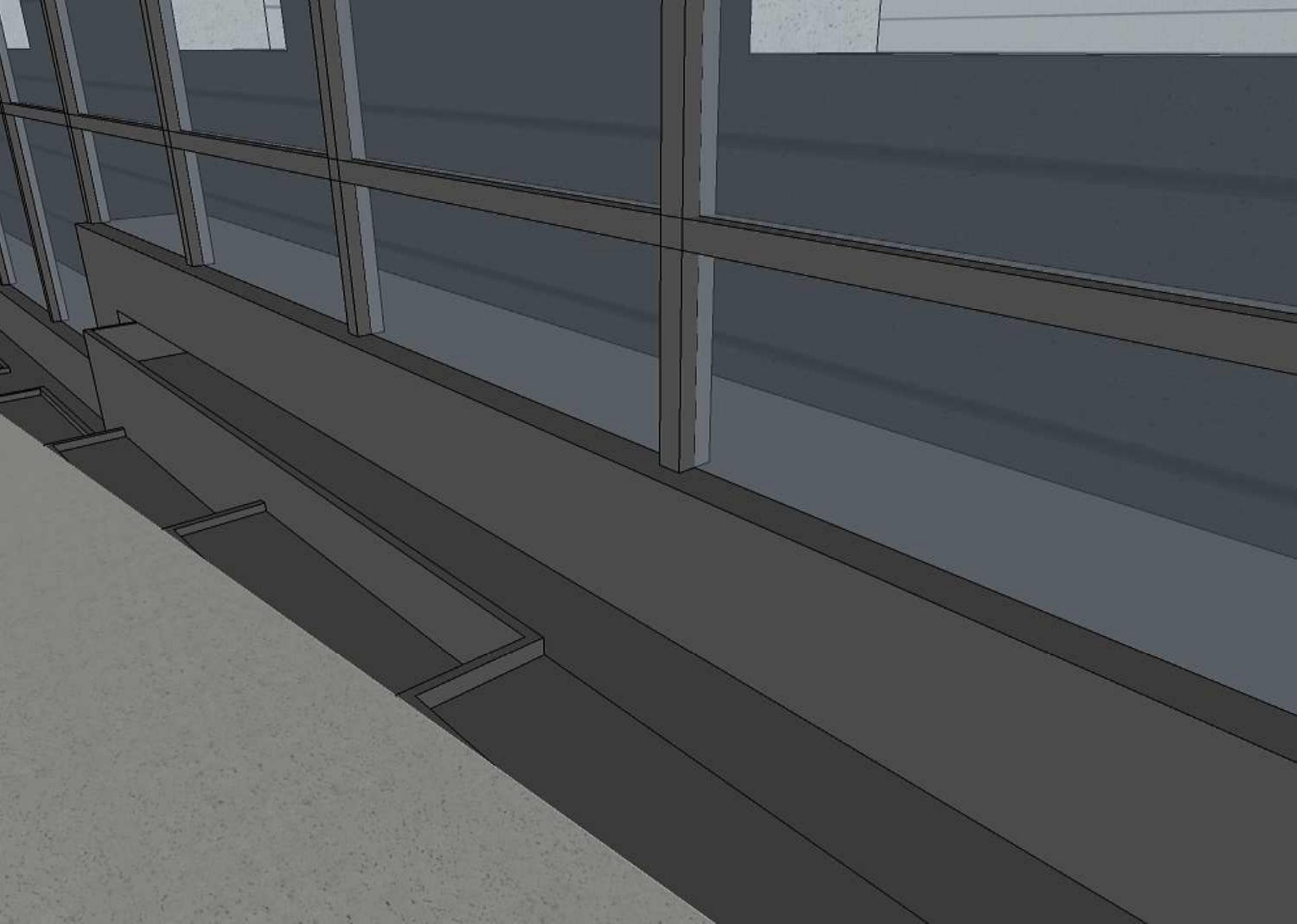


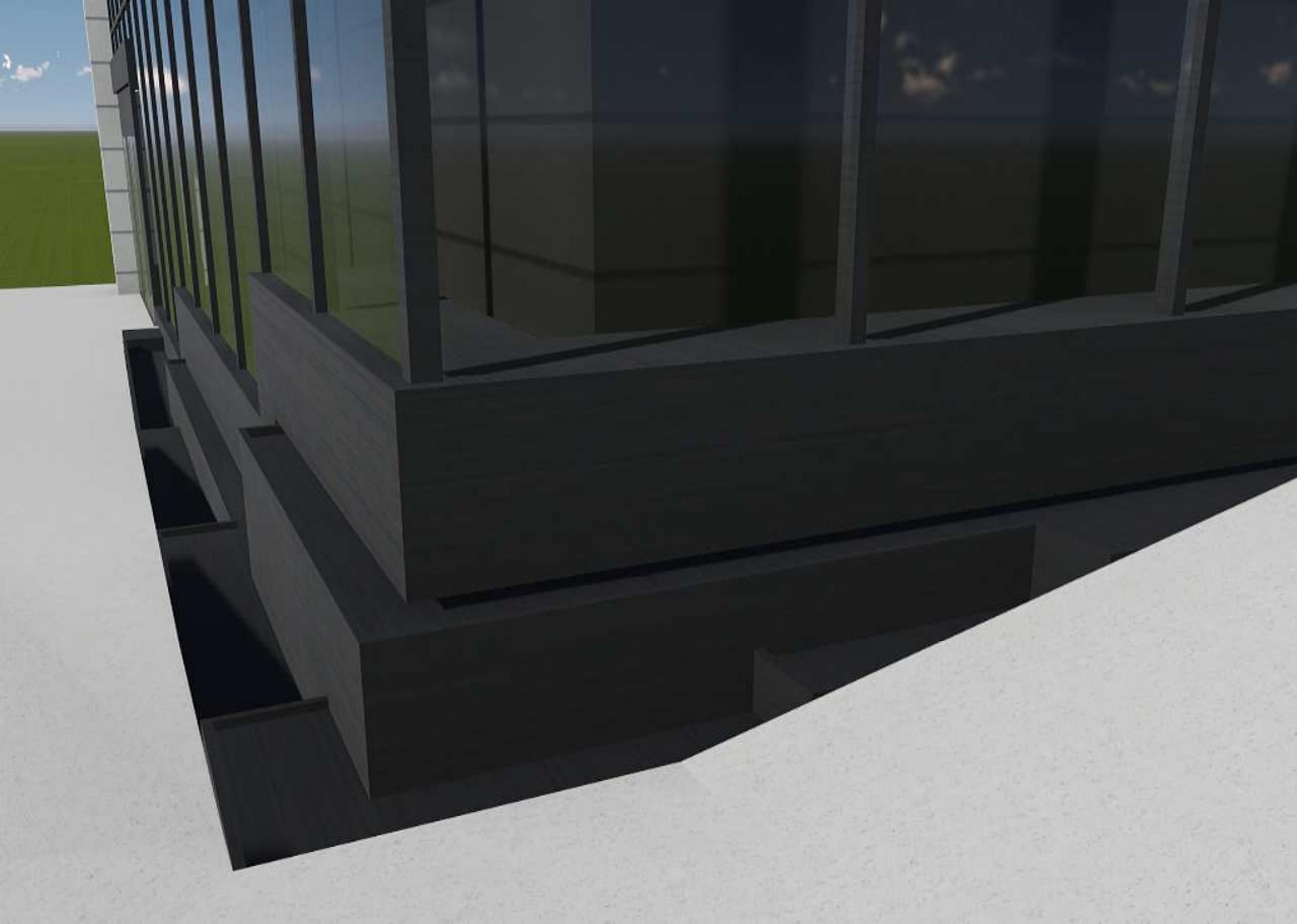


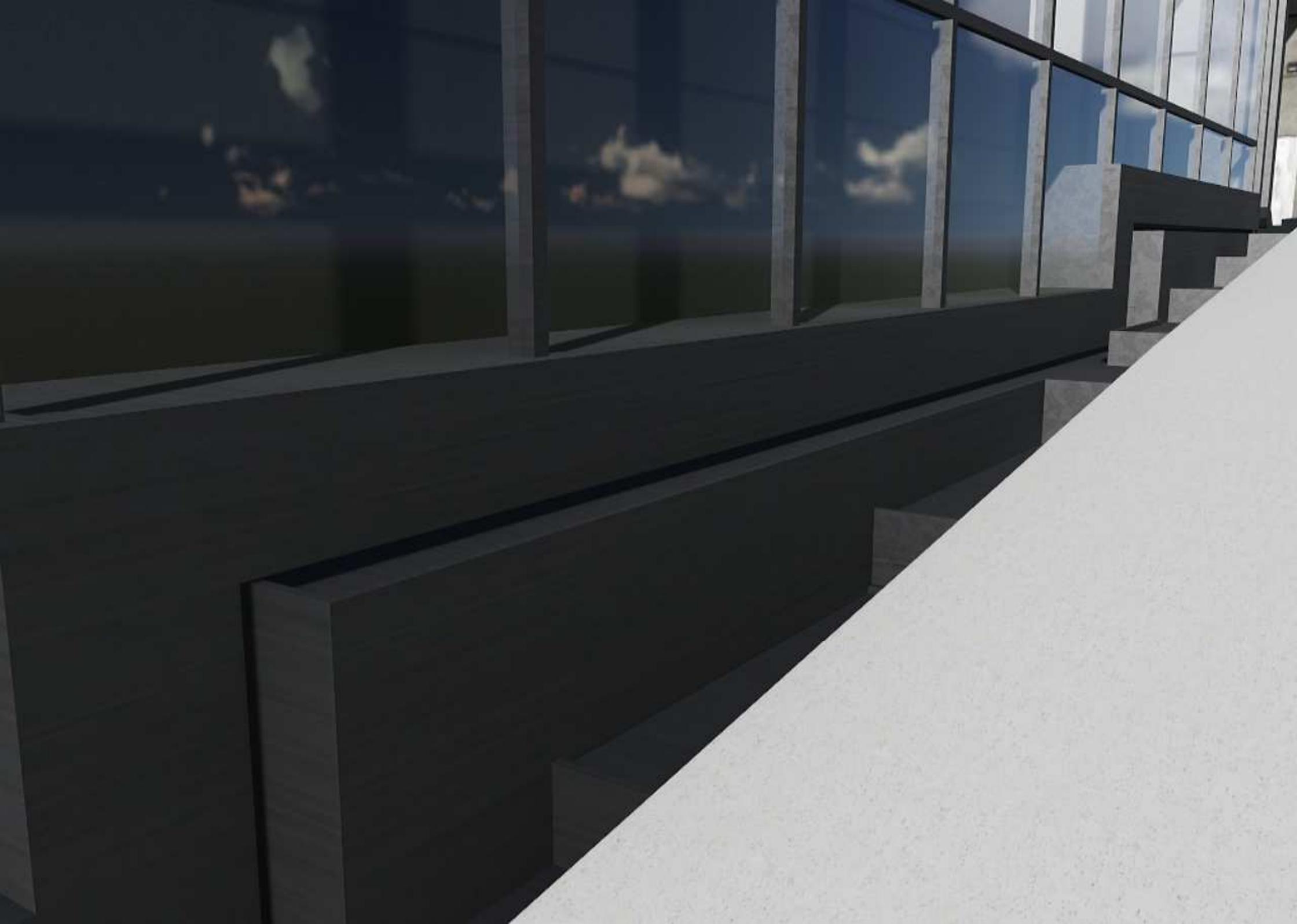


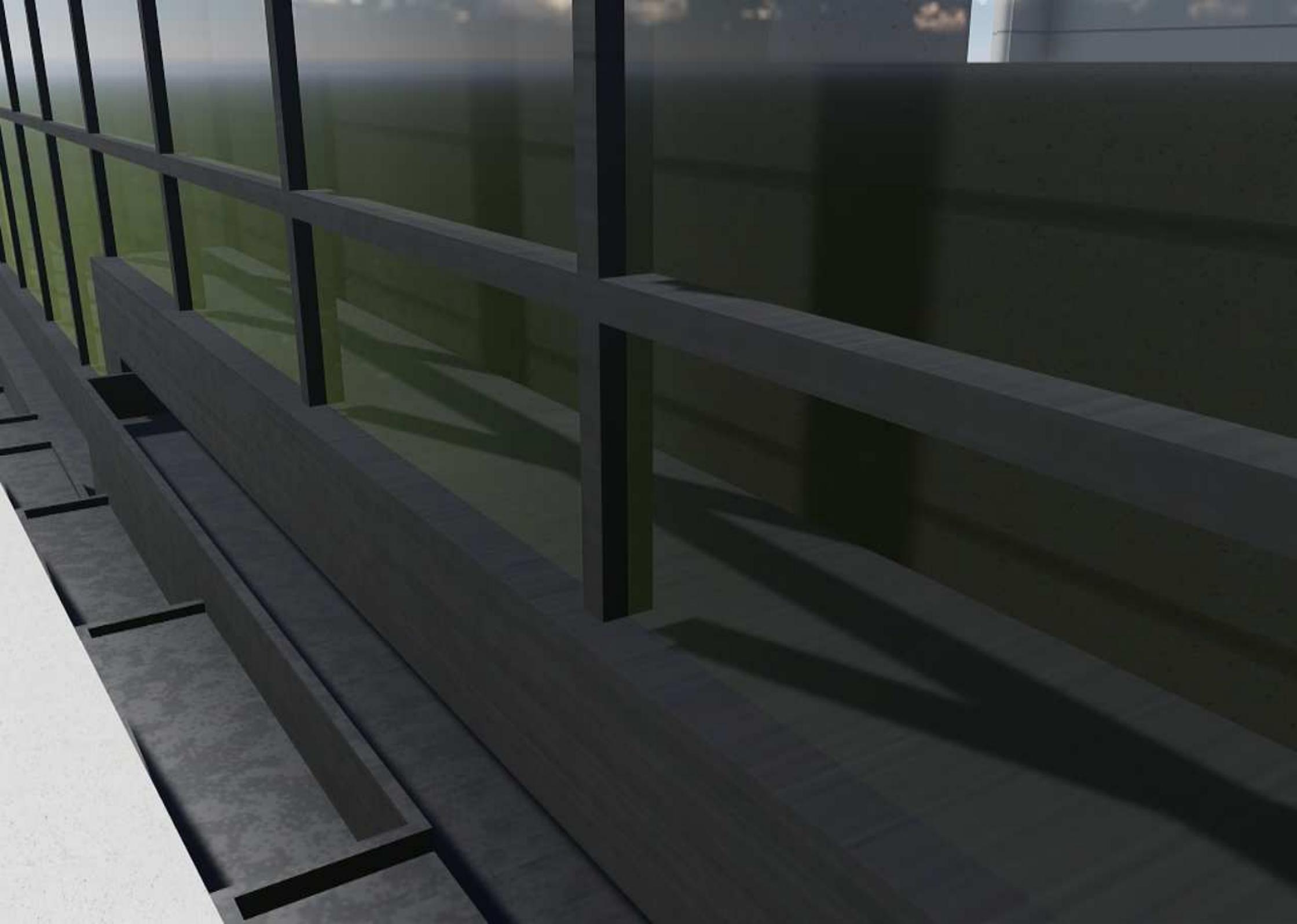


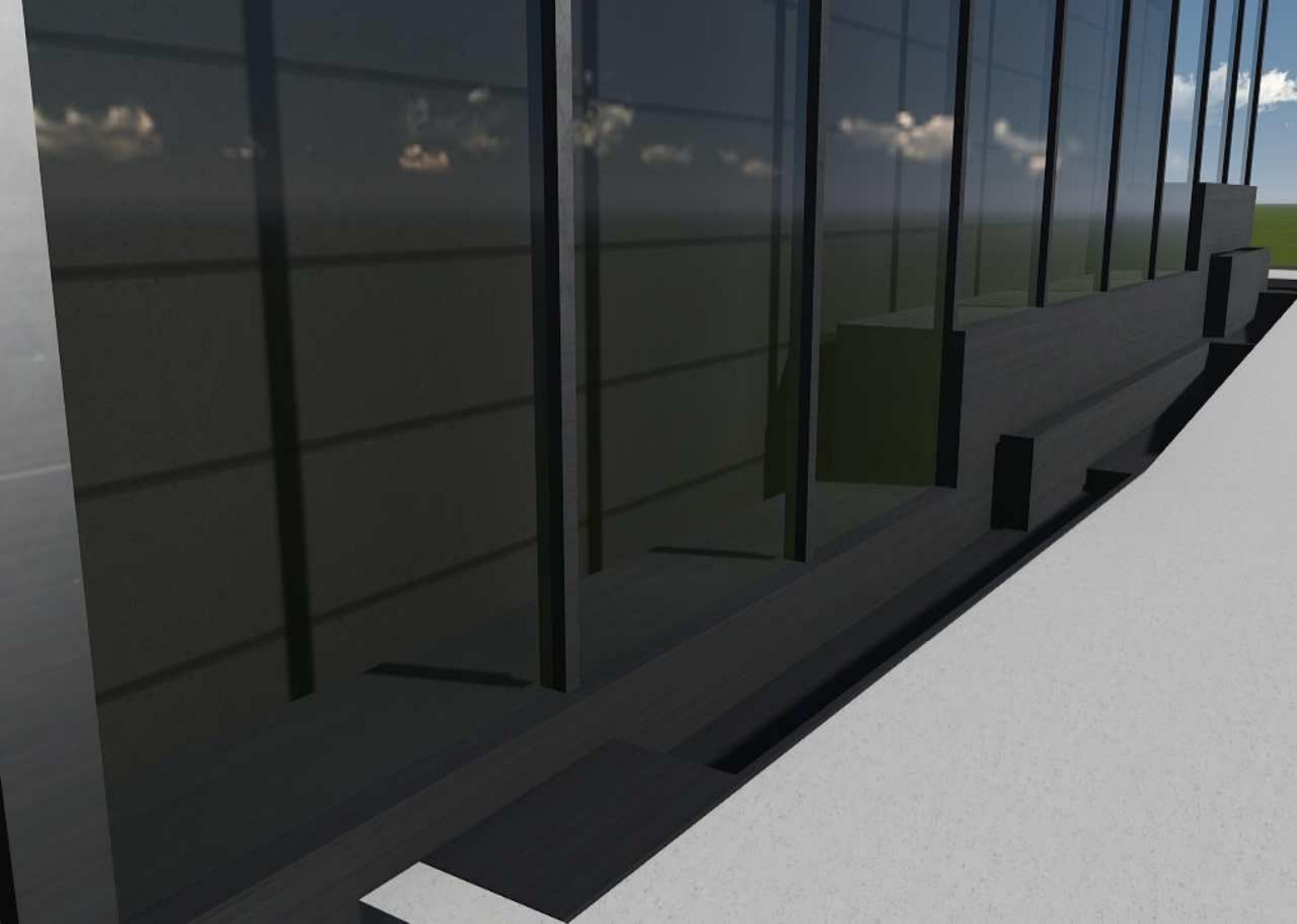


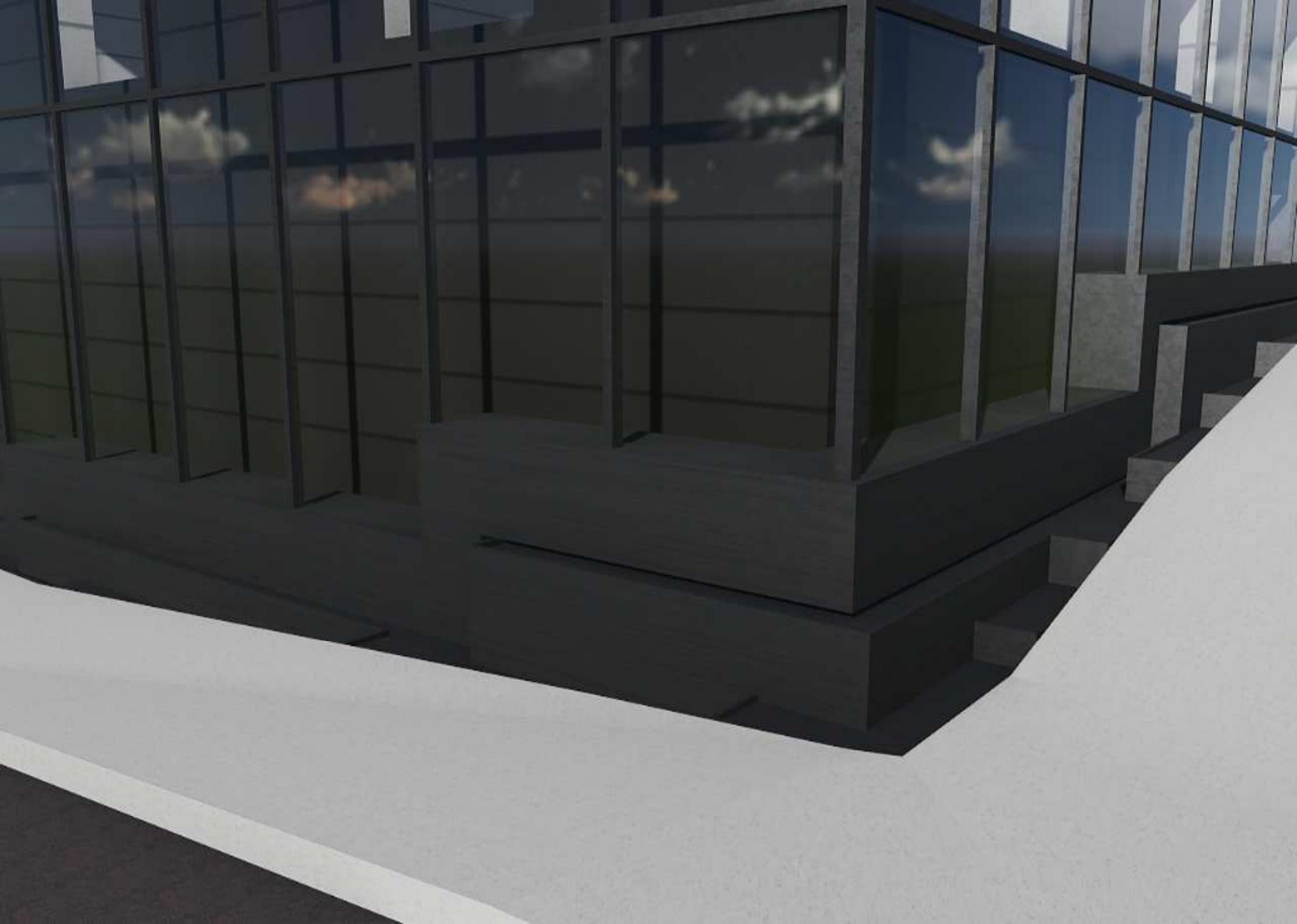












**Attachment B.**

Approved Landscape Plan, L-1, dated October 21, 2013

411  
6th Street

EGGERS ASSOCIATES, P.A.  
landscape architecture  
P.O. Box 979  
Ketchum, ID 83340  
T (208) 725-0988  
F (208) 725-0972

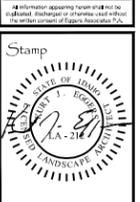
411 6th Street Penthouse  
Ketchum, Idaho

Job No: 13-27

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

Issue/Revisions: Date:

Building Perms: 03/21/15



Sheet Title:  
Landscape  
Plan

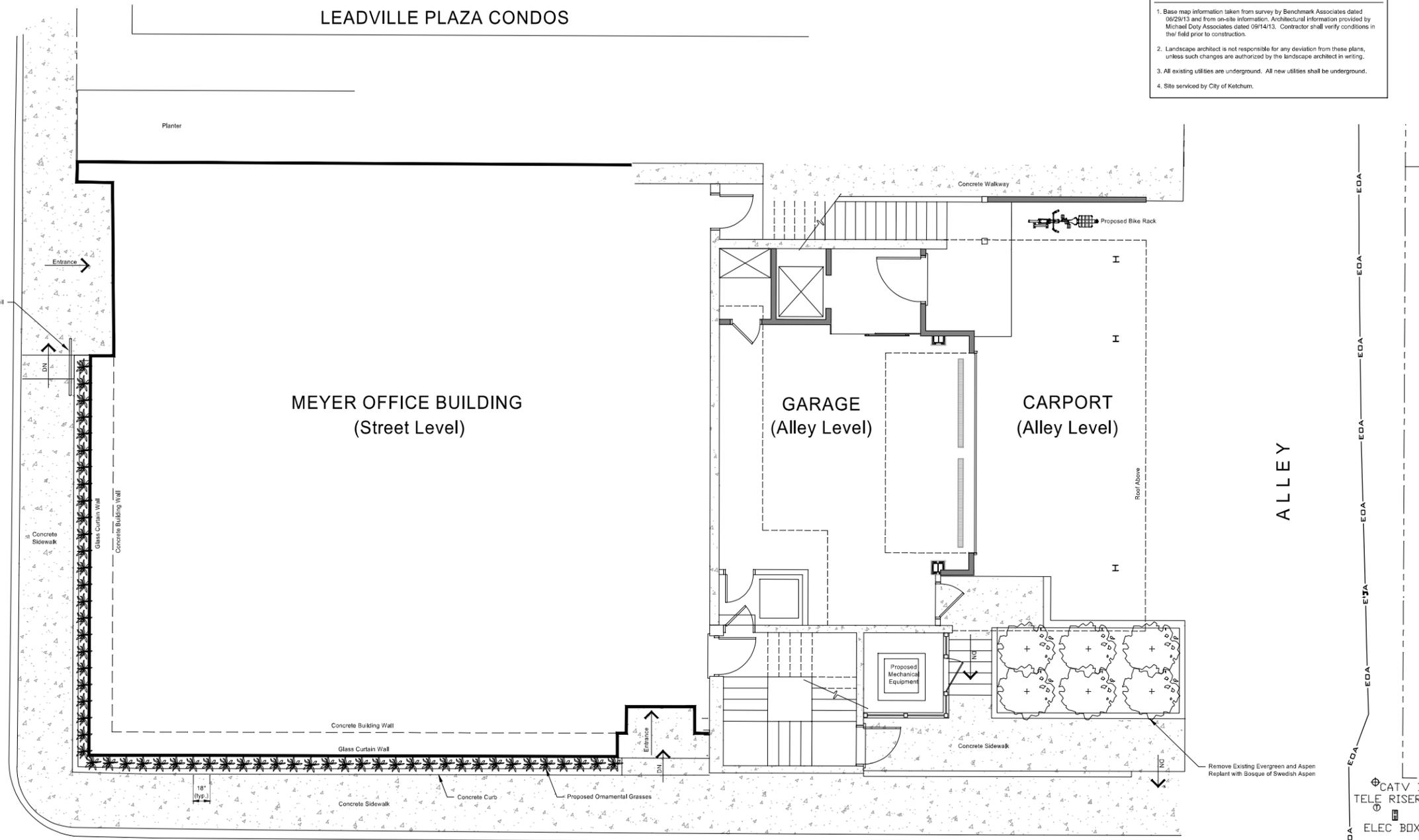
Sheet No:  
L1

General Notes

1. Base map information taken from survey by Benchmark Associates dated 06/29/13 and from on-site information. Architectural information provided by Michael Doty Associates dated 09/14/13. Contractor shall verify conditions in the field prior to construction.
2. Landscape architect is not responsible for any deviation from these plans, unless such changes are authorized by the landscape architect in writing.
3. All existing utilities are underground. All new utilities shall be underground.
4. Site serviced by City of Ketchum.

LEADVILLE AVE

LEADVILLE PLAZA CONDOS



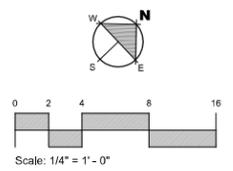
SIXTH STREET

Plan Legend

	Adjacent Property Line
	Existing Edge of Asphalt
	Existing Concrete Sidewalk

Plant Legend

Qty.	Species	Scientific Name	Size
6	Deciduous Trees	Populus tremula	2.5" gal.
55	Ornamental Grasses	Holcus setaceus	1 gal.



DATE: 010/21/13  
STREET & ALLEY LEVEL - LANDSCAPE PLAN

<b>IN RE:</b>	)	
	)	
<b>Armand Addition Floodplain Development Permit</b>	)	<b>KETCHUM PLANNING AND ZONING COMMISSION - FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION</b>
	)	
	)	
<b>File Number: 15-031</b>	)	
	)	

**BACKGROUND FACTS**

**OWNERS:** Donald “Wes” and Carole Armand

**REPRESENTATIVE:** Don Stamp, architect

**REQUEST:** Floodplain Development Permit (FPDP) for and addition to an existing home in the regulatory floodplain

**LOCATION:** 460 Wood River Drive (Tax Lot 6707)

**NOTICE:** Adjacent property owners were mailed notice on Wednesday, April 15, 2015.

**ZONING:** General Residential – Low Density (GR-L)

**OVERLAYS:** Floodplain (FP)

**REVIEWER:** Rebecca F. Bundy, Senior Planner / Building and Development Manager

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

**GENERAL FINDINGS OF FACT**

1. The applicant is requesting Floodplain Development Permit review in order to construct an addition to an existing home located in the regulatory floodplain. The property is not located within twenty-five (25) feet of a waterway and, therefore, does not contain a riparian setback.
2. The property contains wetlands and a seasonal stream. The applicant has proposed to construct the addition mostly on piers, with the exception of the garage and front foundation wall, so minimize impact on the wetland, the seasonal stream and the conveyance of flood waters.
3. Due to the presence of wetlands on the property, this application requires approval of the US Army Corps of Engineers. That approval has been given with USACE Nationwide Permit No. 29, NWW-2015-34.

4. Attachments to the May 11, 2015 staff report:

A. Application

- Application Form, dated April 24, 2015
- Description of Proposed Development
- Addendum #1, Evaluation Criteria Narrative
- Armand Residence Lot Information, dated March 5, 2015
- Armand Site Vegetation
- Armand Exterior Sconce Lights
- Letter from Sawtooth Environmental Consulting, LLC, dated April 29, 2015
- No Rise – No Adverse Impact Statement from Jim Zarubica, PG, PE, CFM, Galena Engineering, dated May 1, 2015.
- Armand Residence Plan Set, dated April 12, 2015

B. Pre-construction Elevation Certificate, dated April 14, 2015

C. USACE Nationwide Permit No. 29, NWW-2015-34, dated February 10, 2015

D. Public Comment – None

General Requirements for all FPDP Applications				
Compliant			Standards and Conclusion	
Yes	No	N/A	City Code	City Standards and Conclusion
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.060.C	Complete Application
				<b>Fire Department</b> <input type="radio"/> No concerns.
				<b>Public Works City Engineer</b> <input type="radio"/> No concerns. <b>Street</b> <input type="radio"/> No concerns.
				<b>City Arborist</b> <input type="radio"/> No concerns.
				<b>Building Official</b> <input type="radio"/> No concerns.

Compliance with Zoning District and Overlay Requirements				
Compliant			Standards and Conclusion	
Yes	No	N/A	Guideline	City Standards and Conclusion
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.28.010.F & H	Setbacks for Addition
			<i>Conclusion</i>	<b>Front - Required: 15' Proposed: 15'</b> <b>North Side - Required: 11.67' Proposed: 11.67'</b> <b>Rear – None, triangular lot</b> <b>South Side - Required: 11.67' Proposed: 11.67'</b> <i>As a condition of approval, prior to issuance of a building permit, building height shall be verified by a licensed surveyor. Building permit plans shall dimension all setbacks.</i>

Yes	No	N/A	Guideline	City Standards and Conclusion
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.28.010.J	<b>Building Height</b>
			<i>Conclusion</i>	<i>Allowed 35'. Existing Building – 35'. Addition: 29' As a condition of approval, prior to issuance of a building permit, building height shall be verified by a licensed surveyor. Building permit plans shall show building height measured from lowest adjacent grade to the height point of the roof.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.28.010.K	<b>Maximum Building Coverage</b>
			<i>Conclusion</i>	<i>Allowed 35%. Proposed 33.0%</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.090.M	<b>Curb Cut</b>
			<i>Conclusion</i>	<i>Allowed 35%. Proposed 28.7%</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.090.A.1	<b>Parking Spaces</b>
			<i>Conclusion</i>	<i>Required 2. Proposed 2.</i>

Floodplain Design Review Requirements				
1. EVALUATION STANDARDS: 17.88.060(E)				
Compliant			Standards and Conclusion	
Yes	No	N/A	Guideline	City Standards and Conclusion
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.060(E)1 FLOODPLAIN DEVELOPMENT/ WATERWAYS DESIGN REVIEW	Preservation or restoration of the inherent natural characteristics of the river and creeks and floodplain areas. Development does not alter river channel.
			<i>Conclusion</i>	<i>The proposed development is not located on the river. It does contain wetlands, including a seasonal drainage stream. The structure has been designed to be supported on piers in the vicinity of much of the wetlands in order to preserve their ability to convey floodwaters. The existing vegetation on the lot has been allowed to naturalize to a high functioning riparian habitat.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.060(E)2	Preservation or enhancement of riparian vegetation and wildlife habitat, if any, along the stream bank and within the required minimum twenty-five (25) foot setback or riparian zone. No construction activities, encroachment or other disturbance into the twenty five foot (25') riparian zone shall be allowed at any time without written City approval per the terms of this ordinance.
			<i>Conclusion</i>	<i>The subject property is not located on the river and does not contain riparian setback zone.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.060(E)3	No development other than development by the City of Ketchum or development required for emergency access shall occur within the twenty-five (25) foot riparian zone with the exception of approved stream stabilization work. The Planning and Zoning Commission may approve access to property where no other primary access is available. Private pathways and staircases shall not lead into or through the riparian zone unless deemed necessary by the Planning and Zoning Commission.
			<i>Conclusion</i>	<i>The subject property is not located on the river and does not contain riparian setback zone.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.060(E)4	Plan and time frame are provided for restoration of riparian vegetation damaged as a result of the work done.
			<i>Conclusion</i>	<i>The subject property is not located on the river and does not contain riparian setback zone.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.060(E)5	New or replacement planting and vegetation includes plantings that are low-growing and have dense root systems for the purpose of stabilizing stream banks and repairing damage previously done to riparian vegetation. Examples of such plantings include: red osier dogwood, common choke cherry, service berry, elder berry, river birch, skunk bush sumac, beeb's willow, drummond's willow, little wild rose, gooseberry, and honeysuckle.

Compliant			Standards and Conclusion	
Yes	No	N/A	Guideline	City Standards and Conclusion
			<i>Conclusion</i>	<i>The subject property is not located on the river and does not contain riparian setback zone.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.060(E)6	Landscaping and driveway plans to accommodate the function of the floodplain to allow for sheet flooding. Flood water carrying capacity is not diminished by the proposal. Surface drainage is controlled and does not adversely impact adjacent properties including driveways drained away from paved roadways. Culvert(s) under driveways may be required. Landscaping berms are designed to not dam or otherwise obstruct floodwaters or divert same onto roads or other public pathways.
			<i>Conclusion</i>	<i>The proposed driveway is located at the westerly edge of the floodplain. The garage and much of the house addition will be built on piers to minimize the impact on conveyance of flood waters.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.060(E)7	Impacts of the development on aquatic life, recreation, or water quality upstream, downstream or across the stream are not adverse.
			<i>Conclusion</i>	<i>The subject property is not located on the river. No development is proposed near the river.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.060(E)8	Building setback in excess of minimum required along waterways is encouraged.
			<i>Conclusion</i>	<i>The subject property is not located on the river and does not contain riparian setback zone.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.060(E)9	The top of the lowest floor of a building located in the 1% annual chance floodplain shall be a minimum of twenty-four inches (24") above the base flood elevation of the subject property.
			<i>Conclusion</i>	<i>The Elevation Certificate shows the lowest floor to be 4.5 feet above the base floor elevation.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.060(E)10	The back fill used around the foundation in the floodplain provides a reasonable transition to existing grade, but is not used to fill the parcel to any greater extent. Compensatory storage shall be required for any fill placed within the floodplain. A LOMA-F shall be obtained prior to placement of any additional fill in the floodplain.
			<i>Conclusion</i>	<i>The applicant proposed 3.5 cy of fill in the floodplain at the entrance to the garage. To compensate, 3.5 cy of excavation have been provided underneath the garage structure. Per the recommendation of the Idaho State Floodplain Coordinator, the applicant has provided a No Rise – No Adverse Impact Statement from Jim Zarubica, PG, PE, CFM, Galena Engineering, dated May 1, 2015.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.060(E)11	All new buildings shall be constructed on foundations that are approved by a licensed professional engineer.
			<i>Conclusion</i>	<i>This standard shall be met with a condition that, prior to issuance of a building permit, stamped structural engineered drawings, by a registered design professional, licensed in the State of Idaho, shall be submitted for the foundation.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.060(E)12	Driveways comply with effective Street Standards; access for emergency vehicles has been adequately provided for.
			<i>Conclusion</i>	<i>The Street Superintendent and Fire Chief had no comment on this proposal. The driveway meets the dimensional standards for a driveway. However, as a condition of approval, at time of building permit submittal, the applicant shall be required to meet City's requirements for any improvements in the right-of-way.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.060(E)13	Landscaping or revegetation conceals cuts and fills required for driveways and other elements of the development.
			<i>Conclusion</i>	<i>Site Plan 1.3 shows the areas on either side of the entrance to the</i>

Compliant			Standards and Conclusion	
Yes	No	N/A	Guideline	City Standards and Conclusion
				<i>addition and the garage, as well as the area of deck removal, to be revegetated. The plan calls for native landscape repair at the front of the home. This area is not located in the floodplain and does not contain wetlands. The area of the removed deck will be reclaimed as outlined per Sawtooth Environmental Consulting, LLC's recommendations.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.060(E)14	(Stream Alteration) The proposal is shown to be a permanent solution and creates a stable situation. <i>Conclusion</i> No stream alteration is proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.060(E)15	(Stream Alteration) No increase to the 100-year floodplain upstream or downstream has been certified by a registered Idaho engineer. <i>Conclusion</i> No stream alteration is proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.060(E)16	(Stream Alteration) The recreational use of the stream including access along any and all public pedestrian/fisherman's easements and the aesthetic beauty is not obstructed or interfered with by the proposed work. <i>Conclusion</i> No stream alteration is proposed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.88.060(E)17	Where development is proposed that impacts any wetland, first priority shall be to move development from the wetland area. Mitigation strategies shall be proposed at time of application that replace the impacted wetland area with a comparable amount and/or quality of new wetland area or riparian habitat improvement. <i>Conclusion</i> The applicant has received a USACE Nationwide Permit No. 29, NWW-2015-34 for construction in an area of wetlands. Almost the entire site contains wetlands that are not inundated at all times of year. The applicant has designed the project so that most of the addition is constructed on piers to minimize alteration of the topography and conveyance of floodwaters across the lot. In addition, 380 sf of existing deck in the wetlands will be removed. Sawtooth Environmental Consulting, LLC, has provided a letter describing the high riparian value of the existing vegetation on the site and outlining a mitigation plan including wetland habitat protection, reclamation at the site of the removal of the deck and storage area under the existing house, and compensatory floodplain mitigation. This standard has been met with the following conditions: <ul style="list-style-type: none"> <li>• All conditions of approval of NWW-2015-34 shall apply.</li> <li>• Wetland mitigation and landscaping maintenance shall be performed in compliance with the Best Management Practices as outlined in the letter from Sawtooth Environmental Consulting, LLC, dated April 29, 2015.</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.060(E)18	(Stream Alteration) Fish habitat is maintained or improved as a result of the work proposed. <i>Conclusion</i> No stream alteration is proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.060(E)19	(Stream Alteration) The proposed work is not in conflict with the local public interest, including, but not limited to, property values, fish and wildlife habitat, aquatic life, recreation and access to public lands and waters, aesthetic beauty of the stream and water quality. <i>Conclusion</i> No stream alteration is proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.88.060(E)20	(Stream Alteration) The work proposed is for the protection of the public health, safety and/or welfare such as public schools, sewage treatment plant, water and

Compliant			Standards and Conclusion	
Yes	No	N/A	Guideline	City Standards and <i>Conclusion</i>
				sewer distribution lines and bridges providing particularly limited or sole access to areas of habitation.
			<i>Conclusion</i>	<i>No stream alteration is proposed.</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 Floodplain Development Permit Application pursuant to Chapter 17.88 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 17.88 of Zoning Code Title 17.

### DECISION

**THEREFORE**, the Ketchum Planning and Zoning Commission **approves** this Floodplain Development Permit Application this Monday, May 11<sup>th</sup>, 2015, subject to the following conditions:

1. Floodplain Development Permit approval shall expire one (1) year from the date of signing of approved Findings of Fact per the terms of KMC, Section 17.88.060.D, Terms of Approval;
2. This Floodplain Development Permit approval is based on the plans and information presented and approved at the meeting on the date noted herein. Any building or site discrepancies which do not conform to the approved plans will be subject to removal;
3. Pursuant to Chapter 17.88.050.C.3 & 4, no chemicals or soil sterilants are allowed within 100 feet of the mean high water mark. No pesticides, herbicides, or fertilizers are allowed within 25 feet of the mean high water mark unless approved by the City Arborist;
4. All conditions of USACE Nationwide Permit No. 29, NWW-2015-34 shall be met prior to final Planning and Building Department inspection of the project;
5. Prior to issuance of a building permit, stamped structural engineered drawings, by a registered design professional, licensed in the State of Idaho, shall be submitted for the foundation.
6. At time of building permit submittal, the applicant shall be required to meet City's requirements for any improvements in the right-of-way.

7. Wetland mitigation and landscaping maintenance shall be performed in compliance with the Best Management Practices as outlined in the letter from Sawtooth Environmental Consulting, LLC, dated April 29, 2015.

Findings of Fact **adopted** this 26<sup>th</sup> day of May, 2015.

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Steve Cook, Chairperson  
Planning and Zoning Commission

STATE OF IDAHO                    )  
  ) ss.  
County of Blaine                    )

On this 26<sup>th</sup> day of May, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Steve Cook, known or identified to me to be the person whose name is subscribed to the within instrument.

WITNESS my hand and seal the day and year in this certificate first above written.

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Notary Public for Idaho  
Residing at: Blaine County

Commission Expires: November 5, 2019



# Planning and Zoning

## Regular Meeting

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

### ~ Minutes ~

Meetings are Video Recorded

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Monday, May 11, 2015

5:00 PM

Ketchum City Hall

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

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

1. **5:00 p.m. – SITE VISIT at 460 WOOD RIVER DRIVE.** The Commission will convene for a site visit in regard to the application by Wes and Carole Armand, for approval of a Floodplain Development Permit for a residential addition in the Floodplain Overlay.  
Site visit minutes are adopted separately.
2. **5:20 p.m. – SITE VISIT at 411 EAST SIXTH STREET.** The Commission will convene for a site visit in regard to the application by Scott and Laura Jordan for Design Review Modification to existing landscape approval in The Community Core (CC) Zoning District.  
Site visit minutes are adopted separately.
3. **5:40 p.m. – SITE VISIT at 126 SADDLE ROAD.** The Commission will convene for a site visit in regard to the application by IEG Thunder Spring LLC., for Pre-application Design Review to build a nine (9) unit housing development.  
Site visit minutes are adopted separately.
4. **6:00 p.m. RECONVENE AT KETCHUM CITY HALL,**  
Commissioner Steve Cook called the meeting to order at 6:01 pm.
5. **PUBLIC COMMENT - This is an opportunity for the public to speak with the Commission about issues and ideas not on the agenda.**  
Commissioner Cook asked for public comment. There was none.
6. **EST 6:05 p.m. CONSIDERATION upon the application of Wes and Carole Armand for a Floodplain Development Permit for an addition to an existing home in the Floodplain Overlay at 460 Wood River Drive. (Continued from April 27, 2015)**

Commissioner Cook asked if items were noticed properly. Micah Austin, Planning and Building Department Director answered yes.

Rebecca Bundy, Senior Planner gave the commission a copy of a letter from Sawtooth Environmental which arrived that day. All zoning requirements are met. The property is in the floodplain, contains wetlands, is not on a waterway and does not have riparian setbacks. The

property has been allowed to naturalize and requires very little mitigation. The crawl space under the kitchen will have flood vents; the other areas will be elevated. There will be no additional fill on the site except at the street to accommodate garage transition for access. 3 ½ cubic yards of fill will be used for the road to driveway transition. Compensatory storage is supplied under the garage. The Army Corps has permitted the project; this permit is included with the staff report.

Commissioner Cook asked about the floodway. Rebecca Bundy answered that the floodway is the river channel. There is no flood way on the property only floodplain.

The State FEMA Coordinator asked for a no adverse impact statement which was supplied by Jim Zarubicca, Galena Engineering. The property has been left in a natural state and requires little mitigation. A 350 sq. ft. deck will be removed and revegetated appropriately.

Don Stamp, Project Architect, stated that the applicant wishes to live on one level. The addition includes a great room, garage entry, and a new kitchen. The applicant's property is not on the river. There is an adjacent property between the applicant's property and the river. The existing building is elevated, however the area under the structure has been enclosed and this closure will be removed to increase flood flow.

Trent Stumph, Sawtooth Environmental Consulting stated that the property received a Nationwide 29 Army Corps Permit. Compensatory mitigation will be supplied for the impact of fill at the driveway. The applicant will let the native wetlands area colonize on its own with some seeding.

Commissioner Cook asked for wetland habitat protection details during construction. Mr. Stumph answered that on Page two of his report, bullet point below species list, are the details of construction mitigation. Fencing will be used and they will reseed the disturbed areas. Frank Johnson, project contractor, stated that the construction work will be done in the building footprint. Excavation will not start until the river goes down a foot. It may possibly start as early as July 15 or August 1, 2015. Construction should take place for eight to nine months. The existing boardwalk will remain.

Commissioner Cook requested that room be left between boards of decking and boardwalk to allow the area under to colonize with wetlands vegetation.

Commissioner Cook invited the public to comment.

Commissioner Lamoureux asked about the roadway transition and drainage. Rebecca stated that the area is highly vegetated and Mr. Stumph stated that the neighbor's property is elevated and the existing topography will buffer stormwater.

Rebecca stated that staff is comfortable with the conditions of approval and all city departments had the opportunity to comment. None had issues with the application.

**Motion to approve the application of Wes and Carole Armand for a Floodplain Development Permit for an addition to an existing home in the Floodplain Overlay at 460 Wood River Drive.**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Michael Doty
<b>SECONDER:</b>	Jeff Lamoureux Vice Chairperson
<b>AYES:</b>	Steve Cook Chairperson, Jeff Lamoureux Vice Chairperson, Michael Doty, Erin Smith, Betsy Mizell
<b>RECUSE:</b>	None

**7. CONSIDERATION upon the application of Scott and Laura Jordan for Design Review Modification to existing landscape approval at 411 East Sixth Street in The Community Core (CC) Zoning District. Commissioner Steve Cook read the consideration and continued it to May 11, 2015.**

Commissioner Mike Doty recused himself.

Rebecca introduced the project which received community core design review approval in September 2013. The applicant has not yet completed the required landscaping due to a winter finish. The approval was for decorative grasses in the 1 foot wide strip between building and sidewalk. The applicant would like to build a water feature in place of this landscaping. The feature would wrap around the corner of the building. The curb will be affected and will be rebuilt. The applicant is working with public works on this design. Overspray from the fountain is a question. Variable speed pumps will be used, at night when it is cooler the pumps will be turned down to prevent overspray from freezing on the sidewalks. Micah and Rebecca attended a site visit with Robyn Mattison, Public Works Director on May 5<sup>th</sup>, 2015. That day it was not windy, the water was falling very straight with no overspray. The feature will be lit at night, if safety becomes an issue the city can request that the fountain be turned off.

Commissioner Lamoureux asked for details of the landscape approval from the September 2013 design review approval.

Rebecca stated that it was only ornamental grasses and drip irrigation. She stated that minor modifications can be approved administratively; staff decided that this change was not minor. There is nothing in the code that precludes the feature.

Cliff Cunha, Webb Landscaping, Applicant representative, stated that the applicant wants the building to look like it is floating in water. The applicant is very concerned with safety. The feature will be lit at night and have a light glow. All lighting will be on the applicant's property. Ice is also a concern with overspray; the feature will have much reduced flow at night. It will also have a freeze sensor and will turn off the pump.

A new sidewalk will be installed. The system has a cistern and will recirculate water. There will be some loss due to evaporation and some due to splashing. It is a closed system.

Mr. Jordan stated that there may be additions to the feature at the entry to the building, but these would be minor and would hopefully need only administrative approval. Mr. Cunha stated that there would be a grate which the water would run under at the entry to the building.

Public Comment:

- Britta Hubbard, asked if the applicant was prepared for the public to use the feature? Children and dogs can be disrespectful.

Mr. Cunha stated that the feature will have a steel bottom. There will be a filter that will be cleaned out. The water can be flushed if necessary.

Commissioner Lamoureux stated that he is concerned with the drop off of the sidewalk to the feature and staff should receive a profile of the feature before it is built.

Commissioner Mizell would like to see water conservation as much as possible.

Commissioner Cook stated that he doesn't think the feature is appropriate due to our water shortage and the energy consumption. He stated that the approved vegetation is much safer and would like the applicant go back to the approved design.

Commissioner Smith stated that the system is closed and that this system will actually use less water than the vegetation route. She stated that this is the more conservative route.

Commissioner Cook requested a continuation.

Commissioner Lamoureux asked if the city can require the system to run in the summer.

Commissioner Smith stated that this is not any different than the city requiring landscape maintenance.

Rebecca stated that the application does meet all requirements of the adopted green building and energy codes.

Commissioner Smith asked what would happen if a motion was made to approve and did not pass. Rebecca answered that the application would be denied and the applicant could appeal to city council.

Commissioner Cook stated that he has safety issues that he'd like to see resolved.

Micah summarized that The Commission is comfortable with the conservation efforts and is most concerned with safety.

Scott Jordan stated that this design is a gift to the city. He stated that the commission is not considering the application fairly.

**Motion to continue the application of Scott and Laura Jordan for Design Review Modification to existing landscape approval at 411 East Sixth Street in The Community Core (CC) Zoning District to May 26, 2015**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Steve Cook Chairperson
<b>SECONDER:</b>	Jeff Lamoureux Vice Chairperson
<b>AYES:</b>	Steve Cook Chairperson, Jeff Lamoureux Vice Chairperson, Erin Smith, Betsy Mizell
<b>RECUSE:</b>	Michael Doty

**8. CONSIDERATION upon the application of IEG Thunder Spring LLC., for Pre-application Design Review to build a nine (9) unit housing development at Block 2, Thunder Spring Large Block Plat (126 Saddle Road). The residential units will range from 4,200 square feet to 6,300 square feet.**

Morgan Brim, Senior Planner presented. Three public comments were received today.

- Thomas Nelson stated that he is concerned about his views.
- Deborah Sievers asked that the applicant leave the story poles up for a few more days. The applicant stated that they are already down; there are safety issues with lightning storms and the poles.
- Ken Bellamy is concerned about views and parking.

The applicant is requesting pre-application design review feedback and will request an amendment to the PUD at a later date.

Previously this approval was for twenty three units and four community housing units. This application drops from twenty seven units to nine units. The buildings are oriented toward Baldy and vary in size and height. Any granted waivers must meet the ordinance. A PUD allows for waivers when there is a benefit in exchange. Staff has requested specific elevations to review height and details of where heights extend over the thirty five foot standard. Staff has also requested specific setback, and FAR information.

There are remaining unfulfilled obligations from the Thunder Spring PUD which include:

- 4800 square feet of employee housing, not less than 4 units
- 5000 square feet of nonprofit office space

The PUD is a conditional use application. The commission should keep in mind what is special about this development that qualifies it for a PUD.

Commissioner Cook stated that the feedback from pre-application is not binding.

Micah stated that he and Morgan took a tour of Zenergy and Thunder Springs and the applicant spoke about how they have fulfilled obligations.

John Shelley, INC Architecture stated that this application is a transitional product. The last approval was for twenty seven units, 120,000 square feet. This proposal is for nine units, three duplexes and three single family units, totaling 50,000 square feet. Each unit has a two car garage. There will be twelve guest parking stalls. All driveways and walkways will be heated. He displayed a PowerPoint of renderings. The landscaping will be kept native and minimal. Berms will be used at Saddle Road to create privacy. Materials similar to Thunder Springs with some modernization will be used to create continuity.

Commissioner Smith asked if this is the last bit of the Thunder Springs PUD that can be developed. Morgan answered yes; this is the last phase of the PUD.

Commissioner Smith asked if this last piece is encumbered by the remaining obligations. Morgan answered yes, at this time they must be fulfilled. This will be addressed by the applicant during the PUD amendment.

Ed Lawson, Attorney has been involved with the project for the life of it. He stated that much of the obligations have been satisfied. This was intended to be a mixed use project and morphed into a residential project. The applicant is open to conversations with the city to discuss the remaining obligations.

Commissioner Cook asked if the commission should consider these obligations now. Morgan stated that the commission will get to weigh in on these during the PUD amendment.

#### Public Comment

- John Parton, General Manager of Thunder Spring PUD, is concerned that Raven Road should remain one way because of winter ice issues. They are also concerned about parking and drainage
- Jerry Flandro, Thunder Springs property owner, is pleased with the reduction in density and the design. He understood that the building heights would stagger and he did not see this happening with the story poles. He is concerned about building heights of units eight and nine.

Commissioner Doty stated that the height of the pervious approval did not receive waivers; it was allowed per zoning district. This current request would need a waiver. What special characteristics qualify this design for those waivers? He asked for more detail on openings between buildings so neighbors understand that this is not one large building. He would also like to see more detail on building height and what would extend above the allowed heights by the Tourist District.

Commissioner Cook suggested that the applicant submit more information at design review that might justify the height waiver. He asked about site circulation.

Units 1, 2 and 3 will share a driveway. Units 4, 7 and 9 will access off of Raven Rd. There is a parallel guest stall at units 7 and 9. Buildings do not have a setback to Raven Road because it is private and this exception is part of the current PUD.

Commissioner Lamoureux stated that he appreciated the reduced density. He stated that the city discourages heated snowmelt systems due to energy consumption and suggested that the applicant consider snow removal.

Commissioner Mizell stated that she appreciates the 49% more green space in the new application.

Commissioner Lamoureux left the meeting at 8:35 pm.

Commissioner Cook suggested that the applicant be very specific about rooftop items and mechanical.

Ben Young, Landscape Architect for the applicant stated that the landscaping will be very drought tolerant. Evergreen trees and shrubs will be used to give a green look but not use large

amounts of water. Pines will be positioned so as to not block views. Trees and shrubs can be pruned as well.

Commissioner Cook asked for lighting and signage information at design review

**9. EST 7:45 p.m. WORKSESSION, Code Rewrite Phase 2 Priorities**

Morgan Brim, Senior Planner presented and handed out a timeline for phase II code amendments. The next meeting on May 26<sup>th</sup> will address adult only businesses. Community housing should be addressed in July. He stated that he'd like to have public forum sessions and get public feedback.

Commissioner Doty Suggested serving food at the forums and holding them outside of City Hall.

Commissioner Cook suggested that staff hold an open house for each block of the spreadsheet.

Micah Austin stated that clicker polling will be used in the open houses.

**10. EST 7:50 p.m. DISCUSSION of Items for June 1st Joint meeting with City Council.**

Micah Austin suggested that commissioners email agenda items to him for the joint meeting with City Council on June 1<sup>st</sup>, 2015

Commissioner Doty stated that the zoning ordinance is the first priority of the commission and is tied to economic development. The Warm Springs Gateway is also very important. Next, Phase II zoning amendments, and heights in Community Core.

Morgan suggested the commission address replacement of the projector in the City Council Chambers.

**11. CONSENT AGENDA**

**a. APPROVAL OF MINUTES**

- i. **September 22, 2014 Site Visit**
- ii. **January 12, 2015**
- iii. **February 9, 2015**
- iv. **April 27, 2015**

Staff took notes of changes to the minutes.

**Motion to approve with changes.**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Steve Cook, Chairperson
<b>SECONDER:</b>	Michael Doty
<b>AYES:</b>	Steve Cook, Chairperson, Michael Doty, Erin Smith, Betsy Mizell
<b>ABSENT:</b>	Jeff Lamoureux, Vice Chairperson
<b>RECUSE:</b>	None

## 12. FUTURE PROJECTS AND NOTICING REQUIREMENTS

Micah asked if the commission would like to increase the 300 foot mailing requirement for the Thunder Spring PUD Amendment, the commission stated no.

## 13. STAFF REPORTS & CITY COUNCIL MEETING UPDATE

Micah stated that the first City Council code workshop for the interim ordinance is May 18, 2015.

## 14. Commission reports and ex parte discussion or disclosure

No comments

## 15. ADJOURNMENT

**Motion to adjourn at 9:24 p.m.**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Steve Cook, Chairperson
<b>SECONDER:</b>	Michael Doty
<b>AYES:</b>	Steve Cook, Chairperson, Michael Doty, Erin Smith, Betsy Mizell
<b>ABSENT:</b>	Jeff Lamoureux, Vice Chairperson
<b>RECUSE:</b>	None

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Steve Cook, Chairperson  
Planning and Zoning Commission