



PLANNING AND ZONING COMMISSION AGENDA-REGULAR MEETING

Monday, June 11, 2018

Ketchum City Hall

480 East Avenue North, Ketchum, ID 83340

1. **4:45 PM – SITE VISIT: Stevens Subdivision, 314 River Run Drive (Lot 19, Sun Valley Subdivision, 1st Addition)**
2. **5:00 PM– SITE VISIT: Kenworthy Residence, 791 E. 5th St. (Ketchum FR NWNW TL 3155 Sec 18 4N 18E)**
3. **5:30 PM - CALL TO ORDER: City Hall, 480 East Avenue North, Ketchum, Idaho**
4. **PUBLIC COMMENT** - Communications from the public for items not on the agenda.
5. **PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF**
 - a. **Re-Zone Request in the GR-L/Tourist Zones:** APPLICATION WITHDRAWN The Commission will consider and take action on a request by the applicant to rezone lot 1a, block 67 from GR-L/Tourist to Tourist.
 - b. *Discussion item withdrawn*
 - c. **Stevens Subdivision:** 314 River Run Drive (Lot 19, Sun Valley Subdivision, 1st Addition) The Commission will consider a Preliminary Plat subdivision application to subdivide 314 River Run Drive into two lots.
 - d. **Kenworthy Residence Lift:** 791 E. 5th Street (Ketchum FR NWNW TL 3155) The Commission will hear public comment, consider and provide feedback on a Pre-Application Mountain Overlay Design Review of a new lift (tram/outdoor elevator) system comprised of two loading platforms, a track, and an enclosed cab designed to enhance access to an existing single-family residence.
 - e. **Warfield Brewery:** 280 N. Main Street (AM Lot 3AA, Blk 3, Ketchum) The Commission will consider and take action on an application for Design Review approval of a 6,375 sq. ft. addition to the existing Warfield Distillery & Ale House. The addition will include an expansion of the distillery operations, a new tasting room, sales space, and two residential units on the upper level.
 - f. **Zoning Code Amendment:** Community Core retail square footage. *Continued from March 27th, April 9th, 2018, May 14, 2018, and May 29, 2018.* The Commission will consider City-initiated amendments to Title 17, Section 17.12.040, Dimensional Standards – CC District Matrix, Section 17.12.010, Zoning Map Districts, and Section 17.12.020, District Use Matrix.
 - g. **Zoning Code Amendment:** Residential Use in the Light Industrial Districts. *Continued from March 27th, April 9th, 2018, May 14, 2018, and May 29, 2018.* The Commission will consider City-initiated amendments to Title 17, Section 17.124.090, Residential, Light Industrial Districts, and Section 17.12.020, District Use Matrix.
6. **CONSENT CALENDAR**
 - a. **Minutes:** May 29, 2018
 - b. **Findings of Fact and Conclusions of Law:** Stevens Subdivision, 314 River Run Drive (Lot 19, Sun Valley Subdivision, 1st Addition)
7. **FUTURE PROJECTS AND NOTICING REQUIREMENTS**
8. **STAFF REPORTS & CITY COUNCIL MEETING UPDATE**
9. **COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE**
 - Appeal Status
 - Street Standards and Signs Update Workshop
10. **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

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF JUNE 11, 2018

PROJECT: Sundali Mace Rezone

FILE NUMBER: P18-039

PROPERTY LOCATION: Lot 1A, Block 67, Ketchum Townsite

PROPERTY OWNER: Bill Sundali and Shane Mace

REQUEST: Applicant initiated request to rezone Lot 1A, Block 67, Ketchum Townsite from a combination of General Residential – Low Density (GR-L) and Tourist (T) to entirely Tourist (T).

PUBLIC NOTICE: April 25th, 2018 a public notice was mailed to political subdivisions, outside agencies, property owners within 300' of the subject property, and was published in the Idaho Mountain Express. On May 4th public notice was physically posted on site.

REVIEWER: Brittany Skelton, Senior Planner

ATTACHMENTS: **A. Public comment**

The application has been withdrawn by the applicant.

Public comment received is included for the record.

Public Comment

From: Kelley Maybo <kmaybo@gmail.com>
Sent: Wednesday, May 30, 2018 4:40 PM
To: Participate <participate@ketchumidaho.org>
Subject: Re-zone of lot on 2nd and 6th

May 30, 2018

Ketchum Department of Planning and Building
PO Box 2315
Ketchum, ID 83340

Subject: Sundali Mace Rezone

Planning and Zoning Commission:

My sister and I are permanent residents of west Ketchum residing at 200 8th street W. We strongly object to the proposed re-zone and the lot line adjustment. We have been told by our neighbors that the Lot 1 property the original T zoned triangle approximated only 1,500 sq. ft. The recent Lot line adjustment/encroachment of triangular Lot 1 into the railroad right-of-way created a rectangular lot amounting to something in excess of 5,000 square feet. If we understand the facts, this latest proposed Sundali Mace re-zone would increase the total T zoned area of Lot 1 to 8,000 sq. ft. +/- . This does not fit into what we thought was already established the last time this lot came into issues with re-zoning a couple years back.

We own our property and have believed we've been living in a low density residential neighborhood. Being shown the zoning maps by our immediate neighbor, it's obvious that it is now and was then the intent of Ketchum's 2014 Long Range Plan (i.e. low density residential).

We find that the "re-re-zoning" of this property during slack and re-applying on short notice is just a way to sneak around and make something happen when many folks are out of town. Many folks that may be strongly against this re-zoning! The sign left on the corner does not even have the corrected date for the new hearing, still showing May 14th, leading those that read the sign to believe that it's too late to even show up and represent our neighborhood.

It would be such a pity that this re-zoning go in a direction not suitable, at all, for this neighborhood (especially without parking on a heavily travelled street). What message does this send to the community? To keep tricking it's residents when we need to keep our town as lovely as it is and not turn it into a town full of tall structures that will likely stay empty half the year. Let's be smart with the future of Ketchum, there is no town like it! Why do those "in office" keep stretching the rules when it comes to zoning and building regulations? (Does one really drive into Ketchum and feel that the Limelight "fits in"?)

We agree with our neighbors that the only reasonably acceptable solution would be to re-zone the entirety of the Sundali Mace property to GR-L. It's a beautiful lot that should be used appropriately. The proposed re-zoning is not a friendly option.

Kelley Maybo and Monica Montgomery
200 8th street west #1

STEVE AND MARY KIM DEFFE'
PO BOX 4663
KETCHUM, ID 83340

May 30, 2018

Ketchum Department of Planning and Building
PO Box 2315
Ketchum, ID 83340

Re: Sundali Mace Rezone

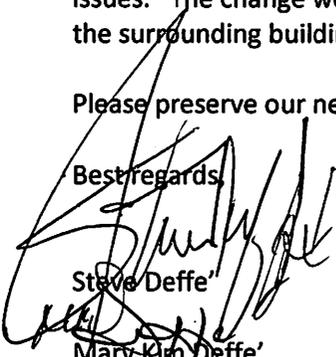
To Whom It May Concern:

We have become aware of the application by Bruce Smith of Alpine Enterprises to rezone the portion of Lot 1A, Block 69, Ketchum Townsite that is zoned GR-L to Tourist. We oppose the requested zoning change and ask that the commissioners vote no. Should there be any rezoning it should be to down zone the portion that is Tourist zoned to GR-L to be in conformity with the rest of the neighborhood.

By changing the lot to Tourist zone, it will allow for increased density. The traffic on 2nd and 6th is already at a crazy level. Then when City Hall moves to 2nd Avenue, the traffic will increase and the available parking will decrease, adding to the congestion and mayhem. Allowing 15 or more units as well as commercial activity would create an increasingly unsafe situation as well as serious parking issues. The change would also allow for a building height of 44 feet. This would not be congruent with the surrounding buildings and would change the overall aesthetics of the neighborhood.

Please preserve our neighborhood as a low-density area and deny the application.

Best regards,



Steve Deffe'

Mary Kim Deffe'

Owners, 311 W 5th, Ketchum, ID

5/30/18

To: Ketchum Dept. of
Planning & Zoning

This letter is in regard to the property located at 6th St and 2nd Ave. N. This property should definitely not be rezoned to Tourist Zone T, if anything it should be down zoned to GR-2 to be in conformity with the other three lots.

The location, one block from Hemingway grade school and Atkinson Park, bordering the bike path, and a major sidewalk for children does not lend itself to a higher density. Also, 6th St is a main artery from West Ketchum for cars, bikes and walking.

The idea of a tourist zone with no parking is ill conceived. Where will the cars park, especially in winter. This area is primarily a residential neighborhood and not compatible with a commercial development.

It is also my understanding that when sold by Simplot there was a restriction for eight units only and no entry off of 6th St.

Thank you for your consideration
on this matter.

Sincerely

Rand M. DuBos
PO Box 1541
Ketchum, Id. 83340

Andrew Fehr

To: participate@ketchumidaho.org
Cc: Andrew Fehr
Subject: Rezone a portion of lot 1A, Block 67, Ketchum, Idaho public hearing June 11,2018

May 31, 2018

Gentlemen,

My name is Andrew Fehr and I own across 7th street from Block 67 (Block 68 Lot 3).

I strenuously object to the rezone of Block 67 Lot 1A because Tourist zone development will be entirely incompatible with the rest of the neighborhood. Except for the original 1500 square foot triangle located at one corner, the rest of the block is Duplex zoned, and also the property is surrounded on three sides by Duplex zone. To me the history of this parcel appears to be suspicious and continues to be. The best thing for this lot should be to down-zone the whole parcel to Duplex zone (GR-L).

I ask that you deny this application. Thank you .

Sincerely,

Andrew C. Fehr



PO Box 11
Sun Valley, ID 83353

May 18, 2018

Ketchum Department of Planning and Building
PO Box 2315
Ketchum, ID 83340

Submitted via e-mail to: participate@ketchumidaho.org
Submitted via e-mail to: neighbors of record

~~Subject: Sundali Mace Rezone~~

Planning and Zoning Commission:

My wife and I are permanent residents of west Ketchum residing at 631 A North 3rd Ave. We object, strenuously, to the proposed rezone and the lot line adjustment. As we understand the Lot 1 property the original T zoned triangle approximated only 1,500 sq. ft. The recent Lot line adjustment/encroachment of triangular Lot 1 into the railroad right-of-way created a rectangular lot amounting to something in excess of 5,000 square feet. If we understand the facts, this latest proposed Sundali Mace rezone would increase the total T zoned area of Lot 1 to 8,000 sq. ft. +/-! That is a land grab.

When we bought our property, we believed we were buying into a low density residential neighborhood. Reviewing the zoning maps it is absolutely clear that it is now and was then the intent of Ketchum's 2014 Long Range Plan (i.e. low density residential).

I recall a few years ago that the KURA tried to pull a midnight rezone for the entirety of the Sundali Mace property but failed. So - typical of non-resident speculator/developers - wait a couple years put the re-zone on the back burner until the "people" forget with the possibility of new more agreeable blood at P&Z. Re-apply on short notice and catch the "people" off guard. Typical speculator behavior but here in small town Ketchum, Idaho that stuff should be absolutely out of bounds ethically and otherwise. We are disappointed to find that P&Z is leaning in favor of three people against the greater neighborhood.

May we say further that we believe the current owners are sophisticated land owner/developers with expert knowledge of real estate. When they bought this property, the nature of the property with all its "warts" and "limitations" was fully exposed. So be it. If a portion is not usable or developable unless to the detriment of the surrounding neighborhood, that is too damn bad!

So, all of the negative arguments existing at the time of KURA involvement - those arguments remain in full force and effect. We respectfully request that P&Z revisit that case before any final determination is forthcoming.

The only reasonably acceptable solution would be to re-zone the entirety of the Sundali Mace property to GR-L. How about this - Sundali Mace leave the triangle as a nice little public park.

Final thought – as we look east across GR-L land we see bits and pieces of the pristine surrounding hills with the exception of a “slab” of 40’+ buildings due east of 2nd Ave. We do not need any more of that. No rationale to push the 40’ slab height west across 2nd. None.

With best regards and please take our comments under thoughtful consideration

Douglas and Patricia Kaiser
631 A North 3rd Ave
PO Box 952
Ketchum, Idaho 83340

A handwritten signature in black ink, appearing to read 'D. Kaiser', written over a circular stamp or seal.

Ps. I attended the May 14 hearing only to find that this matter had been tabled, without notice, until June 11, 2018. Suspicious timing as we will be out of town as will other neighbors. Suggest this matter be deferred until fall as would be fair and equitable.

RICHARD T. ROATS

POST OFFICE BOX 9811
BOISE, IDAHO 83707-4811
208.853-9999

June 7, 2018

City of Ketchum
Planning & Zoning Commissioners
480 East Ave. N.
Post Office Box 2315
Ketchum, Idaho 83340
participate@ketchumidaho.org

Re: *Sandali Mace Rezone*

I own the property located at 160 W. 7th Street, Unit 2A, directly across 2nd Street from the subject parcel. For the record, I am opposed to the applicant's request to rezone a portion of Lot 1A, Block 67, Ketchum Townsite from GR-L to T for the following reasons:

First, staff notes that City Code allows the Tourist Zone to be extended 25' beyond the area zoned Tourist, *SR at p.9*. I believe that even without a rezone of the property, the applicant could utilize this infill procedure to develop the lot.

Second, staff analyzed the characteristics of the parcel under the Tourist Zone and determined that it would not be reasonably incompatible with the surrounding area based solely on the setback factor, *SR at p.6*. However, staff then notes (correctly) that the Tourist Zone diverges from the surrounding area under the developable square footage, permitted building coverage, and building height, *SR at p.6*, but fails to use these factors to determine incompatibility. I would proffer that these factors are the factors to be utilized in determining the true impact on the surrounding properties then simply considering the setbacks.

Third, although staff notes that 66% of Lot 1A is currently zoned Tourist, *SR at p.2*, the more important percentage to consider is the comparison of the Tourist Zone with remaining square footage of the property owned by the applicant, which is zoned General Residential- Low Density (GR-L). Under this comparison, the Tourist Zone is only 16.67%- a percentage that accurately reflects just how incompatible this rezone request is with the surrounding properties.

Fourth, staff notes that the subject property and much of the surrounding area is Medium Density Residential, *SR at p.7*. Reviewing the Future Land Use Map, it is clear that the proposed rezone is inconsistent with the map and it should be denied. The property to the north, west, and south is low density residential, *SR at p.9*. Staff's justification is that

“Tourist zoning is contextually appropriate. Tourist zoning is not as intense as CC, but more intense than GR-L”. Per the City’s code, Context is the natural and manmade features adjoining the development site. Staff apparently did not do an analysis of the adjoining features, rather staff simply compared this rezone to a CC Zone, which is irrelevant and confusing to the analysis.

Finally, if this was a straight up request to rezone the entire Lot 1A from GR-L to T, applying the factors set forth in the Comprehensive Plan Goals and Policy Analysis, the request should be denied as it is in conflict with the City’s Comprehensive Plan.

For these reasons, I request that the rezone be denied.

Sincerely,

/s/

Richard T. Roats



May 25, 2018

Ketchum Department of Planning and Zoning
City of Ketchum
P.O. Box 2315
Ketchum, Idaho 83340

RE: Sundali Mace Rezone

Dear Planning and Zoning Commissioners:

We own the office building located at 680 N 2nd Avenue directly across the street from the above-referenced project. We are writing to voice our opposition to the zoning changes requested which will detrimentally affect our business and property values in the surrounding neighborhood.

A primary reason for moving our business was to escape the limited parking and traffic congestion associated with our previous location at 400 Sun Valley Road in downtown Ketchum. The proposed T Zone development will allow for much higher density, as many as 15 units, and a variety of commercial uses which will create severe parking problems and increased traffic. While we understand that the lot across the street will someday be developed, we believe that the current zoning should remain in place to prevent serious parking problems and increased traffic in the future.

The developer's sign posted on the property, which contemplates approval of the zoning changes, shows that the T Zone will allow for a building height of 44 feet versus the standard 35 feet. We believe it is important to keep the standard 35 feet height limitation to maintain the neighborhood feeling and not obstruct the views that we assumed were permanently preserved by the zoning ordinances in place at the time we purchased our property.

We ask that you deny this application for rezone.

Sincerely,

Tim Thomas
Ryan Still
Lori Johnston

**Richard and Rebecca Worst
3242 Willow Circle
Twin Falls, Idaho 83301**

May 30, 2018

Ketchum Department of Planning and Zoning
City of Ketchum
P.O. Box 2315
Ketchum, Idaho 83340

SENT VIA EMAIL TO: participate@ketchumidaho.org
NO ORIGINAL TO FOLLOW

RE: Sundali Mace Rezone

Dear Planning and Zoning Commissioners:

We own property at 211 Seventh Street, Ketchum, Idaho, directly across Seventh Street from the above-referenced parcel. Please include this correspondence in the official record.

Tourist Zone development is not compatible with the surrounding neighborhood. This property is surrounded by GR-L duplex-zoned lots. If anything, the small island of T-zoned property should be downzoned to GR-L to make it harmonious with its surroundings. Your current zoning laws would allow high-density development without parking which would have a severely negative impact on the neighborhood if constructed. At the very least, tell the owners to come back when they have a plan to develop the land and use that opportunity to place reasonable restraints on the development through the use of a development agreement.

Please deny the rezone application. Thank you.

Sincerely,

/S/ Richard Worst
Richard Worst

/S/ Rebecca Worst
Rebecca Worst



City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF JUNE 11, 2018

PROJECT: Stevens Subdivision

FILE NUMBER: #P18-056

OWNERS: Travis and Haley Stevens

REPRESENTATIVE: Bruce Smith, PLS, Alpine Enterprises Inc.

REQUEST: Preliminary Plat approval to subdivide 314 River Run Drive, a 22,704 sq. ft. lot, into two lots

LOCATION: 314 River Run Drive (Lot 19, Sun Valley Subdivision, 1st Addition)

NOTICE: Notice was mailed to political subdivisions and property owners within a 300' radius of the subject property and was published in the Idaho Mountain Express on May 16th, 2018.

ZONING: Limited Residential (LR)

OVERLAY: None

REVIEWER: Brittany Skelton, Senior Planner

ATTACHMENTS:

- A. Application received May 3, 2018
- B. Preliminary Plat dated June 5, 2018
- C. Public comment

BACKGROUND

Property owners Travis and Haley Stevens, represented by Bruce Smith, PLS, Alpine Enterprises Inc., have submitted a Preliminary Plat application for a subdivision to subdivide an existing 22,704 square foot lot into two lots.

The subject property is located in an existing platted subdivision, Sun Valley Subdivision, 1st Addition. The legal description of the property is Lot 19 of Sun Valley Subdivision 1st Addition and the address is 314 River Run Drive. The subject property contains an existing single-family house. The proposal is to subdivide Lot 19 into two lots, to be named 19A and 19B. The lot containing the existing home will be Lot 19A and is proposed to be 13,494 square feet. Proposed Lot 19B will be a 9,116 square feet, located behind Lot 19A, and accessed by an access and utility easement that terminates in a fire truck (fire apparatus) turnaround that has been reviewed and approved by the Fire Department.

All land subdivisions in the City of Ketchum are subject to the standards contained in Ketchum Municipal Code, Title 16, Subdivision. The standards are tailored for subdividing of land for the first time to create a new subdivision; many standards are related to the design and construction of multiple new lots that will form new blocks and infrastructure such as streets that will be dedicated to and maintained by the City. Some standards however, such as the installation of utility service lines, are applicable to the proposed subdivision of the subject property.

The first step in the subdivision process is to receive Preliminary Plat review and a recommendation from the Planning and Zoning Commission. After receiving a recommendation for approval from the Commission the Commission then forwards the Preliminary Plat application to Council for review and approval.

After City Council approval of the Preliminary Plat the subdivider may submit an application for Final Plat. Concurrently, and prior to the Commission’s approval of the Final Plat, the applicant is required to submit plans for required improvements prepared by a civil engineer licensed in Idaho. After the City Engineer’s approval of the improvement plans the Commission may approve the Final Plat and forward the Final Plat to Council for review and approval; if the application substantially conforms to the Preliminary Plat approval the Commission shall recommend approval. Upon installation of required improvements and review and approval of as-built drawings by the City Engineer City Council may approve the Final Plat; if the Final Plat substantially conforms with the Preliminary Plat Council shall approve the final plat.

PUBLIC COMMENT

Two written comments were submitted to two different city e-mail addresses by one neighboring property owner. Both comments are attached to the staff report.

Table 1: City Department Comments

City Department Comments			
Compliant			
Yes	No	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>City Department Comments</p> <p>Utilities:</p> <ul style="list-style-type: none"> • Indicate the water and sewer service lines to the existing residence on the Preliminary Plat. • Indicate the location of proposed water and sewer services that will serve proposed Lot 19B on the Preliminary Plat.

			<p>Fire Department:</p> <ul style="list-style-type: none"> • Locate the access easement and fire apparatus turn-around on the east side of the existing residence. • The driveway needs to be built to support an imposed load of 75,000 lbs. to support the fire apparatus. • No additional comments at this time.
			<p>Streets:</p> <ul style="list-style-type: none"> • Right-of-way must be brought up to current city standards. • Drainage for proposed lot 19B shall be retained on site. • The proposed new driveway shall meet city standards. • There are existing “No Parking” signs in the right-of-way in front of the subject property. It is recommended that the “No Parking” signs remain; the “No Parking” signs were installed by the Traffic Authority in order to increase visibility and safety.
			<p>Planning and Zoning:</p> <ul style="list-style-type: none"> • See comments throughout staff report.

Table 2: Zoning Standards

Compliance with Zoning Standards				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030.C	Minimum Lot Area
			<i>Staff Comments</i>	Required: 9,000 square feet minimum Existing: Existing Lot 19 is 22,634 square feet. Proposed Lot 19A is 13,494 square feet and proposed Lot 19B is 9,116 square feet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030.C	Lot Width
				Required: 80' Proposed: Proposed Lot 19A will have a width of 89.90' at the rear and 94' at the front. Proposed Lot 19B will have a width of 89.90' at the front and 90' at the rear.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030.C	Maximum Building Coverage
				Required: 35% Proposed: Proposed Lot 19A is proposed to be 13,494 square feet and the building coverage of the existing residence is 1,140 square feet, representing a building coverage of 8.4% Lot 19B is proposed to be 9,116 square feet, which equates to a maximum building coverage of 3,190 square feet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030.C	Minimum Building Setbacks
			<i>Staff Comments</i>	Required: Front – 15' Side – 1' for every 2' in building height, or 10', whichever is greater Rear – 20' Proposed – Lot 19A: Lot 19A contains an existing residence. The front and side setbacks will not change. The proposed new rear setback is 38'.

				<p>Proposed – Lot 19B: Proposed Lot 19B will be 90’ in width and 101’ in length, which would allow for a building envelope 70’ in width and 66’ in length. There is a fire apparatus turnaround easement proposed, which overlaps with the building envelope. This reduces the footprint of the building envelope but does not conflict with required setbacks or cause the lot to be unbuildable.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.F.7	<p>Required Access</p> <p>Required: Every lot in a subdivision shall have a minimum of twenty feet (20’) of frontage on a dedicated public street or legal access via an easement of twenty feet (20’) or greater in width. Easement shall be recorded in the office of the Blaine County recorder prior to or in conjunction with recordation of the final plat.</p> <p>Proposed: Lot 19B will be served by an access easement with 20’ of frontage on River Run Drive. The access easement is 20’ wide for the length of the easement, however, the roof overhang of the existing residence constricts the clearance to 17.34’ for a portion of the easement. The portion of the easement that constricts to 17.34’ has been reviewed and approved by the Fire Department.</p> <p>Lot 19A is accessed from River Run Drive and has 94.5’ of street frontage.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.030.H	<p>Curb Cut</p> <p>Required: A total of 35% of the linear footage of any street frontage can be devoted to access to off street parking.</p> <p>Proposed: The lot has 94.5’ of frontage on River Run Drive. The existing driveway is 12’ and the proposed driveway is 20’, for a total of 32’ or 33.8%</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.40.B	<p>Parking Spaces</p> <p>Required: Single-family dwellings in residential zones shall have two parking spaces.</p> <p>Proposed: The existing residence located on proposed Lot 19A has a one car garage and parking in the existing driveway that accesses the garage.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.020	<p>Zoning Matrix</p> <p>Staff Comments Multiple family dwellings are permitted in the Community Core, Subdistrict C, and dwellings may occupy the ground floor in this subdistrict.</p> <p>17.08.020 – Definitions Dwelling, Multiple Family: A building, under single or multiple ownership, containing two (2) or more dwelling units used for residential occupancy.</p> <p>The applicant is proposing a 20-unit multi-family development.</p>

Table 2: Preliminary Plat Requirements

Preliminary Plat Requirements				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.C.1	The subdivider shall file with the administrator copies of the completed subdivision application form and preliminary plat data as required by this chapter.
			Staff Comments	The application has been reviewed and determined to be complete.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I	Contents Of Preliminary Plat: The preliminary plat, together with all application forms, title insurance report, deeds, maps, and other documents reasonably required, shall constitute a complete subdivision application.
			Staff Comments	<i>All required materials for the Preliminary Plat application have been submitted.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .1	The preliminary plat shall be drawn to a scale of not less than one inch equals one hundred feet (1" = 100') and shall show the following: The scale, north point and date.
			Staff Comments	<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .2	The name of the proposed subdivision, which shall not be the same or confused with the name of any other subdivision in Blaine County, Idaho.
			16.04.030.I .1	<i>This standard has been met. This is an amendment to an existing subdivision, Sun Valley Subdivision, 1st Addition.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .3	The name and address of the owner of record, the subdivider, and the engineer, surveyor, or other person preparing the plat.
			Staff Comments	<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .4	Legal description of the area platted.
			Staff Comments	<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .5	The names and the intersecting boundary lines of adjoining subdivisions and parcels of property.
				<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .6	A contour map of the subdivision with contour lines and a maximum interval of five feet (5') to show the configuration of the land based upon the United States geodetic survey data, or other data approved by the city engineer.
				<i>This standard has been met. Spot elevations are indicated on the plat in lieu of contour lines at an interval of 5' or less. There is no more than a 5.4' grade change between the lowest elevation (5,846.0') at the front of the property and the highest elevation (5851.4') at the rear of the property.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I 7	The scaled location of existing buildings, water bodies and courses and location of the adjoining or immediately adjacent dedicated streets, roadways and easements, public and private.
				<i>This standard has been met. The existing residence and existing adjacent street are indicated. All existing and proposed easements are indicated.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .8	Boundary description and the area of the tract.
				<i>The legal description appears on the proposed plan and references the tract, which is within S12, T.4N., R.17E., B.M., City of Ketchum, Blaine County, Idaho.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .9	Existing zoning of the tract.
				<i>The zoning, Limited Residential (LR), appears on the proposed plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .10	The proposed location of street rights of way, lots, and lot lines, easements, including all approximate dimensions, and including all proposed lot and block numbering and proposed street names.

				<i>Applicable standards have been met – the Preliminary Plat indicates a new access and utility easement and the new proposed lots, Lot 19A and Lot 19B, and their proposed lot lines and dimensions.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .11	The location, approximate size and proposed use of all land intended to be dedicated for public use or for common use of all future property owners within the proposed subdivision.
				<i>This is a lot split within an existing subdivision. No land for common or public use is required or proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .12	The location, size and type of sanitary and storm sewers, water mains, culverts and other surface or subsurface structures existing within or immediately adjacent to the proposed sanitary or storm sewers, water mains, and storage facilities, street improvements, street lighting, curbs, and gutters and all proposed utilities.
				<i>This standard is not applicable because this is a subdivision of an existing lot within an existing subdivision and no new water mains, storm sewers, streets, and so forth are proposed. However, as with all development in the city, both lots are required to retain their drainage on site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .13	The direction of drainage, flow and approximate grade of all streets.
				<i>The grade of River Run Drive, 1.1%, and the direction of flow is indicated.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .14	The location of all drainage canals and structures, the proposed method of disposing of runoff water, and the location and size of all drainage easements, whether they are located within or outside of the proposed plat.
				<i>This standard is not applicable because this is a subdivision of an existing lot within an existing subdivision and no new</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .15	All percolation tests and/or exploratory pit excavations required by state health authorities.
				<i>At this time, no state health authority has required this condition. Notice of this subdivision has been mailed to all outside agencies.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .16	A copy of the provisions of the articles of incorporation and bylaws of homeowners' association and/or condominium declarations to be filed with the final plat of the subdivision.
				<i>This standard is not required for a lot split within an existing subdivision.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .17	Vicinity map drawn to approximate scale showing the location of the proposed subdivision in reference to existing and/or proposed arterials and collector streets.
				<i>This standard is not required because Lot 19 is located within an already platted subdivision, Sun Valley Subdivision, 1st Addition. The plat for Sun Valley Subdivision, 1st Addition is recorded with Blaine County and serves as a vicinity map for reference.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .18	The boundaries of the floodplain, floodway and avalanche zoning district shall also be clearly delineated and marked on the preliminary plat.
				<i>There is no floodplain, floodway, or avalanche zone within the vicinity or on the proposed lots.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .19	Building envelopes shall be shown on each lot, all or part of which is within a floodway, floodplain, or avalanche zone; or any lot that is adjacent to the Big Wood River, Trail Creek, or Warm Springs Creek; or any lot, a portion of which has a slope of twenty five percent (25%) or greater; or upon any lot which will be created adjacent to the intersection of two (2) or more streets.
				<i>This standard does not apply to the proposed lot split.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .20	Lot area of each lot. <i>Proposed square footages for Lots 19A and 19B are indicated.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .21	Existing mature trees and established shrub masses. <i>All existing mature trees and established shrubs on the subject property are indicated on the Preliminary Plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .22	A current title report shall be provided at the time that the preliminary plat is filed with the administrator, together with a copy of the owner's recorded deed to such property. <i>A copy of the warranty deed and title insurance policy have been submitted.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .23	Three (3) copies of the preliminary plat shall be filed with the administrator. <i>A digital copy for reproduction was submitted with the application. Therefore, staff required only one (1) full size copy of the preliminary plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040. A	Required Improvements: The improvements set forth in this section shall be shown on the preliminary plat and installed prior to approval of the final plat. Construction design plans shall be submitted and approved by the city engineer. All such improvements shall be in accordance with the comprehensive plan and constructed in compliance with construction standard specifications adopted by the city. Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision. <i>Required improvements are indicated on the Preliminary Plat. Construction design plans are forthcoming. See next section.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040. B	Improvement Plans: Prior to approval of final plat by the commission, the subdivider shall file two (2) copies with the city engineer, and the city engineer shall approve construction plans for all improvements required in the proposed subdivision. Such plans shall be prepared by a civil engineer licensed in the state. <i>Improvement Plans are not required at this time. The applicant is aware that this a requirement prior to construction of required improvements.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040. C	Prior to final plat approval, the subdivider shall have previously constructed all required improvements and secured a certificate of completion from the city engineer. However, in cases where the required improvements cannot be constructed due to weather conditions or other factors beyond the control of the subdivider, the city council may accept, in lieu of any or all of the required improvements, a performance bond filed with the city clerk to ensure actual construction of the required improvements as submitted and approved. Such performance bond shall be issued in an amount not less than one hundred fifty percent (150%) of the estimated costs of improvements as determined by the city engineer. In the event the improvements are not constructed within the time allowed by the city council (which shall be one year or less, depending upon the individual circumstances), the council may order the improvements installed at the expense of the subdivider and the surety. In the event the cost of installing the required improvements exceeds the amount of the bond, the subdivider shall be liable to the city for additional costs. The amount that the cost of installing the required improvements exceeds the amount of the performance bond shall automatically become a lien upon any and all property within the subdivision owned by the owner and/or subdivider.

				<i>Construction of required improvements is not required at this time. The applicant is aware that this is a requirement prior to Final Plat approval.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040. D	<p>As Built Drawing: Prior to acceptance by the city council of any improvements installed by the subdivider, two (2) sets of as built plans and specifications, certified by the subdivider's engineer, shall be filed with the city engineer. Within ten (10) days after completion of improvements and submission of as built drawings, the city engineer shall certify the completion of the improvements and the acceptance of the improvements, and shall submit a copy of such certification to the administrator and the subdivider. If a performance bond has been filed, the administrator shall forward a copy of the certification to the city clerk. Thereafter, the city clerk shall release the performance bond upon application by the subdivider.</p>
				<i>As-built drawings are not required at this time. However, the applicant is aware that this is a requirement for completion of the subdivision.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040. E	<p>Monumentation: Following completion of construction of the required improvements and prior to certification of completion by the city engineer, certain land survey monuments shall be reset or verified by the subdivider's engineer or surveyor to still be in place. These monuments shall have the size, shape, and type of material as shown on the subdivision plat. The monuments shall be located as follows:</p> <ol style="list-style-type: none"> 1. All angle points in the exterior boundary of the plat. 2. All street intersections, points within and adjacent to the final plat. 3. All street corner lines ending at boundary line of final plat. 4. All angle points and points of curves on all streets. 5. The point of beginning of the subdivision plat description.
				<i>This action shall occur following completion of required improvements.</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	16.04.040. F	<p>Lot Requirements:</p> <ol style="list-style-type: none"> 1. Lot size, width, depth, shape and orientation and minimum building setback lines shall be in compliance with the zoning district in which the property is located and compatible with the location of the subdivision and the type of development, and preserve solar access to adjacent properties and buildings. 2. Whenever a proposed subdivision contains lot(s), in whole or in part, within the floodplain, or which contains land with a slope in excess of twenty five percent (25%), based upon natural contours, or creates corner lots at the intersection of two (2) or more streets, building envelopes shall be shown for the lot(s) so affected on the preliminary and final plats. The building envelopes shall be located in a manner designed to promote harmonious development of structures, minimize congestion of structures, and provide open space and solar access for each lot and structure. Also, building envelopes shall be located to promote access to the lots and maintenance of public utilities, to minimize cut and fill for roads and building foundations, and minimize adverse impact upon environment, watercourses and topographical features. Structures may only be built on buildable lots. Lots shall only be created that meet the definition of "lot, buildable" in section 16.04.020 of this chapter. Building envelopes shall be established outside of hillsides of twenty five percent (25%) and greater and outside of the floodway. A waiver to this standard may only be considered for the following: <ol style="list-style-type: none"> a. For lot line shifts of parcels that are entirely within slopes of twenty five percent (25%) or greater to create a reasonable building envelope, and mountain overlay design review standards and all other city requirements are met.

				<p>b. For small, isolated pockets of twenty five percent (25%) or greater that are found to be in compliance with the purposes and standards of the mountain overlay district and this section.</p> <p>3. Corner lots shall have a property line curve or corner of a minimum radius of twenty five feet (25') unless a longer radius is required to serve an existing or future use.</p> <p>4. Side lot lines shall be within twenty degrees (20°) to a right angle or radial line to the street line.</p> <p>5. Double frontage lots shall not be created. A planting strip shall be provided along the boundary line of lots adjacent to arterial streets or incompatible zoning districts. Should a double frontage lot(s) be created out of necessity, then such lot(s) shall be reversed frontage lot(s).</p> <p>6. Minimum lot sizes in all cases shall be reversed frontage lot(s).</p> <p>7. Every lot in a subdivision shall have a minimum of twenty feet (20') of frontage on a dedicated public street or legal access via an easement of twenty feet (20') or greater in width. Easement shall be recorded in the office of the Blaine County recorder prior to or in conjunction with recordation of the final plat.</p>
				<p><i>Standard #1 has been met. Standards #2-6 are not applicable. Standard #7 has been met with the proposed 20' access easement. This easement is incorporated on the Preliminary Plat and will be included on the Final Plat.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040. G	<p>G. Block Requirements: The length, width and shape of blocks within a proposed subdivision shall conform to the following requirements:</p> <p>1. No block shall be longer than one thousand two hundred feet (1,200'), nor less than four hundred feet (400') between the street intersections, and shall have sufficient depth to provide for two (2) tiers of lots.</p> <p>2. Blocks shall be laid out in such a manner as to comply with the lot requirements.</p> <p>3. The layout of blocks shall take into consideration the natural topography of the land to promote access within the subdivision and minimize cuts and fills for roads and minimize adverse impact on environment, watercourses and topographical features.</p> <p>4. Corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the intersection of the streets.</p>
				<p><i>This application does not create a new block. This requirement is not applicable.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040. H	<p>Street Improvement Requirements:</p> <p>1. The arrangement, character, extent, width, grade and location of all streets put in the proposed subdivision shall conform to the comprehensive plan and shall be considered in their relation to existing and planned streets, topography, public convenience and safety, and the proposed uses of the land;</p> <p>2. All streets shall be constructed to meet or exceed the criteria and standards set forth in chapter 12.04 of this code, and all other applicable ordinances, resolutions or regulations of the city or any other governmental entity having jurisdiction, now existing or adopted, amended or codified;</p> <p>3. Where a subdivision abuts or contains an existing or proposed arterial street, railroad or limited access highway right of way, the council may require a frontage street, planting strip, or similar design features;</p> <p>4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods;</p>

			<p>5. Street grades shall not be less than three-tenths percent (0.3%) and not more than seven percent (7%) so as to provide safe movement of traffic and emergency vehicles in all weather and to provide for adequate drainage and snow plowing;</p> <p>6. In general, partial dedications shall not be permitted, however, the council may accept a partial street dedication when such a street forms a boundary of the proposed subdivision and is deemed necessary for the orderly development of the neighborhood, and provided the council finds it practical to require the dedication of the remainder of the right of way when the adjoining property is subdivided. When a partial street exists adjoining the proposed subdivision, the remainder of the right of way shall be dedicated;</p> <p>7. Dead end streets may be permitted only when such street terminates at the boundary of a subdivision and is necessary for the development of the subdivision or the future development of the adjacent property. When such a dead end street serves more than two (2) lots, a temporary turnaround easement shall be provided, which easement shall revert to the adjacent lots when the street is extended;</p> <p>8. A cul-de-sac, court or similar type street shall be permitted only when necessary to the development of the subdivision, and provided, that no such street shall have a maximum length greater than four hundred feet (400') from entrance to center of turnaround, and all cul-de-sacs shall have a minimum turnaround radius of sixty feet (60') at the property line and not less than forty five feet (45') at the curb line;</p> <p>9. Streets shall be planned to intersect as nearly as possible at right angles, but in no event at less than seventy degrees (70°);</p> <p>10. Where any street deflects an angle of ten degrees (10°) or more, a connecting curve shall be required having a minimum centerline radius of three hundred feet (300') for arterial and collector streets, and one hundred twenty five feet (125') for minor streets;</p> <p>11. Streets with centerline offsets of less than one hundred twenty five feet (125') shall be prohibited;</p> <p>12. A tangent of at least one hundred feet (100') long shall be introduced between reverse curves on arterial and collector streets;</p> <p>13. Proposed streets which are a continuation of an existing street shall be given the same names as the existing street. All new street names shall not duplicate or be confused with the names of existing streets within Blaine County, Idaho. The subdivider shall obtain approval of all street names within the proposed subdivision from the commission before submitting same to council for preliminary plat approval;</p> <p>14. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills;</p> <p>15. Street patterns of residential areas shall be designed to create areas free of through traffic, but readily accessible to adjacent collector and arterial streets;</p> <p>16. Reserve planting strips controlling access to public streets shall be permitted under conditions specified and shown on the final plat, and all landscaping and irrigation systems shall be installed as required improvements by the subdivider;</p> <p>17. In general, the centerline of a street shall coincide with the centerline of the street right of way, and all crosswalk markings shall be installed by the subdivider as a required improvement;</p>
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				<p>18. Street lighting may be required by the commission or council where appropriate and shall be installed by the subdivider as a requirement improvement;</p> <p>19. Private streets may be allowed upon recommendation by the commission and approval by the council. Private streets shall be constructed to meet the design standards specified in subsection H2 of this section;</p> <p>20. Street signs shall be installed by the subdivider as a required improvement of a type and design approved by the administrator and shall be consistent with the type and design of existing street signs elsewhere in the city;</p> <p>21. Whenever a proposed subdivision requires construction of a new bridge, or will create substantial additional traffic which will require construction of a new bridge or improvement of an existing bridge, such construction or improvement shall be a required improvement by the subdivider. Such construction or improvement shall be in accordance with adopted standard specifications;</p> <p>22. Sidewalks, curbs and gutters may be a required improvement installed by the subdivider; and</p> <p>23. Gates are prohibited on private roads and parking access/entranceways, private driveways accessing more than one single-family dwelling unit and one accessory dwelling unit, and public rights of way unless approved by the city council.</p>
				<i>This proposal does not create new street. These standards are not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.I	<p>Alley Improvement Requirements: Alleys shall be provided in business, commercial and light industrial zoning districts. The width of an alley shall be not less than twenty feet (20'). Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be provided to permit safe vehicular movement. Dead end alleys shall be prohibited. Improvement of alleys shall be done by the subdivider as required improvement and in conformance with design standards specified in subsection H2 of this section.</p>
				<i>This proposal does not create a new alley. This standard is not applicable.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.J	<p>Required Easements: Easements, as set forth in this subsection, shall be required for location of utilities and other public services, to provide adequate pedestrian circulation and access to public waterways and lands.</p> <p>1. A public utility easement at least ten feet (10') in width shall be required within the street right of way boundaries of all private streets. A public utility easement at least five feet (5') in width shall be required within property boundaries adjacent to Warm Springs Road and within any other property boundary as determined by the city engineer to be necessary for the provision of adequate public utilities.</p> <p>2. Where a subdivision contains or borders on a watercourse, drainageway, channel or stream, an easement shall be required of sufficient width to contain such watercourse and provide access for private maintenance and/or reconstruction of such watercourse.</p> <p>3. All subdivisions which border the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a ten foot (10') fish and nature study easement along the riverbank. Furthermore, the council shall require, in appropriate areas, an easement providing access through the subdivision to the bank as a sportsman's access. These easement requirements are minimum standards, and in appropriate cases where a subdivision abuts a portion of the river adjacent to an existing pedestrian easement, the council may require an</p>

			<p>extension of that easement along the portion of the riverbank which runs through the proposed subdivision.</p> <p>4. All subdivisions which border on the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a twenty five foot (25') scenic easement upon which no permanent structure shall be built in order to protect the natural vegetation and wildlife along the riverbank and to protect structures from damage or loss due to riverbank erosion.</p> <p>5. No ditch, pipe or structure for irrigation water or irrigation wastewater shall be constructed, rerouted or changed in the course of planning for or constructing required improvements within a proposed subdivision unless same has first been approved in writing by the ditch company or property owner holding the water rights. A written copy of such approval shall be filed as part of required improvement construction plans.</p> <p>6. Nonvehicular transportation system easements including pedestrian walkways, bike paths, equestrian paths, and similar easements shall be dedicated by the subdivider to provide an adequate nonvehicular transportation system throughout the city.</p>
			<p><i>The Preliminary Plat contains a utility easement, which coincides with the access easement. Standards #2-6 are not applicable.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.04.040. K</p> <p>Sanitary Sewage Disposal Improvements: Central sanitary sewer systems shall be installed in all subdivisions and connected to the Ketchum sewage treatment system as a required improvement by the subdivider. Construction plans and specifications for central sanitary sewer extension shall be prepared by the subdivider and approved by the city engineer, council and Idaho health department prior to final plat approval. In the event that the sanitary sewage system of a subdivision cannot connect to the existing public sewage system, alternative provisions for sewage disposal in accordance with the requirements of the Idaho department of health and the council may be constructed on a temporary basis until such time as connection to the public sewage system is possible. In considering such alternative provisions, the council may require an increase in the minimum lot size and may impose any other reasonable requirements which it deems necessary to protect public health, safety and welfare.</p>
			<p><i>This standard has been met by indicating the proposed service connections to the sewer district sewer main that is located in the River Run Drive right-of-way.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.04.040. L</p> <p>Water System Improvements: A central domestic water distribution system shall be installed in all subdivisions by the subdivider as a required improvement. The subdivider shall also be required to locate and install an adequate number of fire hydrants within the proposed subdivision according to specifications and requirements of the city under the supervision of the Ketchum fire department and other regulatory agencies having jurisdiction. Furthermore, the central water system shall have sufficient flow for domestic use and adequate fire flow. All such water systems installed shall be looped extensions, and no dead end systems shall be permitted. All water systems shall be connected to the municipal water system and shall meet the standards of the following agencies: Idaho department of public health, Idaho survey and rating bureau, district sanitarian, Idaho state public utilities commission, Idaho department of reclamation, and all requirements of the city.</p>
			<p><i>This standard has been met by indicating the proposed service connection to the municipal water main that is located within the River Run Drive right-of-way.</i></p>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040. M	Planting Strip Improvements: Planting strips shall be required improvements. When a predominantly residential subdivision is proposed for land adjoining incompatible uses or features such as highways, railroads, commercial or light industrial districts or off street parking areas, the subdivider shall provide planting strips to screen the view of such incompatible features. The subdivider shall submit a landscaping plan for such planting strip with the preliminary plat application, and the landscaping shall be a required improvement.
				<i>This standard is not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040. N	Cuts, Fills, And Grading Improvements: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts, fills, alterations of topography, streams, drainage channels, and disruption of soils and vegetation. The design criteria shall include the following: <ol style="list-style-type: none"> 1. A preliminary soil report prepared by a qualified engineer may be required by the commission and/or council as part of the preliminary plat application. 2. Preliminary grading plan prepared by a civil engineer shall be submitted as part of all preliminary plat applications. Such plan shall contain the following information: <ol style="list-style-type: none"> a. Proposed contours at a maximum of five foot (5') contour intervals. b. Cut and fill banks in pad elevations. c. Drainage patterns. d. Areas where trees and/or natural vegetation will be preserved. e. Location of all street and utility improvements including driveways to building envelopes. f. Any other information which may reasonably be required by the administrator, commission or council to adequately review the affect of the proposed improvements. 3. Grading shall be designed to blend with natural landforms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways. 4. Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for open space for the benefit of future property owners within the subdivision. 5. Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such times as such revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion. 6. Where cuts, fills, or other excavations are necessary, the following development standards shall apply: <ol style="list-style-type: none"> a. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability. b. Fills shall be compacted to at least ninety five percent (95%) of maximum density as determined by AASHO T99 (American Association of State Highway Officials) and ASTM D698 (American standard testing methods). c. Cut slopes shall be no steeper than two horizontal to one vertical (2:1). Subsurface drainage shall be provided as necessary for stability.

				<p>d. Fill slopes shall be no steeper than three horizontal to one vertical (3:1). Neither cut nor fill slopes shall be located on natural slopes of three to one (3:1) or steeper, or where fill slope toes out within twelve feet (12') horizontally of the top and existing or planned cut slope.</p> <p>e. Toes of cut and fill slopes shall be set back from property boundaries a distance of three feet (3'), plus one-fifth (1/5) of the height of the cut or the fill, but may not exceed a horizontal distance of ten feet (10'); tops and toes of cut and fill slopes shall be set back from structures at a distance of at least six feet (6'), plus one-fifth (1/5) of the height of the cut or the fill. Additional setback distances shall be provided as necessary to accommodate drainage features and drainage structures.</p>
				<p><i>This is a small-scale subdivision to divide an existing lot within an existing subdivision into two lots. These standards are not applicable. There will be no cuts or fill. The only grading that will occur is related to the construction of the proposed access easement.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040. O	<p>Drainage Improvements: The subdivider shall submit with the preliminary plat application such maps, profiles, and other data prepared by an engineer to indicate the proper drainage of the surface water to natural drainage courses or storm drains, existing or proposed. The location and width of the natural drainage courses shall be shown as an easement common to all owners within the subdivision and the city on the preliminary and final plat. All natural drainage courses shall be left undisturbed or be improved in a manner that will increase the operating efficiency of the channel without overloading its capacity. An adequate storm and surface drainage system shall be a required improvement in all subdivisions and shall be installed by the subdivider. Culverts shall be required where all water or drainage courses intersect with streets, driveways or improved public easements and shall extend across and under the entire improved width including shoulders.</p>
				<p><i>This application is for subdivision of an existing lot within an existing subdivision that has frontage on an existing street. No new streets are proposed and no alteration to topography, other than the construction of an access driveway, are proposed with this application. At the time of building permit drainage plans for a new structure on proposed Lot 19B will be required.</i></p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	16.04.040. P	<p>Utilities: In addition to the terms mentioned in this section, all utilities including, but not limited to, electricity, natural gas, telephone and cable services shall be installed underground as a required improvement by the subdivider. Adequate provision for expansion of such services within the subdivision or to adjacent lands including installation of conduit pipe across and underneath streets shall be installed by the subdivider prior to construction of street improvements.</p>
				<p><i>Natural gas, telephone, and cable are located underground and serve the subject property and may be tied into by future development to occur on proposed Lot 19B.</i></p> <p><i>Electricity serves the subject property through an overhead powerline. Staff has not yet addressed the applicability or feasibility of undergrounding the electricity to the subject property within the context of an already developed subdivision with aboveground powerlines. This standard will be addressed prior to Final Plat.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040. Q	<p>Off Site Improvements: Where the offsite impact of a proposed subdivision is found by the commission or council to create substantial additional traffic, improvements to alleviate that impact may be required of the subdivider</p>

				<p>prior to final plat approval, including, but not limited to, bridges, intersections, roads, traffic control devices, water mains and facilities, and sewer mains and facilities.</p>
				<p><i>No off-site improvements are required.</i></p>

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission recommend approval of the Stevens Subdivision Preliminary Plat to the City Council, subject to conditions 1-10 below.

RECOMMENDED MOTION

Make a motion to:

1. **“I MOVE TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE STEVENS SUBDIVISION PRELIMINARY PLAT BY TRAVIS AND HALEY STEVENS, WITH CONDITIONS 1-10.”**

RECOMMENDED CONDITIONS

1. Prior to construction of required improvements, and prior to approval of the Final Plat by the Commission, the applicant shall file two (2) copies of improvement plans prepared by a civil engineer licensed in Idaho with the City Engineer for approval.
2. Required improvements shall be installed prior to City Council’s approval of the Final Plat.
3. The applicant shall submit two (2) sets of as-built plans and specifications, certified by the subdivider’s engineer, to the City Engineer. The as-built plans shall be certified and accepted by the City Engineer prior to City Council’s approval of the Final Plat.
4. The failure to obtain Final Plat approval by the Council, of an approved preliminary plat, within one (1) year after approval by the Council shall cause all approvals of said preliminary plat to be null and void;
5. The recorded plat shall show a minimum of two Blaine County Survey Control Monuments with ties to the property and an inverse between the two monuments. The Survey Control Monuments shall be clearly identified on the face of the map;
6. An electronic CAD file shall be submitted to the City of Ketchum prior to final plat signature by the City Clerk. The electronic CAD file shall be submitted to the Blaine County Recorder’s office concurrent with the recording of the Plat containing the following minimum data:
 - a. Line work delineating all parcels and roadways on a CAD layer/level designated as “parcel”;
 - b. Line work delineating all roadway centerlines on a CAD layer/level designated as “road”; and,
 - c. Line work that reflects the ties and inverses for the Survey Control Monuments shown on the face of the Plat shall be shown on a CAD layer/level designated as “control”; and,
7. All information within the electronic file shall be oriented and scaled to Grid per the Idaho State Plane Coordinate System, Central Zone, NAD1983 (1992), U.S. Survey Feet, using the Blaine County Survey Control Network. Electronic CAD files shall be submitted in a “.dwg”, “.dgn” or “.shp” format and shall be submitted digitally to the City on a compact disc. When the endpoints of the lines submitted are indicated as coincidental with another line, the CAD line endpoints shall be separated by no greater than 0.0001 drawing units.
8. The applicant shall provide a copy of the recorded final plat to the Department of Planning and Building for the official file on the application.
9. All requirements of the Fire, Utility, Building, Planning and Public Works departments of the City of Ketchum shall be met. All public improvements shall meet the requirements of the Public Works Department.

10. Standard 16.04.040.P regarding underground electricity shall be addressed prior to Final Plat approval by City Council.

ATTACHMENTS:

- A. Application received May 3, 2018
- B. Preliminary Plat dated June 5, 2018
- C. Public comment

Attachment A.

Application received May 3, 2018



City of Ketchum
Planning & Building

OFFICIAL USE ONLY	
Application Number	P18-056
Date Received:	5-3-18
By:	nd
Fee Paid:	\$2600 ⁰⁰
Approved Date:	
By:	

Subdivision Application

Submit completed application and payment to the Planning and Building Department, PO Box 2315, Ketchum, ID 83340 or hand deliver to Ketchum City Hall, 480 East Ave. N., Ketchum. If you have questions, please contact the Planning and Building Department at (208) 726-7801. To view the Development Standards, visit the City website at: www.ketchumidaho.org and click on Municipal Code.

APPLICANT INFORMATION	
Name of Proposed Subdivision: Sun Valley Subdivision, 1st Addition, Lots 19A & 19B	
Owner of Record: Travis and Haley Stevens	
Address of Owner: Box 6597, Ketchum, ID 83340 6587	
Representative of Owner: Bruce Smith, PLS, Alpine Enterprises Inc.	
Legal Description: Lot 19, Sun Valley Subdivision, 1st Addition	
Street Address: 314 River Run Dr.	
SUBDIVISION INFORMATION	
Number of Lots/Parcels: 1 Existing, 2 Proposed	
Total Land Area: 22,704 sq. ft.	
Current Zoning District: LR	
Proposed Zoning District: No Change	
Overlay District: None RPK05450000190	
TYPE OF SUBDIVISION	
Condominium <input type="checkbox"/>	Land <input checked="" type="checkbox"/>
PUD <input type="checkbox"/>	Townhouse <input type="checkbox"/>
Adjacent land in same ownership in acres or square feet: None	
Easements to be dedicated on the final plat: Public Utility Easements and Access Easement to Benefit Lot 19B	
Briefly describe the improvements to be installed prior to final plat approval: Install Utilities?	
ADDITIONAL INFORMATION	
All lighting must be in compliance with the City of Ketchum's Dark Sky Ordinance	
One (1) copy of Articles of Incorporation and By-Laws of Homeowners Associations and/or Condominium Declarations	
One (1) copy of current title report and owner's recorded deed to the subject property	
One (1) copy of the preliminary plat	
All files should be submitted in an electronic format.	

Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Subdivision Application in which the City of Ketchum is the prevailing party to pay reasonable attorney's fees and costs, including fees and costs of appeal for the City of Ketchum. Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, city officials, agents and employees from and for any and all losses, claims, actions, judgments for damages, or injury to persons or property, and losses and expenses caused or incurred by Applicant, its servants, agents, employees, guests and business invitees and not caused by or arising out of the tortuous conduct of city or its officials, agents or employees. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

Bruce S. SEE ATTACHED AUTHORIZATION LETTER 03May18
 Applicant Signature Date

ALPINE ENTERPRISES INC.

Surveying, Mapping, GPS, GIS and Natural Hazards Consulting

DATE: April 30, 2018

TO: City of Ketchum
Planning & Zoning Dept.
Ketchum, ID 83340

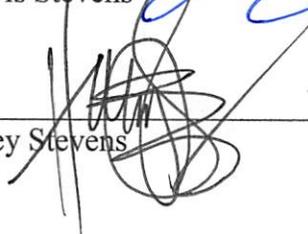
RE: Sun Valley Subdivision, 1st Addition, Lots 19A & 19B

To Whom It May Concern:

We hereby authorize Bruce Smith, PLS, to act as our representative in the Application and Platting of Sun Valley Subdivision, 1st Addition, Lots 19A & 19B.

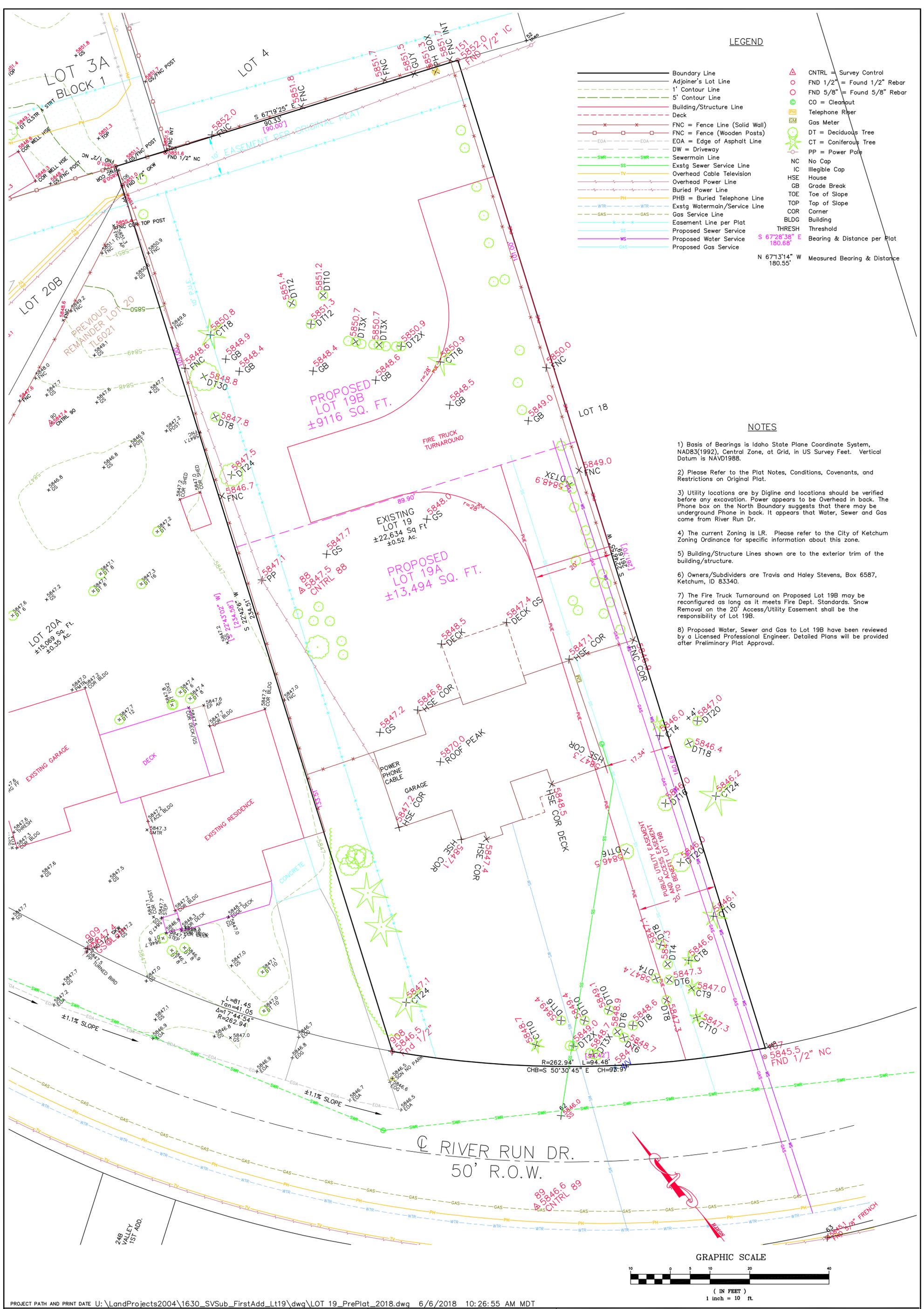


Travis Stevens



Haley Stevens

Attachment B.
Preliminary Plat dated June 5, 2018



LEGEND

- Boundary Line
- Adjoiner's Lot Line
- 1' Contour Line
- 5' Contour Line
- Building/Structure Line
- Deck
- FNC = Fence Line (Solid Wall)
- FNC = Fence (Wooden Posts)
- EOA = Edge of Asphalt Line
- DW = Driveway
- Sewermain Line
- Exstg Sewer Service Line
- Overhead Cable Television
- Overhead Power Line
- Buried Power Line
- PHB = Buried Telephone Line
- Exstg Watermain/Service Line
- Gas Service Line
- Easement Line per Plat
- Proposed Sewer Service
- Proposed Water Service
- Proposed Gas Service
- CNTRL = Survey Control
- FND 1/2" = Found 1/2" Rebar
- FND 5/8" = Found 5/8" Rebar
- CO = Clearcut
- Telephone Riser
- Gas Meter
- DT = Deciduous Tree
- CT = Coniferous Tree
- PP = Power Pole
- NC = No Cap
- IC = Illegible Cap
- HSE = House
- GB = Grade Break
- TOE = Toe of Slope
- TOP = Top of Slope
- COR = Corner
- BLDG = Building
- THRESH = Threshold
- S 67°28'38" E 180.68' Bearing & Distance per Plat
- N 67°13'14" W 180.55' Measured Bearing & Distance

NOTES

- 1) Basis of Bearings is Idaho State Plane Coordinate System, NAD83(1992), Central Zone, at Grid, in US Survey Feet. Vertical Datum is NAVD1988.
- 2) Please Refer to the Plat Notes, Conditions, Covenants, and Restrictions on Original Plat.
- 3) Utility locations are by Digline and locations should be verified before any excavation. Power appears to be Overhead in back. The Phone box on the North Boundary suggests that there may be underground Phone in back. It appears that Water, Sewer and Gas come from River Run Dr.
- 4) The current Zoning is LR. Please refer to the City of Ketchum Zoning Ordinance for specific information about this zone.
- 5) Building/Structure Lines shown are to the exterior trim of the building/structure.
- 6) Owners/Subdividers are Travis and Haley Stevens, Box 6587, Ketchum, ID 83340.
- 7) The Fire Truck Turnaround on Proposed Lot 19B may be reconfigured as long as it meets Fire Dept. Standards. Snow Removal on the 20' Access/Utility Easement shall be the responsibility of Lot 19B.
- 8) Proposed Water, Sewer and Gas to Lot 19B have been reviewed by a Licensed Professional Engineer. Detailed Plans will be provided after Preliminary Plat Approval.

PROJECT PATH AND PRINT DATE U:\LandProjects2004\1630_SVSub_FirstAdd_Lt19.dwg\LOT 19_PrePlat_2018.dwg 6/6/2018 10:26:55 AM MDT

REVISIONS	NO	DATE	BY
Revise Bdy. Add Fire Turnaround	1	25MAY18	BS
ADD EXSTG & PROPOSED SEWER & WATER SERVICES	2	05JUN18	BS



Alpine Enterprises Inc.
 Surveying, Mapping and Natural Hazards Consulting
 221 Northwood Way, Unit A-100
 P.O. Box 2037, Ketchum, ID 83340 USA
 (208) 727-1988 727-1987 fax
 email bsmith@alpineenterprisesinc.com

A PRELIMINARY PLAT SHOWING
 LOTS 19A & 19B, SUN VALLEY SUBDIVISION, 1ST ADDITION
 WITHIN S12, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR TRAVIS & HALY STEVENS

Attachment C.
Public comment

From: Kathleen Phelan <kphelan@me.com>

Date: May 19, 2018 at 1:49:02 PM MDT

To: participate@ketchumidaho.org

Subject: 314 River Run Drive

Dear Planning and Zoning Commission,

I live immediately across the street from 314 River Run Drive. I would like to see the proposed plat for lots 19A and 19B. What I am most concerned with is the inclusion and maintenance of a proper "public right of way". River Run Drive is notorious for property owner who have landscaped into the "public right of way", thereby creating dangerous conditions for pedestrians and motorists on this blind u shaped street. It is my belief that the "public right of way" is a 25 foot strip of land between the "lane of travel" and the landscaping or dwelling. Am I correct on this? Please respond to my comments. Thank you, Kathleen Phelan

From: Kathleen Phelan <kphelan@me.com>
Sent: Monday, May 21, 2018 1:17 PM
To: Brittany Skelton <BSkelton@ketchumidaho.org>
Subject: 314 River Run Drive

Dear Brittany,

With reference to the proposed Stevens subdivision I would like to recommend that the existing "Public Right of Way" be corrected at this time. Currently it is completely landscaped thereby preventing cars from legally parking in front of the residence. River Run Drive is a horseshoe shaped street with most of the residences landscaped into the "public right of way" creating dangerous "blind" conditions for pedestrians and vehicles. Since this will be a new subdivision it seems to me to be the appropriate time to correct the "public right of way".

Thank you, Kathleen Phelan (property owner of 315 and 319 River Run Drive



City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF JUNE 11, 2018

PROJECT: Kenworthy Lift

FILE NUMBER: P18-065

REPRESENTATIVE: Jolyon Sawrey, AIA, Vital Ink Architecture

OWNER: Shirra Kenworthy

REQUEST: Mountain Overlay Pre-Application Design Review

LOCATION: 791 E. 5th ST (Tax Lot 3155)

ZONING: Limited Residential (LR)

OVERLAY: Mountain Overlay (MO)

NOTICE: Notice was mailed to adjacent property owners on June 1st, 2018. *The Planning & Building Department has received one public comment included as Attachment E to the Staff Report.*

REVIEWER: Abby Rivin, Associate Planner

BACKGROUND

The subject Pre-Application Design Review request is for the installation of a new lift system to access an existing single-family residence located at 791 E. 5th St (Tax Lot 3155). The lift will be comprised of a track system, two loading platforms, and an enclosed cab. Existing development on the subject property includes a single-family residence that was constructed in 1960, prior to the adoption of City's first zoning ordinance in 1961 (Ordinance #62) and before the adoption of the Mountain Overlay Zoning District in 1989. The subject 10,355 sq ft site is surrounded to the north, south, and west by the Kinderhorn Subdivision and to the east by Val D'Sol Condominiums located in the City of Sun Valley. The existing single-family residence is non-conforming in relation to the 20' rear setback required in the Limited Residential (LR) Zoning District, the off street parking space requirement, and Mountain Overlay Design Review standards pertaining to visual impact. The site is characterized by approximately 50 ft in grade change from the front lot line to the rear lot line. An existing wood staircase provides access from an adjacent driveway access easement to the existing residence. The applicant has noted in the Project Narrative on Sheet 0.0 of the submittal that the impetus for the installation of the lift system is, "the distance/height from driveway and the difficulty of effort to get to the home and dangerous slippery winter conditions have warranted the desire for this safe, convenient mechanized means to provide site access to the residence."

The proposed lift (outdoor elevator/tram/funicular) system is manufactured by Hill Hiker Hillside Lift Systems. The lift's landing platforms and track system will be sited to the west of the existing residence and staircase. In order to minimize visual impact, the system is proposed to be painted in brown, beige, and earth tone hues.

The track/rail system utilizes an “I Beam” spanning system and will be mounted onto concrete structural piers. Comprised of steel/aluminum frame and glass panels, the enclosed cab of the lift system is 7’-6” in height. The track is 3 ft wide and 78 feet in total length from the lower platform to the upper platform. The proposed lift system will traverse the site at a 34% slope.

ANALYSIS

Since the property is located within the Mountain Overlay (MO) District, the project is subject to the Mountain Overlay Design Review requirements set forth in Ketchum City Code §17.104.070. Any project proposed in the MO District may request Pre-Application Design Review. The purpose of the Pre-Application Design Review is for the Commission to consider conceptually the location of the proposed activity, access, and any other element of the proposal in concept as requested by the applicant and to provide feedback.

Staff has defined both the upper and lower landing areas as decks. Ketchum City Code §17.08.020 defines a deck as, “a roofless exterior floor structure attached to or supported by an adjacent structure and/or posts, piers or other independent supports.” As indicated on the Site Plan (Sheet 1.1), both the lower and upper landing platforms are noncompliant with the required front and rear setbacks in the LR Zone. The lower landing is setback 2 ft from the front lot line and the upper landing encroaches approximately 4 ft into the required 20 ft rear setback. Per Ketchum City Code §17.128.020, decks less than thirty inches in height from existing grade may be constructed to the property line. Both platforms exceed 30 inches in height above grade—the lower lift station is 5 ft in height from grade and the upper lift station is 11 ft in height from grade. In order to comply with the dimensional standards of the LR Zone, the applicant may either site the lift system within the required setbacks or decrease the height of the platforms to no more than 30 inches above grade. Lowering the proposed height of the lift system landing areas would necessitate more hillside disturbance. The applicant has also included a Site Plan on Sheet 1.2 of the submittal indicating the lower lift station setback 15 feet from the front lot line, however this design may reduce the project’s utility to the property owner and increase visibility on the hillside. Due to the topography of the lot, siting the upper lift station within the required rear setback is infeasible.

Tax Lot 3155 is located on a hillside and the existing, nonconforming single-family residence visually impacts the skyline. The applicant has included a view impact analysis from Spruce Street, Sun Valley Road, and Val D’Sol Condominiums on Sheets 0.2 and 0.3 of the submittal. The view impact analysis indicates that the lift system will be the most visible from Val D’Sol Condominiums. In order to minimize visual impact, the system is proposed to be painted in brown, beige, and earth tone hues. Topography and existing vegetation further screen the proposed lift. Staff finds that both the siting of the system on the subject property as well as the proposed natural colors of the lift decrease visual impact.

Staff recommends that the Commission consider the analysis contained in the Staff Report, the applicant’s presentation, and any public comment received, deliberate, and provide feedback to the applicant on the lift system proposal. Staff recommends the Commission move to continue the MO Pre-Application Design Review pending the submittal of design that complies with the dimensional standards in the LR Zone or a variance request for the encroachment of the landing areas within the required setback.

COMPREHENSIVE PLAN ANALYSIS

The proposed lift system is consistent with the uses, goals, and policies listed below as specified within the 2014 Comprehensive Plan. The applicant has included a view impact analysis from Spruce Street, Sun Valley Road, and Val D’Sol Condominiums on Sheet 0.2 and 0.3 of the submittal. Staff finds that both the siting of the system on the subject property as well as the proposed natural colors of the lift minimize visual impact and retains the appearance of the Sun Valley Road gateway corridor. The applicant will install a mock lift system for the site visit, which will further help assess the visual impact of the proposal. The project is also an example of a retrofit that fulfills the City’s intention of encouraging housing designs for an aging population with mobility limitations.

Table 1: Comprehensive Plan Analysis

SUPPORTING SECTION	SUMMARY OF COMPLIANCE WITH THE 2014 COMPREHENSIVE PLAN
Future Land Use	
Low Density Residential	<p>Primary Uses: Single-family and duplex residences and accessory units.</p> <p>Secondary Uses: Supporting and complementary uses, including open space and recreation, agriculture/gardens, schools, places of worship, and other public uses. Senior housing facilities are also appropriate if compatible with the surrounding areas.</p> <p>The intent is for the average density of a residential area in this category is not to exceed about five units per acre.</p> <p>Characteristics and Location: New residences should be within neighborhoods that have pedestrian-oriented, connected local streets and sidewalks. New housing should also have access to parks, open space, schools, and other civic activities. Neighborhoods within this category should be accessible via local streets with access to collector streets for circulation.</p>
Housing	
Goal H-3 Ketchum will have a mix of housing types and styles.	<p>Policy H-3.3 Housing Designs and Floor Plans for an Aging and Special Needs Populations</p> <p>The City should encourage new housing units and the retrofit of existing units, with basic accessibility features, such as zero-step entrances, doorways with wider clear passage, and first-floor bedrooms and bathrooms with maneuvering room for people with mobility limitations.</p>
Community Design and Neighborhoods	
Goal CD-2 Protect and enhance views of the surrounding mountains and natural features.	<p>Policy CD-2.2 - Mountain Overlay Zone</p> <p>Continue to protect hillsides within the City and the Area of City Impact from further development. Enforce and encourage strengthening of the Mountain Overlay standards of the City and County, by using a variety of techniques; such as clustering at lower elevations, creating conservation easements, or purchasing private property on hillsides.</p>
Goal CD-3 Ketchum will maintain and improve the appearance of its entryway corridors and gateways.	<p>Policy CD-3.1 Scenic Corridors and Community's Key Gateways.</p> <p>Along SH 75, there are a wide variety of panoramic vistas, rather than specific views to a fixed background area. Any development along rural portions of the highway should retain these vistas. The gateways to the community presently convey a positive image because of their vast openness and distinct separation of urban and rural areas. The community would like to maintain the views from major gateways including the following: SH 75, Sun Valley Road, and Warm Springs Road.</p>

Table 2: Requirements for All Applications

City Department Comments				
Compliant			City Code	City Standards and Staff Comments
Yes	No	N/A		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104 & 17.96	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police Department: <i>No comment.</i>	

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire Department: <ul style="list-style-type: none"> [B] 1007.5 Platform lifts. Platform (wheelchair) lifts shall not serve as part of an accessible means of egress, except where allowed as part of a required accessible route in Section 1109.7, Items 1 through 9, of the International Building Code. Standby power shall be provided in accordance with Section 604.2.6 for platform lifts permitted to serve as part of a means of egress. [B] 1007.5.1 Openness. Platform lifts on an accessible means of egress shall not be installed in a fully enclosed hoistway. 604.2.6 Standby power in accordance with this section or ASME A18.1 shall be provided for platform lifts that are part of an accessible means of egress in accordance with Section 1007.5.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Streets Department: No comment.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Utilities: No comment.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parks/Arborist: No comment.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building: The lift must meet 2012 International Building Code and the National Elevator Safety Code.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Planning and Zoning: Comments are denoted throughout the Staff Report.

Table 3: Zoning Standards Analysis

Compliance with Zoning Standards				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	Minimum Lot Area
			<i>Staff Comment</i>	Required: 9,000 square feet minimum. Existing:: 10,355 sq ft
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	Building Coverage
			<i>Staff Comment</i>	Permitted: 35% Proposed: 13%
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.12.040	Minimum Building Setbacks
			<i>Staff Comment</i>	Minimum: Front: 15' Side: > of 1' for every 2' in building height, or 10' (17' required) Rear: 20' Proposed: The proposed platforms are noncompliant with the required setbacks in the LR Zone. The lower landing station is setback 2 ft from the front lot line. The upper landing station is setback 15'-9" from the rear lot line.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	Building Height
			<i>Staff Comment</i>	Maximum Permitted: 35' Proposed: The lift system does not exceed 14'-10" in height.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.125. 030.H	Curb Cut
			<i>Staff Comment</i>	Permitted: A total of 35% of the linear footage of any street frontage can be devoted to access off street parking. Proposed: Subject Tax Lot 3155 is sited adjacent to a driveway access easement but has no street frontage or associated curb cut to access the existing single-family residence.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.125.020.A.2 & 17.125.050 <i>Staff Comment</i>	Parking Spaces <i>Off-street parking standards of this chapter apply to any new development and to any new established uses.</i> Required: <i>Dwelling, one-family: 2 spaces per dwelling unit</i> Proposed: <i>No parking is currently available or proposed on the site, which is an existing nonconformity. Per Ketchum City Code §17.125.020, off street parking requirements are applicable to any new development, new established uses, or any structure that is expanded or enlarged. As no structural changes are proposed to the existing residence, Staff finds that the project proposal does not trigger the off street parking requirement of 2 spaces per dwelling unit.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.020 & 17.08.020 <i>Staff Comment</i>	Zoning Matrix & Definitions 17.18.020: Limited Residential District: <i>The purpose of the LR limited residential district is to identify and preserve residential properties, to prevent overcrowding of land in order to preserve natural features and openness and to encourage the development of low density areas suited for single-family residential purposes.</i> 17.08.020: Terms Defined <i>DECK: A roofless exterior floor structure attached to or supported by an adjacent structure and/or posts, piers or other independent supports.</i> <i>STRUCTURE: Anything permanently constructed in or on the ground, or over the water, including gas or liquid storage tank that is principally above ground; excluding fences less than six feet (6') in height, decks less than thirty inches (30") above grade, paved areas, and structural or nonstructural fill.</i> <i>SETBACK: The minimum horizontal distance between a specified lot line (front, side, rear), measured along a straight line and at a right angle to such lot line, and the nearest point of an above grade or below grade building or structure.</i>

Table 4: Mountain Overlay Design Review Standards

IMPROVEMENTS AND STANDARDS: 17.104.070 – Mountain Overlay Design Review:				
The following list of criteria and those contained in section 17.96.080 of this title must be considered and addressed by each applicant seeking design review approval.				
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070 A (1)	There shall be no building on ridges or knolls which would have a material visual impact on a significant skyline visible from a public vantage point entering the city or within the city. "Material", as the term is used herein, shall be construed in light of the magnitude of the negative impact on the objectives of this section.
			<i>Staff Comment</i>	<i>In order to minimize visual impact, the system is proposed to be painted in brown, beige, and earth tone hues. Topography and existing vegetation further screen the proposed lift. Staff finds that both the siting of the system on the subject property as well as the proposed natural colors of the lift decreases visual impact and maintains the appearance of the Sun Valley Road gateway corridor. The applicant has included a view impact analysis from Spruce Street, Sun Valley Road, and Val D'Sol Condominiums on Sheet 0.2 of the submittal.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070 A (2)	Building, excavating, filling and vegetation disturbance on hillsides which would have a material visual impact visible from a public vantage point entering the city or within the city shall be minimized. "Material", as the term is used herein, shall be construed in light of the magnitude of the negative impact on the objectives of this section.

			Staff Comment	<i>The track/rail system utilizes an "I Beam" spanning system and will be mounted onto concrete structural piers. The landing platforms will also be constructed on supporting columns. The project also includes the installation of paver walkways and steps to access the landing areas as well as a concrete retaining wall for the upper platform. Excavation, filling, and vegetation disturbance has been minimized with this proposal.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.104.070 A (3)	Driveway standards as well as other applicable standards contained in chapter 12.04 of this code shall be met.
			Staff Comment	<i>N/A as no driveway exists or is proposed on the site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070 A (4)	All development shall have access for fire and other emergency vehicles to within one hundred fifty feet (150') of the furthest exterior wall of any building.
			Staff Comment	<i>The Fire Department has reviewed the proposed design and has found that all access requirements for emergency vehicles has been met. See Table 1 for Staff comment from Fire Department.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070 A (5)	Significant rock outcroppings shall not be disturbed.
			Staff Comment	<i>The area of significant rock outcroppings has been delineated on the survey and the proposed limit of disturbance does not extend into this defined area. In the narrative included as Attachment C to the Staff Report, the applicant has indicated that "I Beam" spanning system for the track/rail structure decreases the amount of structural piers required and minimizes disturbance to the existing hillside.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070 A (6)	International building code (IBC) and international fire code (IFC) and Ketchum fire department requirements shall be met.
			Staff Comment	<i>The project must comply with the 2012 International Building Code and the Ketchum Fire Department requirements. See Table 1 for Staff comment from Fire Department. All IBC, IFC, and Ketchum Fire Department requirements shall be verified and met prior to the issuance of a building permit for the project.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.104.070 A (7)	Public water and sewer service shall comply with the requirements of the city.
			Staff Comment	<i>N/A. Water and sewer service is existing on the site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070 A (8)	Drainage shall be controlled and maintained to not adversely affect other properties.
			Staff Comment	<i>Drainage is proposed to be controlled through the existing grade and natural percolation. The applicant has also utilized a crushed rock drainage skirt adjacent to the upper landing station in order to control drainage. The applicant has indicated that a geotechnical engineer will confirm adequate drainage on the site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070 A (9)	Cuts and fills allowed for roadways shall be minimized; lengths of driveways allowed shall be minimized; all cuts and fills shall be concealed with landscaping, revegetation and/or natural stone materials. Revegetation on hillsides with a clear zone of thirty feet (30') around all structures is recommended. Said clear zone shall include low combustible irrigated vegetation with appropriate species, on file with the Ketchum planning department. Revegetation outside of this clear zone should be harmonious with the surrounding hillsides.
			Staff Comment	<i>Disturbance as required for construction will be revegetated with native material consistent with adjacent hillside. No roadways or driveways are proposed with this project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070 A (10)	No other sites on the parcel are more suitable for the proposed development in order to carry out the purposes of this section.
			Staff Comment	<i>Due to the topography and existing development on the site, the applicant has chosen the most suitable area for the proposed lift system.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070 A (11)	Access traversing twenty five percent (25%) or greater slopes does not have significant impact on drainage, snow and earthslide potential and erosion as it relates to the subject property and to adjacent properties.
			Staff Comment	<i>The proposed lift system will traverse slopes greater than 25%. The lift system features including the "I Beam" spanning system have been designed to minimize impact on drainage, snow/earthslide potential, and erosion.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070 A (12)	Utilities shall be underground.
			<i>Staff Comment</i>	<i>All utilities required to serve the project will be underground or concealed in conduit mounted to the structure. Any exposed conduit will be painted in a natural color to match the lift system.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070 A (13)	Limits of disturbance shall be established on the plans and protected by fencing on the site for the duration of construction.
			<i>Staff Comment</i>	<i>The site plan indicated on Sheet 1.1 of the submittal indicates the limits of construction disturbance. The limits of disturbance shall be protected by fencing through the duration of construction.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070 A (14)	Excavations, fills and vegetation disturbance on hillsides not associated with the building construction shall be minimized.
			<i>Staff Comment</i>	<i>The applicant has indicated the limits of disturbance on the site plan. No other areas of hillside disturbance are proposed. All proposed excavations, fills, and vegetation disturbances on the subject hillside will be associated with construction of the lift system and have been minimized.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.104.070 A (15)	Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.
			<i>Staff Comment</i>	<i>No significant landmarks have been identified on-site.</i>

Table 5: Design Review Standards for all projects

Design Review Requirements				
IMPROVEMENTS AND STANDARDS: 17.96.060				
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(A)(1) Streets	The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development.
			<i>Staff Comments</i>	<i>N/A. An existing driveway access easement benefits subject Tax Lot 3155.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(A)(2) Streets	All street designs shall be approved by the City Engineer.
			<i>Staff Comments</i>	<i>N/A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(B)(1)	All projects under 17.96.010(A) that qualify as a "Substantial Improvement" shall install sidewalks as required by the Public Works Department.
			<i>Staff Comments</i>	<i>N/A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060 (B)(2)c	Sidewalk width shall conform to the City's right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.
			<i>Staff Comments</i>	<i>N/A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060 (B)(3)	Sidewalks may be waived if one of the following criteria is met: <ul style="list-style-type: none"> a. The project comprises an addition of less than 250 square feet of conditioned space. b. The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.
			<i>Staff Comments</i>	<i>N/A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060 (B)(4)	The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.
			<i>Staff Comments</i>	<i>N/A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060 (B)(5)	New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.
			<i>Staff Comments</i>	<i>N/A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060 (B)(6)	The City may approve and accept voluntary cash contributions in-lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The

				contribution amount shall be one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in-lieu contribution shall be paid before the City issues a certificate of occupancy.
			<i>Staff Comments</i>	N/A.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(C)(1)	All storm water shall be retained on site.
			<i>Staff Comments</i>	All storm water shall be retained on site.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(C)(2)	Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.
			<i>Staff Comments</i>	N/A as the subject property lines do not lie adjacent to any public or private street.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(C)(3)	The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.
			<i>Staff Comments</i>	Additional drainage improvements have not been recommended at this stage of the project design.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(C)(4)	Drainage facilities shall be constructed per City standards.
			<i>Staff Comments</i>	The proposed drainage treatment satisfies this requirement. See above Staff comment for Ketchum City Code §17.96.060(C)(1).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(D)(1)	All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.
			<i>Staff Comments</i>	The applicant is aware of this requirement and the electric utility shall be improved and installed at the sole expense of the applicant.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(D)(2)	Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.
			<i>Staff Comments</i>	All utilities required to serve the project will be underground or concealed in conduit mounted to the structure. Any exposed conduit will be painted in a natural color to match the lift system.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(D)(3)	When extension of utilities is necessary all developers will be required to pay for and install two (2") inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with city of Ketchum standards and at the discretion of the City Engineer.
			<i>Staff Comments</i>	N/A.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(E)(1)	The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.
			<i>Staff Comments</i>	In order to minimize visual impact, the system is proposed to be painted in brown, beige, and earth tone hues.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(E)(2)	Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.
			<i>Staff Comments</i>	N/A. There are no identified landmarks on the property.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(E)(3)	Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.
			<i>Staff Comments</i>	N/A.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(1)	Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.
			<i>Staff Comments</i>	The proposed lower landing is sited adjacent to the driveway access easement and upper landing is sited adjacent to the entrance of the existing single-family residence.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(F)(2)	The building character shall be clearly defined by use of architectural features.
			<i>Staff Comments</i>	N/A.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(3)	There shall be continuity of materials, colors and signing within the project.
			<i>Staff Comments</i>	The proposed materials and natural colors are compatible with the existing residence and adjacent landscape. No signing is proposed with the lift system project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(4)	Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.
			<i>Staff Comments</i>	The proposed lift system is designed to complement and provide access to the principal building on the site.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(F)(5)	Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.
			<i>Staff Comments</i>	<i>N/A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(F)(6)	Building(s) shall orient towards their primary street frontage.
			<i>Staff Comments</i>	<i>N/A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(F)(7)	Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.
			<i>Staff Comments</i>	<i>N/A.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(8)	Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.
			<i>Staff Comments</i>	<i>The applicant has indicated that snow will be shoveled off of the landing platforms to prevent slides onto pedestrian gathering areas or adjacent properties.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(G)(1)	Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.
			<i>Staff Comments</i>	<i>The lift system is proposed to be sited adjacent to an existing driveway access easement.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(G)(2)	Awnings extending over public sidewalks shall extend five (5') feet or more across the public sidewalk but shall not extend within two (2') feet of parking or travel lanes within the right of way.
			<i>Staff Comments</i>	<i>N/A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(G)(3)	Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.
			<i>Staff Comments</i>	<i>N/A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(G)(4)	Curb cuts and driveway entrances shall be no closer than twenty (20') feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right of way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.
			<i>Staff Comments</i>	<i>N/A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(G)(5)	Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.
			<i>Staff Comments</i>	<i>N/A as access for emergency vehicles, snowplows, and garbage trucks remains unchanged with this proposal.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(H)(1)	Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.
			<i>Staff Comments</i>	<i>N/A as no change to existing snow storage is proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(H)(2)	Snow storage areas shall be provided on-site.
			<i>Staff Comments</i>	<i>See above Staff comment for Ketchum City Code §17.96.060(H)(1).</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(H)(3)	A designated snow storage area shall not have any dimension less than five (5') feet and shall be a minimum of twenty five (25) square feet.
			<i>Staff Comments</i>	<i>See above Staff comment for Ketchum City Code §17.96.060(H)(1).</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(H)(4)	In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.
			<i>Staff Comments</i>	<i>N/A.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(I)(1)	Landscaping is required for all projects.
			<i>Staff Comments</i>	<i>All hillside disturbance will be revegetated with native plantings. The applicant has indicated that proposed native grasses and shrubs will be drought tolerant species.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(I)(2)	Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.
			<i>Staff Comments</i>	<i>See above Staff comment for Ketchum City Code §17.96.060(I)(1).</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(I)(3)	All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.

			<i>Staff Comments</i>	<i>See above Staff comment for Ketchum City Code §17.96.060(I)(1).</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(I)(4)	Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.
			<i>Staff Comments</i>	<i>See above Staff comment for Ketchum City Code §17.96.060(I)(1).</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(J)(1)	Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.
			<i>Staff Comments</i>	<i>N/A.</i>

STAFF RECOMMENDATION:

Staff recommends that the Commission consider the analysis contained in the Staff Report, the applicant’s presentation, and any public comment received, deliberate, and provide feedback to the applicant on the proposal. Staff recommends the Commission move to continue the MO Pre-Application Design Review pending the submittal of a design that complies with the dimensional standards in the LR Zone or a variance request for the encroachment of the landing areas within the required setback.

COMMISSION OPTIONS:

- Continue the Pre-Application Design Review.
- Deny the Pre-Application to Design Review.

ATTACHMENTS:

- A. Application
- B. Plans
- C. Lift System Views
- D. Applicant Narrative
- E. Public Comment

ATTACHMENT A. APPLICATION



City of Ketchum
Planning & Building

Design Review Application

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

APPLICANT INFORMATION			
Project Name:		Phone:	
Owner:		Mailing Address:	
Email:			
Architect/Representative:		Phone:	
Email:		Mailing Address:	
Architect License Number:			
Engineer of Record:		Phone:	
Email:		Mailing Address:	
Engineer License Number:			
<i>All design review plans and drawings for public commercial projects, residential buildings containing more than four (4) dwelling units and development projects containing more than four (4) dwelling units shall be prepared by an Idaho licensed architect or an Idaho licensed engineer.</i>			
PROJECT INFORMATION			
Legal Land Description:			
Street Address:			
Lot Area (Square Feet):			
Zoning District:			
Overlay District: <input type="checkbox"/> Floodplain <input type="checkbox"/> Avalanche <input type="checkbox"/> Mountain			
Type of Construction: <input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Remodel <input type="checkbox"/> Other			
Anticipated Use:		Number of Residential Units:	
TOTAL FLOOR AREA			
	Proposed	Existing	
Basements	Sq. Ft.	Sq. Ft.	
1 st Floor	Sq. Ft.	Sq. Ft.	
2 nd Floor	Sq. Ft.	Sq. Ft.	
3 rd Floor	Sq. Ft.	Sq. Ft.	
Mezzanine	Sq. Ft.	Sq. Ft.	
Total	Sq. Ft.	Sq. Ft.	
FLOOR AREA RATIO			
Community Core:		Tourist:	General Residential-High:
BUILDING COVERAGE/OPEN SPACE			
Percent of Building Coverage:			
DIMENSIONAL STANDARDS/PROPOSED SETBACKS			
Front:	Side:	Side:	Rear:
Building Height:			
OFF STREET PARKING			
Parking Spaces Provided:			
Curb Cut:	Sq. Ft.	%	
WATER SYSTEM			
<input type="checkbox"/> Municipal Service		<input type="checkbox"/> Ketchum Spring Water	

ATTACHMENT B. PLANS

The Kenworthy Residence- Access Lift

Shirra Kenworthy - Owner

Ketchum, Idaho

Mountain Overlay District- Design Review Submittal

07 June, 2018



30 Wyatt Drive
Bellevue, Idaho 83313

M.O.D. DESIGN REVIEW



VICINITY MAP

1



SHEET INDEX

SHT	REV	DESCRIPTION
ARCHITECTURAL /GEO		
0.0		COVER, PROJECT TEAM, BLDG. INFO
0.1		SITE PHOTOS
0.2		VIEW LOCATIONS (ARCH REPRESENTATION)
0.3		VIEW LOCATIONS (MOCK-UP REPRESENTATION)
SURVEY		
1.0		SURVEY
1.1		SITE PLAN-PARTIAL (PROPOSED SETBACKS)
1.2		SITE PLAN-PARTIAL (REQ. FRONT YARD SETBACK)
LIFT DETAILS		
2.0		LIFT DETAILS
2.1		LIFT DETAILS
2.2		LIFT DETAILS
2.3		LIFT DETAILS
SECTION (PROPOSED FRONT YARD SETBACK)		
3.1		SECTION (PROPOSED FRONT YARD SETBACK)
3.2		SECTION (REQ. FRONT YARD SETBACK)
ELEVATIONS		
6.0		ELEVATIONS

PROJECT INFORMATION

BUILDING CODE: 2012 IRC
OCCUPANCY TYPE: N/A
CONSTRUCTION TYPE: N/A

BUILDING AREAS: N/A

SETBACKS/HEIGHTS HOUSE:
 SETBACKS: NORTH (REAR): 15'-9 9/16" SOUTH (FRONT): 2'-0"
 EAST (SIDE #1): 55'-7 1/2" WEST (SIDE #2): 12'-4 7/16"

HEIGHT ABOVE (E) GRADE: 14'- 10 1/4"

ZONE: LR - LIMITED RESIDENTIAL

PROPERTY INFORMATION:

791 EAST 5TH STREET
 TAX LOT 3155
 KETCHUM, IDAHO

LOT COVERAGE:
 35% ALLOWED
 LOT 10,355 SF
 THUS ALLOWED IS: 3,624 SF

HOUSE FOOTPRINT- EXISTING 641 SF
 DECK FOOTPRINT- EXISTING 604 SF
SUB-TOTAL EXISTING COVERAGE SF 1,245 SF

LANDINGS - NEW 123 SF
SUB-TOTAL NEW COVERAGE SF 123 SF

TOTAL LOT COVERAGE 1,368SF or 13% (COMPLIES)

PROJECT TEAM

CLIENT:
SHIRRA KENWORTHY
 KETCHUM, IDAHO

ARCHITECT:
VITAL INK
JOLYON H. SAWREY
 BELLEVUE, IDAHO 83313
 (208) 720-6315 PHONE

CIVIL ENGINEER:
BENCHMARK & ASSOCIATES
 KETCHUM, IDAHO 83340
 (208)726-9512 PHONE

CONTRACTOR:
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 (208) 651-2373 PHONE

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SUN VALLEY GEOTECH
STEVE BUTLER
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STRUCTURAL ENGINEER:
K&S STRUCTURAL ENGINEERING
DAVE KONRAD
 BELLEVUE, IDAHO 83313
 (208)928-7810 PHONE

PROJECT NARATIVE

1. GENERAL DESCRIPTION -THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW "RESIDENTIAL LIFT" FOR THE PROPERTY OWNER TO ACCESS THE EXISTING RESIDENCE. CURRENT ACCESS TO THE RESIDENCE HAS BEEN TO WALK UP THE GRAVEL DRIVEWAY TO THE EXISTING STEPS/ PATHWAY. THE DISTANCE/ HEIGHT FROM DRIVEWAY AND THE DIFFICULTY OF EFFORT TO GET TO THE HOME AND DANGEROUS SLIPPERY WINTER CONDITIONS HAVE WARRANTED THE DESIRE FOR THIS SAFE, CONVENIENT MECHANIZED MEANS TO PROVIDE SITE ACCESS TO THE RESIDENCE. THE LIFT IS A STANDARDIZED, MANUFACTURED CART ON A TRACK SYSTEM DESIGNED TO TRAVERSE STEP SLOPE INCLINES SUCH AS ON THIS SITE. THERE WILL BE A LOWER AND UPPER STATION FOR THE LOADING AND UNLOADING FROM THE CART. THE RAIL SYSTEM IS MOUNTED ABOVE THE HILLSIDE ON CONCRETE STRUCTURAL PIERS THAT ARE SPACED AT APPROX. A 10'-0" INTERVAL. THE INTENT IS FOR MINIMAL SITE TOPOGRAPHIC MODIFICATION.

2. DRAINAGE PLAN -THIS PROJECT WILL NOT EFFECT SITE DRAINAGE. THE SMALL LOWER AND UPPER STATIONS WILL HAVE THEIR SURFACE RUN-OFF EITHER PERCOLATE THROUGH THEIR SURFACES AND OR WILL SLOPE TO A SMALL ON ADJ. PERCOLATION GRAVEL TRENCH

3. UTILITIES PLAN - THE ONLY UTILITY NECESSARY FOR THIS LIFT IS ELECTRICITY. ELECTRICITY WILL BE PROVIDED UNDERGROUND FORM THE EXISTING RESIDENCE TO THE UPPER LIFT STATION, AND THEN RUN DOWN THE TRACK SYSTEM TO THE LOWER LIFT STATION.

4. LANDSCAPE PLAN - NO LANDSCAPE IS PROPOSED TO BE CHANGED. THE NATIVE VEGETATION SHALL REMAIN. ANY VEGETATION THAT IS DISTURBED DUE TO CONSTRUCTION WILL BE REPLANTED TO MATCH EXISTING AND WILL BE TEMPORARILY IRRIGATED FOR UP TO (2) SEASONS TO GET RE-ESTABLISHED.

5. FLOOR PLAN, ELEVATIONS - SEE THE PARTIAL SITE PLAN FOR A MORE CLOSE-UP VIEW OF THE PROPOSED LIFT. A CROSS SECTION IS ALSO PROVIDED FOR BETTER UNDERSTANDING OF HOW THE DESIGN FITS ONTO THE SLOPED TOPOGRAPHY OF THE SITE, AS WELL AS ELEVATIONS OF THE LIFT STATIONS

STD. ABBREVIATIONS

A.F.F. ABOVE FINISH FLOOR	FP FIRE PLACE	P.T. PRESSURE TANK
ADJ. ADJUSTABLE	FLR FLOOR	P.T. PRESSURE TREATED
A.B. ANCHOR BOLT	FT FOOT OR FEET	P.B.O. PROVIDED BY OWNER
& AND	FTG FOOTING	REF REFERENCE
∠ ANGLE	FRMG FRAMING	REINF REINFORCEMENT
≈ APPROXIMATE(LY)	G.I. GALVANIZED IRON	REQ REQUIRED
ARCH ARCHITECT	GA GAUGE	R RISER, RADIUS
@ AT	GB GLASS BLOCK	OR REFRIGERATOR
BM BEAM	GLB GLUE-LAM BEAM	R.D. ROOF DRAIN
BRNG BEARING	GLC GLUE-LAM COLUMN	RM ROOM
BLK BLOCK	GYP GYPSUM	R.O. ROUGH OPENING
BLKG BLOCKING	HRDWR HARDWARE	R.S. ROUGH SAWN
BD BOARD	HRDWD HARDWOOD	SCHED SCHEDULE
BTH BOTTOM	HDR HEADER	SECT SECTION
BO BOTTOM OF	HT HEIGHT	SHABAGLA A SHIT LOAD
BLDG BUILDING	H HEIGHT OR HIGH	SHT SHEET
CAB CABINET	H.D. HOLD DOWN	SHTG SHEATHING
CSMT CASEMENT	H.C. HOLLOW CORE	SHWR SHOWER
CLG CEILING	HORIZ HORIZONTAL	SIM SIMILAR
CTR CENTER	HB HOSE BIB	S.C. SOLID CORE
L CENTERLINE	IN INCH	SONO SONOTUBE
CLR CLEAR	I.D. INSIDE DIAMETER	SPEC SPECIFICATION
CL CLOSET	I.B.O. INSTALLED BY OWNER	SQ SQUARE
COL COLUMN	INSUL INSULATION OR INSULATED	STL STEEL
CONC CONCRETE	INT INTERIOR	STOR STORAGE
CONN CONNECTION	JST JOIST	STRUCT STRUCTURAL
CONSTR CONSTRUCTION	LAV LAVATORY	SUB SUBCONTRACTOR
CONT CONTINUOUS	L LENGTH	SUBFLR SUBFLOOR
CONTR CONTRACTOR	LF LINEAR FEET	SRND SURROUND
COORD COORDINATE	LOC LOCATION OR LOCATED	TEL TELEPHONE
DTL DETAIL	MB MACHINE BOLT	TERR TERRACE
DIA DIAMETER	MANUF MANUFACTURED	THE THE
DIA DIAMETER OR ROUND	MFR MANUFACTURER	THK THICK
DIM DIMENSION	M.S.D.S. MATERIAL SAFETY DATA SHEET	T.B.D. TO BE DETERMINED
DIR DIRECTION		T.M.E. TO MATCH EXISTING
D/W DISHWASHER		T.N. TOE NAIL
DR DOOR	MAX MAXIMUM	T & G TONGUE & GROOVE
DBL DOUBLE	MECH MECHANICAL	T.O. TOP OF
D.F. DOUGLAS FIR	M-L MICRO-LAM	T.O.W. TOP OF WALL
DN DOWN	MIN MINIMUM	TRAP TRAPEZOID
DRW DRAWER	MISC MISCELLANEOUS	T TREAD
DRWG DRAWING	MS MULTIPLE STUD	T.S. TUBE STEEL
D.T.C. DROPPED TOP CHORD	(N) NEW	TYP TYPICAL
	NOM NOMINAL	U.O.N. UNLESS OTHERWISE NOTED
	N.I.C. NOT IN CONTRACT	VER VERIFY
	N.T.S. NOT TO SCALE	V.I.F. VERIFY IN FIELD
	N.T.S.O.I NAIL THE SHIT OUT OF IT	V=L VERSALAM
		VERT VERTICAL
EA EACH	O.C. ON CENTER	V.O. VERIFY W/ OWNER
E.W. EACH WAY	OPP OPPOSITE	W WASHER OR WIDE
E.N. EDGE NAIL	OSB ORIENTED STRAND BOARD	W.C. WATER CLOSET
ELEC ELECTRICAL	O.D. OUTSIDE DIAMETER	W.H. WATER HEATER
E.M.F. ELECTROMAGNETIC FIELD	GET ME A PABST NOW	WP WATERPROOF
ELEV ELEVATION	P=L PARALLAM	WT WEIGHT
ENV ENVELOPE	PERF PERFORATED	W.W.F. WELDED WIRE FABRIC
EQ EQUAL	PERM PERIMETER	WIN WINDOW
EQUIP EQUIPMENT	PERP PERPENDICULAR	W/ WITH
EQUIV EQUIVALENT	PV PHOTOVOLTAIC	W/O WITHOUT
(E) EXISTING	P.C. PIPE COLUMN	W/C WOODCHIP
EXT EXTERIOR	PL PLATE	# FOUND OR NUMBER
FIN FINISH	PLY PLYWOOD	PRELIM PRELIMINARY
FDN FOUNDATION	F.O. FACE OF	YD YARD
	F.F.E. FINISH FLOOR ELEVATION	

A NEW MEANS OF SITE ACCESS :
KENWORTHY LIFT
 KETCHUM, IDAHO
 791 EAST 5TH STREET

(208) 720-6315 Ph
 jolyon@vitalinkarchitecture.com



30 West Drive
 Bellevue, Idaho 83313

REVISIONS

NO.	DESCRIPTION

DATE
07 JUNE, 2018

0.0

EXISTING WAY/MEANS TO GET TO HOME



EXISTING PATHWAY/ STEPS UP TO RESIDENCE



EXISTING PATHWAY/ STEPS UP TO RESIDENCE

LOCATION OF PROPOSED LIFT



HILLSIDE WHERE PROPOSED LIFT WOULD GO- NOTE PINK STRING DENOTING LOCATION



LOWER LIFT STATION APPROX. LOCATION- NOTE PINK STRING AND PIN DENOTING LOWER AREA



EXISTING FLAT AREA WHERE UPPER LIFT STATION WOULD APPROX. BE LOCATED



VIEW LOOKING DOWN HILLSIDE FROM APPROX. PROPOSED UPPER LIFT STATION- NOTE PINK STRING DENOTING LIFT RUN

M.O.D. DESIGN REVIEW

POSSIBLE VIEWS CORRIDORS OF LIFT



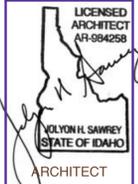
VIEW SOUTH WESTWARD TOWARDS SPRUCE STREET



VIEW EASTWARD ACROSS SUN VALLEY PASTURES TO SUN VALLEY ROAD



VIEW TO SUN VALLEY ROAD VIA VAL D' SOL CONDOMINIUMS



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REVISIONS

DATE
07 JUNE, 2018

0.1

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BEFORE



VIEW #1 - FROM SPRUCE STREET TOWARDS RESIDENCE- BEFORE

POSSIBLE VIEWS OF LIFT

PROPOSED
(ARCHITECT REPRESENTATION)



VIEW FROM SPRUCE STREET TOWARDS RESIDENCE- PROPOSED



VIEW #2 - FROM SUN VALLEY ROAD TOWARDS RESIDENCE- BEFORE



VIEW FROM SUN VALLEY ROAD TOWARDS RESIDENCE- PROPOSED

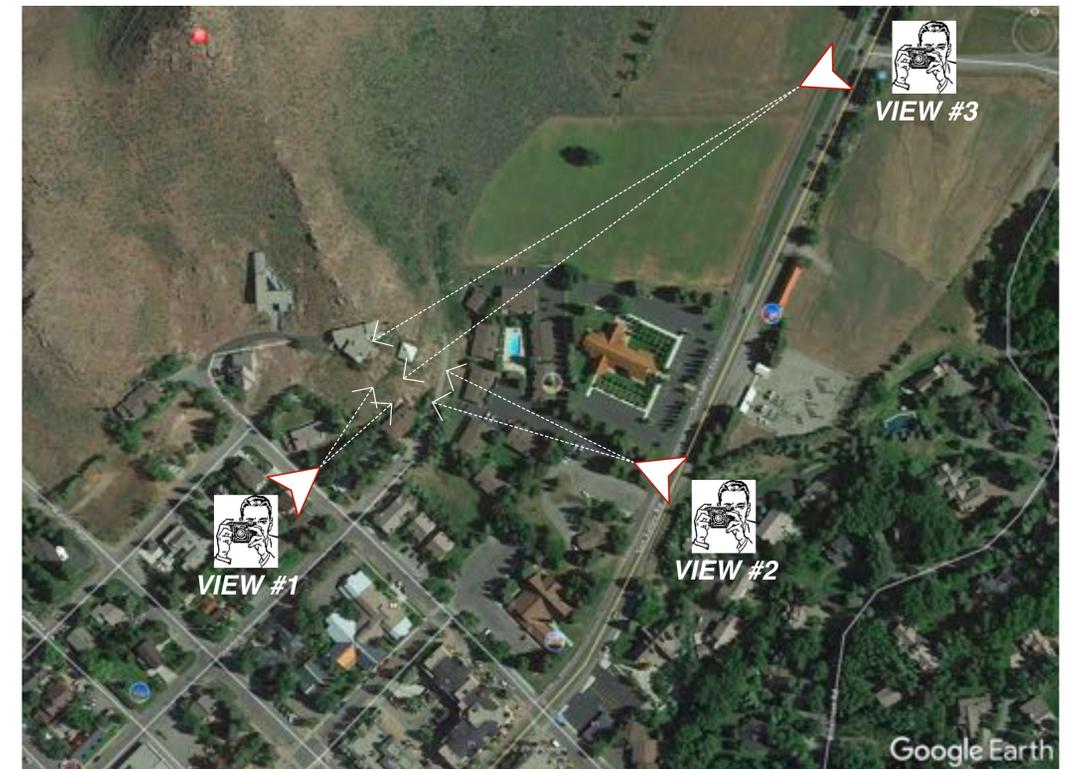


VIEW #3 - FORM SUN VALLEY TOWARDS RESIDENCE VIA VAL D'SOL CONDOS- BEFORE

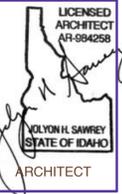


VIEW FROM SUN VALLEY ROAD TOWARDS RESIDENCE VIA VAL D'SOL CONDOS- PROPOSED

M.O.D. DESIGN REVIEW



VIEW MAP



KENWORTHY LIFT
KETCHUM, IDAHO
791 EAST 5TH STREET

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REVISIONS

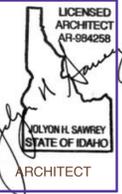
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07 JUNE, 2018

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POSSIBLE VIEWS OF LIFT PROPOSED
(MOCK-UP REPRESENTATION)

M.O.D. DESIGN REVIEW



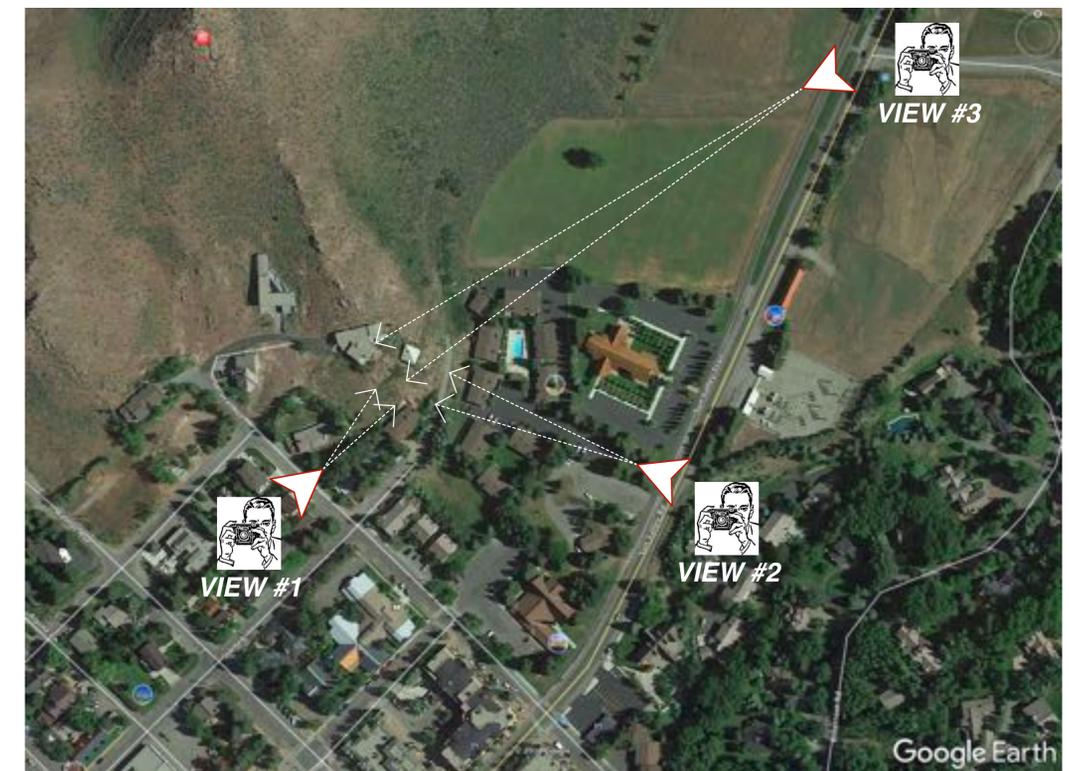
VIEW FROM SPRUCE STREET TOWARDS RESIDENCE- **PROPOSED**



VIEW FROM SUN VALLEY ROAD TOWARDS RESIDENCE- **PROPOSED**



VIEW FROM SUN VALLEY ROAD TOWARDS RESIDENCE VIA VAL D'SOL CONDOS- **PROPOSED**



VIEW MAP

A NEW MEANS OF SITE ACCESS :
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REVISIONS

DATE
07 JUNE, 2018

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LEGEND

- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- EDGE PAVEMENT
- EXTERIOR BUILDING FOOTPRINT
- BUILDING ENVELOPE
- EASEMENT
- EDGE OF GRAVEL
- RETAINING WALL
- ROCK RETAINING WALL
- PROPOSED TROLLEY
- MEASURED BEARINGS AND DISTANCES
- FOUND 5/8" REBAR
- SET 5/8" REBAR
- ▲ CONTROL POINT
- ⊙ SEWER MANHOLE
- ⊙ POWER BOX
- ⊙ POWER POLE
- ⊙ CABLE TV RISER
- ⊙ TELEPHONE RISER
- ⊙ DECIDUOUS TREE
- ⊙ CONIFEROUS TREE

NOTES

- GENERAL RESTRICTIONS & TITLE INFORMATION:**
1. THE PURPOSE OF THIS MAP IS TO SHOW TOPOGRAPHICAL/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. 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.
 4. ELECTRONIC DATA: BENCHMARK ASSOCIATES ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE REUSE, DISTRIBUTION OR ACCURACY OF DATA CONTAINED ON ELECTRONIC COPIES OF THIS DRAWING. THE STAMPED HARD COPY OF THIS DRAWING IS THE FINAL PRODUCT.
 5. THIS DRAWING IS VOID AFTER 2 YEARS AND NO FURTHER COPIES OR DIGITAL FILES WILL BE TRANSMITTED.
- EASEMENTS, ENCUMBRANCES AND RESTRICTIONS:**
6. BUILDING AREA: BUILDING ENVELOPE IF SHOWN, IS PER PLAT. SETBACK AND FOOTPRINT REQUIREMENTS PER CURRENT CITY/COUNTY ORDINANCES MAY VARY FROM PLAT. IT IS RECOMMENDED THAT SAID ORDINANCES BE REVIEWED PRIOR TO DESIGN.
 7. GENERAL RESTRICTIONS: 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.
 8. WETLANDS AND RIPARIAN: CERTAIN AREAS WITHIN THIS MAP MAY CONTAIN RIPARIAN, RIVERINE OR WETLANDS CONDITIONS. SAID AREAS AND THE LOCATION OF ORDINARY HIGH WATER (OHW), IF SHOWN HEREON, ARE SUBJECT TO INTERPRETATION. IT IS RECOMMENDED THAT THE LANDOWNER OR CLIENT RETAIN THE SERVICES OF AN ENVIRONMENTAL SPECIALIST IN ORDER TO ASCERTAIN IF SAID CONDITIONS EXIST, AND TO FURTHER IDENTIFY SAID AREAS IF THEY DO EXIST. PERMITS MAY BE REQUIRED FROM LOCAL, STATE OR FEDERAL AGENCIES PRIOR TO CONSTRUCTION, EXCAVATION OR FILL ACTIVITIES.
 9. STORM WATER PLAN: IF SOIL DISTURBANCE, CLEARING, GRADING AND/OR EXCAVATION OF ONE (1) ACRE OR MORE IS TO TAKE PLACE A FEDERAL GENERAL CONSTRUCTION PERMIT, INCLUDING A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), MUST BE PREPARED AND SUBMITTED TO AND APPROVED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY PRIOR TO ANY SITE DISTURBANCE.
 10. FLOOD PLAIN: THE 1% ANNUAL FLOOD LINE, IF DESIGNATED ON THIS MAP IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES. HOWEVER, BENCHMARK ASSOCIATES DOES NOT REPRESENT, GUARANTEE, WARRANT NOR IMPLY THAT AREAS OUTSIDE OF THE DESIGNATED FLOOD PLAIN AREA ARE SAFE AND FREE FROM FLOODS OR FLOOD DANGER. FLOOD INFORMATION IS BASED ON THE FLOOD INSURANCE STUDY FOR: BLAINE COUNTY, IDAHO, UNINCORPORATED AREAS) COMMUNITY NUMBER 165167 - PANEL NO. 0461 E - NOVEMBER 26, 2010.
 11. FLOOD PLAIN DESIGN ELEVATIONS: CURRENT FEMA FLOOD INSURANCE REGULATIONS SPECIFY THE BOTTOM FLOOR OF STRUCTURE AS EITHER THE BOTTOM OF FOUNDATION CRAWL SPACE OR TOP OF SLAB. THE BASE FLOOD ELEVATION ON THE UPSTREAM SIDE OF THE STRUCTURE DETERMINES THE FLOOD ELEVATION FOR THE ENTIRE STRUCTURE AND SHOULD BE CONSIDERED PRIOR TO DESIGN. REFER TO LOCAL BUILDING CODES FOR ADDITIONAL CONSTRAINTS AND REGULATIONS.
- SURVEY AND SITE FEATURES:**
12. BASIS OF BEARINGS IS IDAHO STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE AS DERIVED BY GPS OBSERVATIONS. BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER PLAT. REFER TO PLAT & CC&R'S FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY. ALL DISTANCES SHOWN ARE GROUND DISTANCES IN U.S. SURVEY FEET.
 13. ELEVATIONS BASED ON NAVD 88 (GEOID03) DATUM.
 14. UTILITIES AND DRAIN PIPES IF 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.
 15. BUILDING WALLS IF SHOWN HEREON ARE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 16. SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.
 17. TREE LOCATIONS AND DRIP LINES IF SHOWN HEREON ARE APPROXIMATE.
 18. ORTHOPHOTOGRAPHY: PHOTO RECTIFIED AT GROUND LEVEL ONLY. IMAGES OF OBJECTS ABOVE GROUND LEVEL (TREES, BUILDINGS, POWER POLES, ETC.) MAY BE DISPLACED. DATE OF PHOTOGRAPHY: JUNE 2017.
 19. CONTOUR INTERVAL: 1' - CONTOURS IN AREAS OF DENSE VEGETATION MAY DEVIATE FROM TRUE ELEVATION BY ONE HALF THE HEIGHT OF THE VEGETATION. DATE OF LIDAR FLIGHT FOR CONTOURS: 2016.
 20. MAP SCALE: DUE TO ELECTRONIC MAP DELIVERY AND ALTERNATE PRINTING METHODS, PLEASE USE BAR SCALE TO DETERMINE ACTUAL PRINTED SCALE.
 21. FEATURES OBSCURED BY DEBRIS, SNOW OR VEHICLES AT THE TIME OF SURVEY, DO NOT APPEAR ON THIS MAP.

PREPARED BY:
 BENCHMARK ASSOCIATES, P.A.
 P.O. BOX 733 - 100 BELL DRIVE, KETCHUM, IDAHO, 83340
 PHONE (208)726-9512 FAX (208)726-9514
 WEB: <http://benchmark-associates.com/>
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CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD
C1	96.06'	140.07'	39°17'34"	N 08°14'33" E	94.19'

TAX LOT 3155

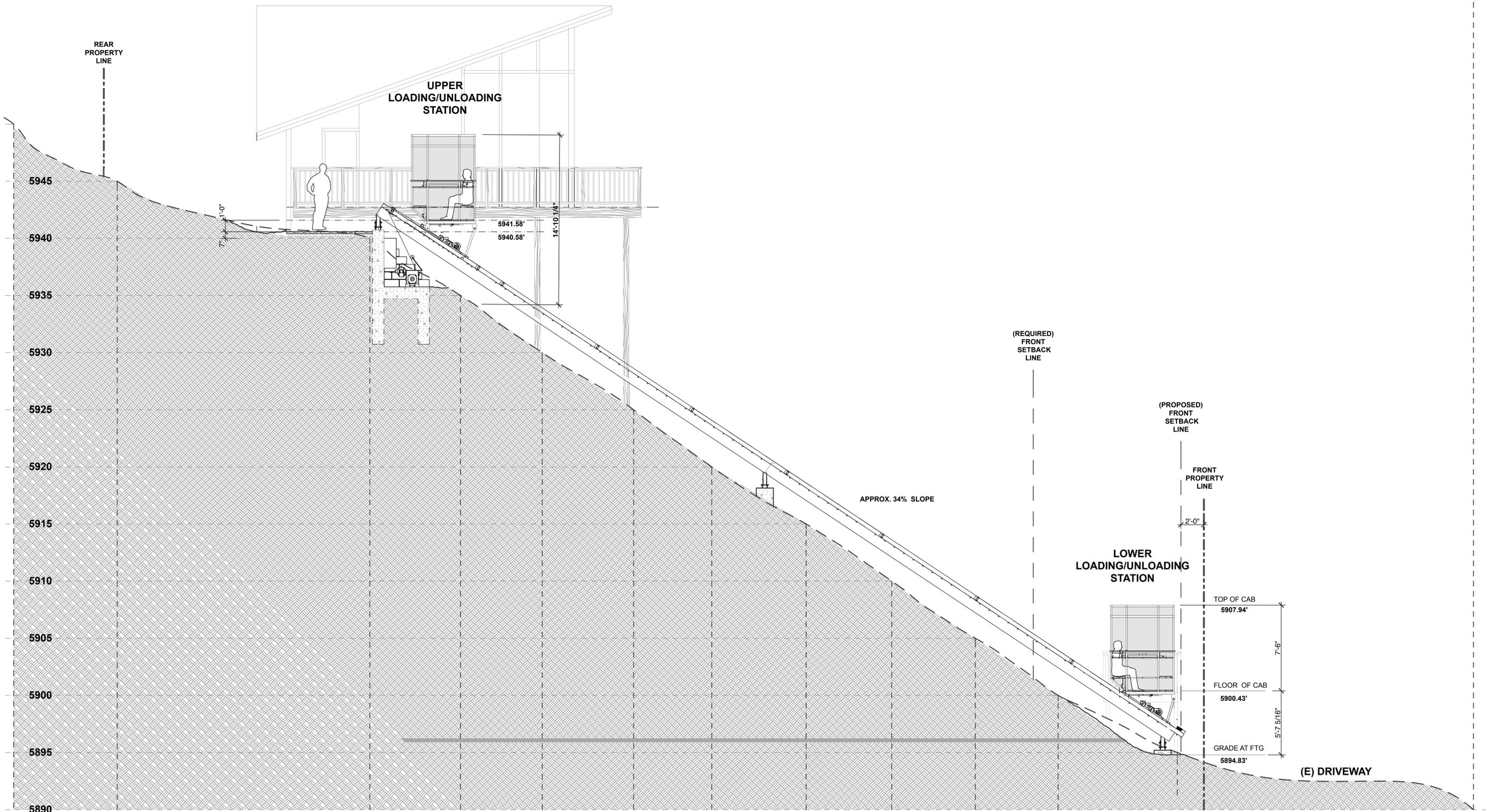
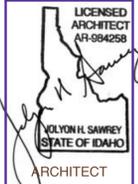
LOCATED WITHIN
 SECTION 18, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,
 CITY OF KETCHUM, IDAHO



PROJECT NO. 18074	DWG BY: ROB	CRD: 18057.CRD	18057.DWG
A TOPOGRAPHIC MAP	DATE OF SURVEY: 5/18/2018		SHEET: 1 OF 1

PROPOSED FRONT SETBACK

M.O.D. DESIGN REVIEW



A NEW MEANS OF SITE ACCESS :
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 jlyon@vitalinkarchitecture.com

REVISIONS

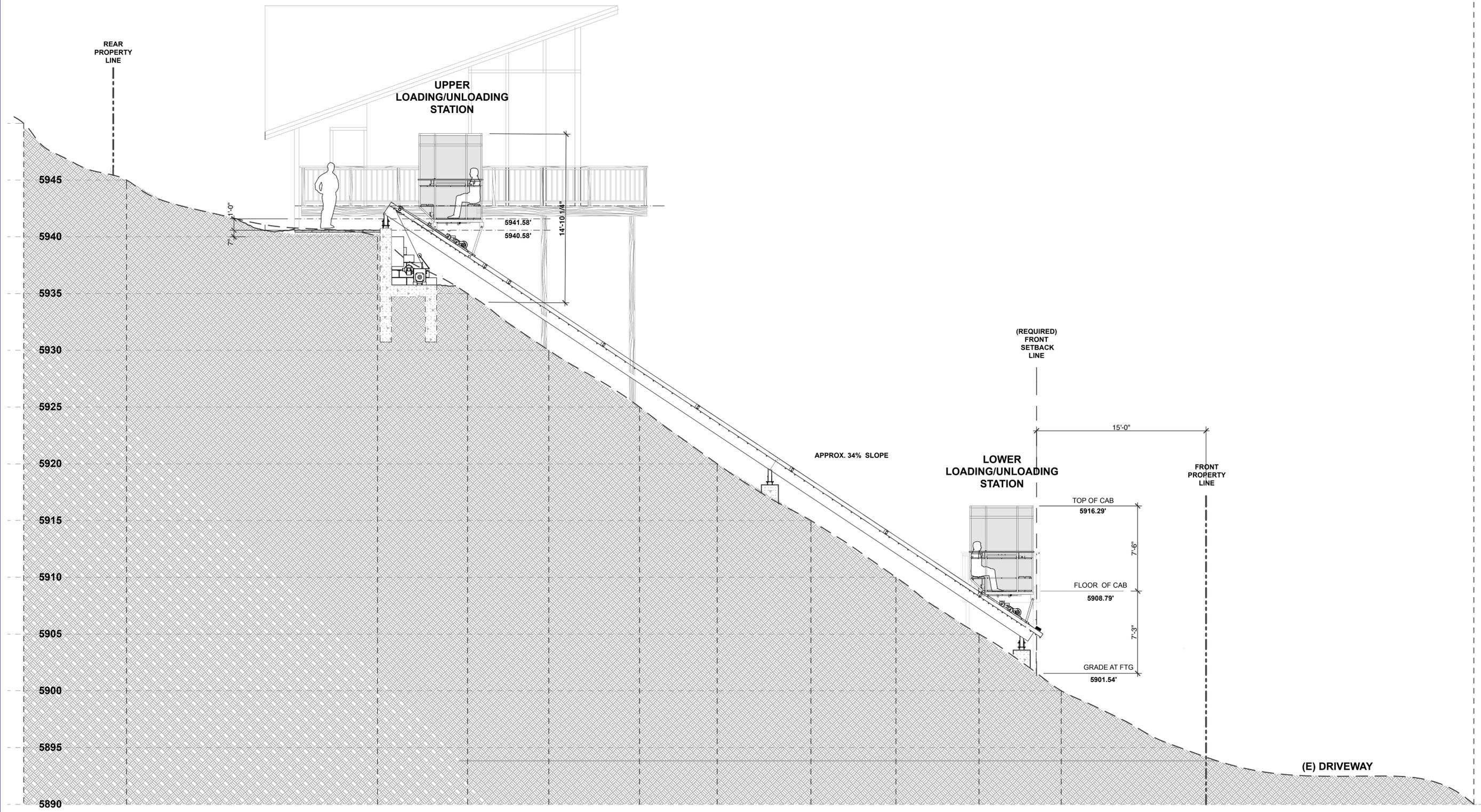
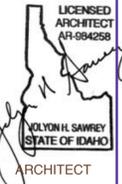
DATE
 07 JUNE, 2018

SECTION - FRONT SETBACK VARIANCE 1
 1/4"=1'-0"

3.1
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REQUIRED FRONT SETBACK - STUDY

M.O.D. DESIGN REVIEW

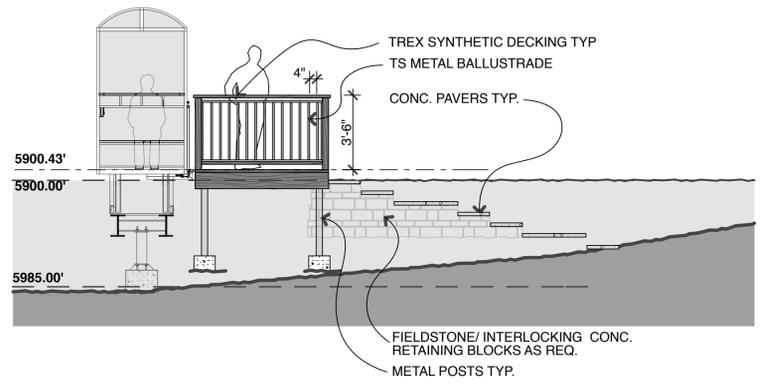


A NEW MEANS OF SITE ACCESS :
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 Bellevue, Idaho 83413
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DATE
 07 JUNE, 2018

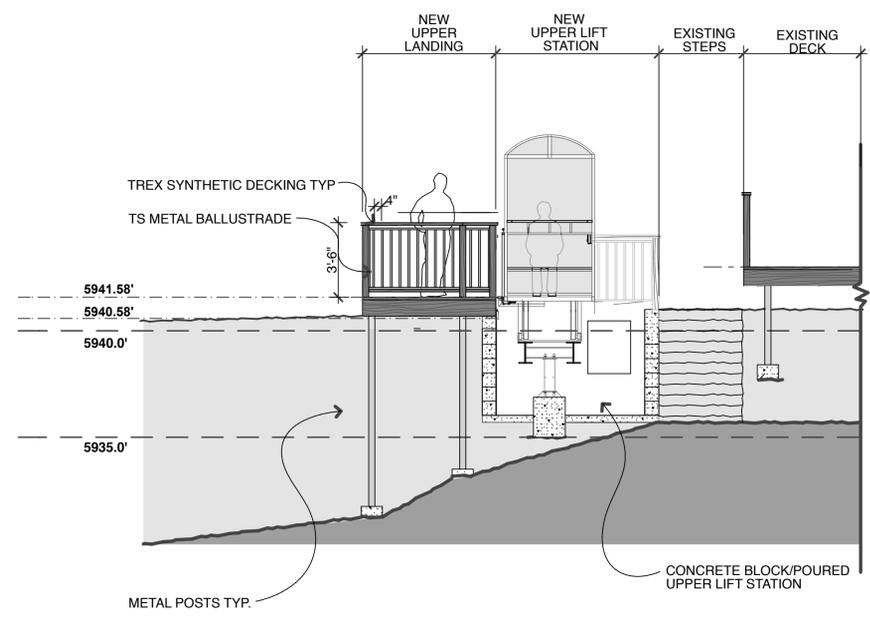


LOWER LIFT STATION-ELEVATION

VIEW LOOKING FROM ACCESS ROAD

1/4"=1'-0"

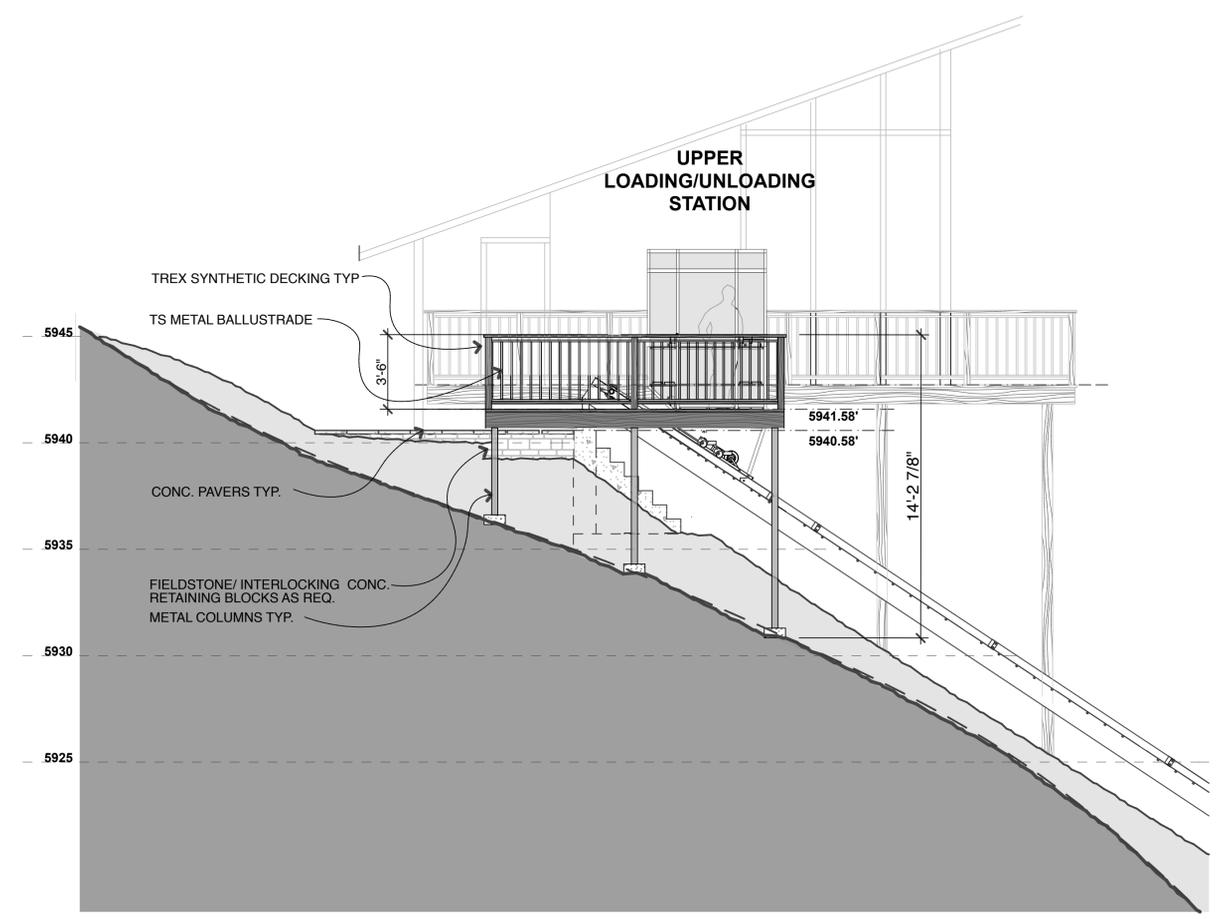
1



UPPER LIFT STATION - ELEVATION VIEW #1

1/4"=1'-0"

2



UPPER LIFT STATION - ELEVATION VIEW #2

VIEW LOOKING FROM SPRUCE STREET

1/4"=1'-0"

3

NOTE: DARK GRAY REPRESENTS ELEVATION "CUTTING PLAN THROUGH TOPOGRAPHY, LIGHT GRAY DENOTES BACKGROUND SLOPING AWAY/ UPWARDS TOPOGRAPHY

REVISIONS

DATE
07 JUNE, 2018

ATTACHMENT C. LIFT SYSTEM VIEWS

VIEW #1a FROM SPRUCE STREET KENWORTHY RESIDENCE- ACCESS LIFT



ARCHITECT REPRESENTATION

VIEW #1b FROM SPRUCE STREET KENWORTHY RESIDENCE- ACCESS LIFT



MOCK-UP REPRESENTATION

VIEW #2a FROM SUN VALLEY ROAD (EAST) KENWORTHY RESIDENCE- ACCESS LIFT



ARCHITECT REPRESENTATION

VIEW #2b FROM SUN VALLEY ROAD (EAST) KENWORTHY RESIDENCE- ACCESS LIFT



MOCK-UP REPRESENTATION

**VIEW #3a FROM SUN VALLEY ROAD (SOUTH)
KENWORTHY RESIDENCE- ACCESS LIFT**



ARCHITECT REPRESENTATION

VIEW #3b FROM SUN VALLEY ROAD (SOUTH) KENWORTHY RESIDENCE- ACCESS LIFT



MOCK-UP REPRESENTATION

ATTACHMENT D. APPLICANT NARRATIVE

MOUNTAIN OVERLAY DISTRICT (MOD) AND DESIGN REVIEW ORDINANCES/REGUALTIONS NARRATIVE

For:

The Kenworthy Residence - Access Lift

30 May, 2018

This document provides responses to the Design Review Ordinance Criteria that you will be evaluating this project by. The regulations are presented below in “**bold**” and were directly copied from the online Sterling Ordinance interface. The applicant’s response is right below the regulation item in standard *italicized* text.

MOUNTAIN OVERLAY DESIGN REVIEW

17.104.070 REGULATIONS:

1. There shall be no building on ridges or knolls which would have a material visual impact on a significant skyline visible from a public vantage point entering the city or within the city. "Material", as the term is used herein, shall be construed in light of the magnitude of the negative impact on the objectives of this section;

RESPONSE: A view study is presented within the submitted package as well as a “story pole/ structure mock-up“ in the field for the P&Z commission to determine any “material” impact. The applicant finds that by the location/placement of the lift system, landings, painting of the steel systems and all materials being natural beige, brown, warm tones for compatibility with the hillside and having the cab return to the bottom for parking (if required) makes for a improvement that we do not find has a negative visual impact to the very few vantage points. We find the vantage points are either long distance and not readily perceivable and or are screened by topography and or vegetation, greatly reducing any visual impact.

2. Building, excavating, filling and vegetation disturbance on hillsides which would have a material visual impact visible from a public vantage point entering the city or within the city shall be minimized. "Material", as the term is used herein, shall be construed in light of the magnitude of the negative impact on the objectives of this section;

RESPONSE: The intent of construction to minimize excavating, filling and vegetation disturbance is to have as few as possible piers and or footprint area for landings. The lift system was chosen to have the steel "I" beam which can span great distances making for less structural piers. The landing decks also have supporting columns thereby minimizing the number of piers necessary. Only small areas of retaining concrete walls exist for the upper lift equipment area and for small paved walks at the upper and lower lift stations for walking from the landing deck to adjacent areas (driveway or the residence)

3. Driveway standards as well as other applicable standards contained in [title 12, chapter 12.04](#) of this code shall be met;

RESPONSE: N/A for this submittal as no work is proposed/ being done relative to a driveway

4. All development shall have access for fire and other emergency vehicles to within one hundred fifty feet (150') of the furthest exterior wall of any building;

RESPONSE: The length of the lift is less than 150' in length (approx. 78' in length in plan view on the hillside) and via the existing access driveway the fire dept. shall have the same access as it currently has to the residence.

5. Significant rock outcroppings shall not be disturbed;

RESPONSE: The area of significant rock outcroppings is noted on the civil engineers' survey, on the site plan ,can be visible on certain site photos and is not being disturbed. Other areas of exposed rock on the hillside are intended to be avoided by choosing the "I" beam spanning system for the tracks/rail structure of the lift system. The intent is to span over the existing hillside as much as is possible.

6. International building code (IBC) and international fire code (IFC) and Ketchum fire department requirements shall be met;

RESPONSE: Any locally adopted codes will be met and will be able to be reviewed for compliance when the construction document set of drawings and specifications will be submitted for a building permit.

7. Public water and sewer service shall comply with the requirements of the city;

RESPONSE: This project does not require any water or sewer service- N/A

8. Drainage shall be controlled and maintained to not adversely affect other properties;

RESPONSE: This project will not change the drainage of the existing hillside. Nearly all areas of new construction are drain through to existing grade. The existing hillside does not adversely affect other properties. Only the paved walks and the upper lift station equipment areas are capable of directing



drainage. The pavers will drain to the upslope edge and will allow for natural percolation and will not be a adverse contributor. The size of the upper lift station equipment area is so small. Approx. 28' sf., this will drain to the face of the hillside where a small crushed rock drainage skirt will be provided to mitigate any erosion/ negative drainage potential. A geotechnical engineer is part of the team and will be consulted with during the creation of the construction documents, validating the above drainage concepts.

9. Cuts and fills allowed for roadways shall be minimized; lengths of driveways allowed shall be minimized; all cuts and fills shall be concealed with landscaping, revegetation and/or natural stone materials. Revegetation on hillsides with a clear zone of thirty feet (30') around all structures is recommended. Said clear zone shall include low combustible irrigated vegetation with appropriate species, on file with the Ketchum planning department. Revegetation outside of this clear zone should be harmonious with the surrounding hillsides;

RESPONSE: All disturbed areas associated with this project will be revegetated with native planting materials matching existing cover. The intent is for all materials used and re-establishment of disturbed areas will be either returned to natural pre-construction state and or materials chosen and colors to be harmonious with the surrounding hillsides.

10. Are there other sites on the parcel more suitable for the proposed development in order to carry out the purposes of this section;

RESPONSE: Due to need to walk up to the property from town (only one access route and minimizing the long walking route of driveway, pathways and steps, and the physical effort of elevation gain) and due to existing steps, existing topography and upper entry location/ deck area, this is the most suitable location for this development.

11. Access traversing twenty five percent (25%) or greater slopes does not have significant impact on drainage, snow and earthslide potential and erosion as it relates to the subject property and to adjacent properties;

RESPONSE: This project is in an area of slopes greater than 25%, see items #8 and #10 where the design for minimizing disturbance and the spanning system proposed shall not have a significant impact on drainage, snow, earthslide potential

12. Utilities shall be underground;

RESPONSE: Any utilities (electricity) to this project will be run underground and or in concealed conduit mounted to the structure of the track/rail system to get from the upper station to lower station. Any of the wiring run in conduit will be painted to match the rest of the system in a darker, brown natural color to minimize visual impact.



13. Limits of disturbance shall be established on the plans and protected by fencing on the site for the duration of construction;

RESPONSE: See the site plan for the area denoting the "Limit of Construction Disturbance"

14. Excavations, fills and vegetation disturbance on hillsides not associated with the building construction shall be minimized; and

RESPONSE: The areas of construction are shown on the site plan and no other areas of disturbance of the hillsides are proposed. In the event that any further disturbance were to occur it shall be minimized and follow the revegetation practices as noted above.

15. 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

RESPONSE: This site has no significant landmarks therefore N/A.

DESIGN REVIEW REGULATIONS

17.96.060: IMPROVEMENTS AND STANDARDS:

Improvements and standards for all projects listed in subsection [17.96.010A](#) of this chapter:

A. Streets:

1. The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development.

RESPONSE: N/A no connections that are existing are proposed to be changed. If any new electrical service is required, then any impact costs will be provided by the applicant.

2. All street designs shall be approved by the city engineer.

RESPONSE: N/A No street is being designed connected to, changed, proposed

B. Sidewalks:

1. All projects under subsection [17.96.010A](#) of this chapter that qualify as a "substantial improvement" shall install sidewalks as required by the public works department.

RESPONSE: N/A this project is not accessed via an adjacent public street and as such has no need/requirement for improving/ installing sidewalks as I/we understand.



2. Sidewalk width shall conform to the city's right of way standards, however the city engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.

RESPONSE: N/A

3. Sidewalks may be waived if one of the following criteria is met:

a. The project comprises an addition of less than two hundred fifty (250) square feet of conditioned space.

RESPONSE: N/A

b. The city engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.

RESPONSE: City Engineer shall review and comment on this Design Review Submittal. It is understood that he/she will find in favor of this item "B" for no requirement for adding of sidewalks.

4. The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.

RESPONSE: N/A

5. New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.

RESPONSE: N/A

6. The city may approve and accept voluntary cash contributions in lieu of the above described improvements, which contributions must be segregated by the city and not used for any purpose other than the provision of these improvements. The contribution amount shall be one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the city engineer. Any approved in lieu contribution shall be paid before the city issues a certificate of occupancy.



RESPONSE: N/A

C. Drainage:

1. All stormwater shall be retained on site.

RESPONSE: Any/ all storm water associated with this proposed improvements will be retained on site.

2. Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.

RESPONSE: N/A any areas of drainage improvements will take care of any run-off directly at that location thereby not requiring drainage improvements per the length of the subject property.

3. The city engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.

RESPONSE: YES

4. Drainage facilities shall be constructed per city standards.

RESPONSE: YES

D. Utilities:

1. All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.

RESPONSE: YES

2. Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.

RESPONSE: YES

3. When extension of utilities is necessary all developers will be required to pay for and install two inch (2") SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit



shall be done in accordance with city of Ketchum standards and at the discretion of the city engineer.

RESPONSE: Presumed to not be applicable

E. Compatibility Of Design:

1. The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.

RESPONSE: The materials will be of colors compatible in hue, tone and color of the existing hillside. Some of the materials such as the pavers and any retaining stone/ conc. interlocking blocks will be of similar color and texture to materials existing on the hillside (rock/ stone/ dirt/ gravel/ soils). No signing is proposed. The overall intent is blend in this proposed structure with the hillside with design and colors, and materials.

2. Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.

RESPONSE: N/A no significant landmarks exist

3. Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.

RESPONSE: The existing home was not built prior to 1940. Also, this proposed lift structure is not readily able to be changed with regards to design.

F. Architectural:

1. Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.

RESPONSE: This mechanical pedestrian access system is designed to be located to the nearest access to the site and to the entry way of the home as is feasible.

2. The building character shall be clearly defined by use of architectural features.



RESPONSE: N/A as this structure has very limited design opportunities for architectural features. The landing decks are design to be in human scale relationship with the existing homes' deck railing system.

3. There shall be continuity of materials, colors and signing within the project.

RESPONSE: The proposed materials and color of materials is intended to be compatible with the site and the existing residence. No signing is proposed.

4. Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.

RESPONSE: The landscape features are intended to be in material, color, and texture to be compatible with the principle building.

5. Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.

RESPONSE: N/A

6. Building(s) shall orient toward their primary street frontage.

RESPONSE: N/A

7. Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.

RESPONSE: N/A

8. Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.

RESPONSE: The landing areas and paved walks are design to shed water/ drip away from pedestrian gathering areas. The snow will be shoveled off of these structures and cannot slide onto pedestrians.



G. Circulation Design:

1. Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.

RESPONSE: Pedestrian access is intended to connect to the existing driveway access location as well as to the existing house deck/entry area.

2. Awnings extending over public sidewalks shall extend five feet (5') or more across the public sidewalk but shall not extend within two feet (2') of parking or travel lanes within the right of way.

RESPONSE: N/A

3. Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.

RESPONSE: N/A

4. Curb cuts and driveway entrances shall be no closer than twenty feet (20') to the nearest intersection of two (2) or more streets, as measured along the property line adjacent to the right of way. Due to site conditions or current/projected traffic levels or speed, the city engineer may increase the minimum distance requirements.

RESPONSE: N/A

5. Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.

RESPONSE: No change is affected by or proposed to the existing emergency services , snowplows etc. access.

H. Snow Storage:

1. Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.



RESPONSE: N/A

2. Snow storage areas shall be provided on site.

RESPONSE: No change to existing snow storage is proposed. No snow removal other than for pedestrian access takes place on the site.

3. A designated snow storage area shall not have any dimension less than five feet (5') and shall be a minimum of twenty five (25) square feet.

RESPONSE: N/A no vehicle access exists to this site thus requiring large areas of snow removal.

4. In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.

RESPONSE: N/A

I. Landscaping:

1. Landscaping is required for all projects.

RESPONSE: Any landscaping will be revegetated to match existing native plant materials due to disturbance due to construction.

2. Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.

RESPONSE: Any revegetation will match existing native vegetation and is appropriate for this high desert mountain climate/ site.

3. All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.

RESPONSE: Native species of grasses and shrubs will be drought tolerant and will match existing and are for revegetation purposes.



4. Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.

RESPONSE: If it is determined that any landscaping shall be added for a visual screening purpose, drought tolerant pine trees and or shrubs will be added upon the request of the P&A Commission. If this request were to materialize, a suggestion is for a deferred conditional submittal of a revised site plan address tree/ shrub location, size, species etc. to either be reviewed by the administrator exclusively and or put on a following meeting as a consent agenda item. It is the desire of the owner to have ONLY native plant material matching what is existing which is native low ground cover and some shrubs. The desire is for no maintenance and or watering needs. It is understood that re-establishment requires a few years of irrigation to assure successful adaptation to the site.

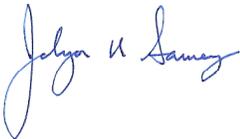
J. Public Amenities:

1. Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the public works department prior to design review approval from the commission. (Ord. 1148, 2016)

RESPONSE: Presumed to be N/A

Any additional questions or concerns; I will address at the public hearing and or will provide any additional documentation or information that you require in advance of the meeting.

Sincerely,



Jolyon H. Sawrey, Architect



30 Wyatt Drive, Bellevue, Idaho 83313

Vital ink PLLC
jolyon@vitalinkarchitecture.com

(208) 720-6315 ph

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ATTACHMENT E. PUBLIC COMMENT

Haavik Consulting, LLC
Land Use and Development
Linda S. Haavik, Owner
P. O. Box 1707, Hailey, ID 83333
Tel/Cell (208) 720-0886
lshaavik@gmail.com

June 7, 2018

via email: participate@ketchumidaho.org
arivin@ketchumidaho.org

Ketchum Planning and Zoning Commission
Jeff Lamoureux, Chairman

Dr. and Mrs. Benjamin Bierbaum reside at 771 East Fifth Street (Amended Lot 4A, Kinderhorn Subdivision). As their representative, I have reviewed the Design Review and Mountain Overlay Pre-application by Shirra Kenworthy for consideration by the Ketchum Planning and Zoning Commission.

The Mountain Overlay has been adopted to protect the public health, safety and welfare of inhabitants in hillside areas; to facilitate adequate provision of public services and facilities such as fire and ambulance protection; and to minimize the visual impact of building sites, among other purposes. The Bierbaums residence located just below the Kenworthy residence is undoubtedly the most affected by the project being proposed.

Safety. The fall line from upper and mid-slope disturbances is directly onto the Bierbaums property and into their home.

1. What is the extent of drilling and/or blasting required to fasten the apparatus, create the pads for the platforms, and other indicated improvements? The enormity and non-specific area of disturbance shown on the site plan indicates a great deal of ground will be disturbed.
2. What is in place to prevent boulders and other rocky materials from rolling into the Bierbaums home? The existing "retaining wall" shown on the site plan will not prevent such an event that is a serious safety concern to the Bierbaums.
3. Will vibration caused by moving heavy loads uphill be another impact on neighbors?
4. Have the appropriate professional engineers provided details for the Ketchum Building Official to understand what is necessary to construct this apparatus in this particular location and what is necessary to protect the safety and welfare of the neighbors? We believe that information is needed to understand what the impact on the neighbors will be before any MOD or other permit is granted.

Accessibility and Safety. The vehicular access to the rental property owned by Ms. Kenworthy exists in the form of an easement across the Bierbaums property and is narrow and steep as it climbs the hillside.

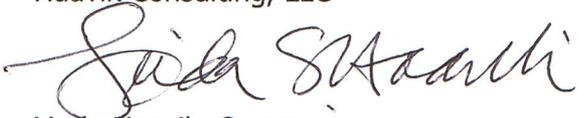
1. How does the property function upon the addition of this lift when parking is not available within the driveway access?
2. Has the Ketchum Fire Department weighed in on this application? Fire apparatus cannot access the Kenworthy property if the narrow driveway is at all obstructed thereby putting the neighbors at risk as well.
3. How do the proposed new paver steps located uphill of the lower lift pad improve access in the winter, for example?
4. What will prevent renters from parking or otherwise obstructing the driveway access?
5. Where will construction vehicles be parked and building materials be stored that do not obstruct fire protection access or otherwise encroach on Bierbaums property?

Aesthetics. The visual impact of Mountain Overlay development is important but must not supersede public health, safety and welfare.

1. Without specific details on the location (as it is shown as approximate), how can the visual impact of the lift, the platforms, and the paver steps be determined?
2. How is it even possible to revegetate disturbed rock? What vegetation exists on the hillside is what had been essentially naturally "caught" among the rock and boulders.

The immediate- and long-term safety of neighboring properties as well as adequate fire protection for all should be of upmost concern to the City when considering the Kenworthy Pre-Application. Thank you for entering this letter into the public record.

Sincerely,
Haavik Consulting, LLC



Linda Haavik, Owner

C: Dr. and Mrs. Benjamin Bierbaum
Chief Mike Elle, Ketchum Fire Department melle@ketchumfire.org
Jeff Egan, Building Official jeff.egan@dbs.idaho.gov



City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF JUNE 11, 2018

PROJECT: Warfield Distillery & Ale House Expansion Project

FILE NUMBER: #18-069

OWNERS: San Antonio Center, LLC

REPRESENTATIVE: Gretchen Wagner, Scape Design Studio

REQUEST: Design Review for a 7,555 sq ft addition to the existing Warfield Distillery & Ale House. The addition will include an expansion of the distillery operations, a new tasting room, sales space, and two residential units on the upper level.

LOCATION: 280 N. Main St, Ketchum, ID (Ketchum Townsite: Block 3: Lot 3AA)

NOTICE: A public notice was mailed to property owners within 300 ft of the project site on May 30th, 2018.

ZONING: Community Core Retail Core Sub-district (CC-A)

REVIEWER: Abby Rivin, Associate Planner

BACKGROUND:

The applicant is requesting Design Review approval for an expansion to the existing Warfield Distillery & Ale House to accommodate a new tasting room, production facility, and sales space. The addition project also includes two housing units on the upper level. The applicant intends to designate these units as affordable housing for employees. The project site is located within the Retail Core Sub-district of the Community Core (CC-1) at 280 N. Main Street (Ketchum Townsite: Block 3: Lot 3AA). The existing Warfield building was remodeled in 2014 (Design Review Application #14-123 & Building Permit #14-091). A demolition permit for the existing building currently occupied by KB's Restaurant and the Warfield Tasting Room was issued in 2017. The total proposed gross floor area is 11,882 sq ft with a Floor Area Ratio of 1.3.

The Planning and Zoning Commission conducted a site visit and reviewed the Pre-Application Design Review for the Warfield Distillery & Ale House Expansion Project at a special meeting on May 29th, 2018. The Commission unanimously approved a motion to advance the subject project to Design Review.

STAFF ANALYSIS:

Staff analysis of the application is provided in Tables 1-5 including the project's compliance with the City of Ketchum 2014 Comprehensive Plan, City Department comments, Community Core (CC) Zoning District requirements, Design Review standards, and other provisions of Ketchum City Code.

OUTSTANDING ACTION ITEMS

The applicant shall address the following outstanding action items prior to issuance of a Building Permit for the project.

- §17.124.040(B) Inclusionary Housing Incentive: Prior to issuance of a Building Permit, an Exceedance Agreement addressing square footage above the permitted 1.0 Floor Area Ratio is required.
- §17.96.040(C)(2h) Exterior Lighting Plan: The proposed exterior sconce (*Baselite/Outsize Il Ponte*) is noncompliant as the proposed LED light source has a color temperature of 3000K, which exceeds the maximum 2700K color temperature required by Ketchum City Code §17.132.030(A). As the applicant has proposed frosted glass, the bulb must be fully shielded within the opaque top.

PARKING

After further analyzing the types of uses proposed within the mixed-use building, Staff has made a finding that off-street parking spaces are not required for the uses proposed in the Warfield Distillery & Ale House expansion. Similar to Snake River Brewing in Jackson, 10 Barrel Brewing in Boise, High West Distillery in Park City, and Widow Jane Distillery in Brooklyn, the Warfield Distillery & Ale House represents the new artisanal, experience-based economy—augmenting the standard acts of dining and drinking affair with a behind-the-scenes look at craft beverage processing. The production of beer and liquor is an integral component of the dining and drinking experience (food service) and retail sale (retail trade) of the beer and liquor produced on site is also integral to business operations. The Ketchum zoning code lacks a holistic definition for these popular grain-to-glass brewery and distillery establishments. The types of uses within the proposed mixed-use building that are defined by the zoning code include a brewpub, food service, retail trade, and multiple-family dwelling units. A detailed parking analysis, including a line item describing the parking exemption for each use, is attached to the Staff Report as Attachment D for reference.

COMPREHENSIVE PLAN ANALYSIS:

The proposed Warfield Distillery & Ale House Expansion project demonstrates three of the Core Community Values contained in the 2014 Comprehensive Plan—A Strong and Diverse Economy, Vibrant Downtown, and a Variety of Housing Options. The project is consistent with the uses, goals, and policies listed below as specified within the 2014 Comprehensive Plan.

Table 1. Comprehensive Plan Analysis

SUPPORTING SECTION	SUMMARY OF COMPLIANCE WITH THE 2014 COMPREHENSIVE PLAN
Retail Core	The community’s primary shopping district is the Retail Core. The Retail Core provides a variety of mixed-use buildings that have ground-floor storefronts. Specialty shops, restaurants, and outdoor seating areas line the sidewalks, creating an active pedestrian-friendly environment. Convenient shopping and dining is served by sidewalks, parking, and bike access. Upper floors include a mix of residential uses and offices.
Community Design and Neighborhoods	
Policy CD-1.1 Unique Design Elements for Identifiable Neighborhoods	Each neighborhood or district should include a mix of design elements that will reinforce its unique design quality.
Policy CD-1.3 Compatible Infill and Redevelopment Projects	Infill and redevelopment projects should be contextually appropriate to the neighborhood and development in which they will occur. Context refers to the natural and manmade features adjoining a development site; it does not imply a certain style.
Housing	

Goal H-1	Ketchum will increase its supply of homes, including rental and special-needs housing for low-, moderate-, and median income households.
Policy H-1.2 Local Solutions to Attainable Housing	The City of Ketchum will place greater emphasis on locally-developed solutions to meet the housing needs of low-, moderate-, and median-income households. The City further recognizes that such needs likely will not be met solely through private development. To facilitate affordable housing opportunities, the City will look to new funding mechanisms, and encourage a broad range of regulatory incentives and options for community housing. These may include unit buy-downs, unit reuse, density increases, and height bonuses.
Policy H-1.4 Integrated Housing in Business and Mixed-Use Areas	Housing should be integrated into the downtown core and light industrial areas, and close to the ski base. The resulting mix of land use will help promote a greater diversity of housing opportunities as well as social interactions.
Goal H-3	Ketchum will have a mix of housing types and styles.
Policy H-3.1 Mixture of Housing Types in New Development	The City should encourage the private sector, through land-use regulations and incentive programs, to provide a mixture of housing types with varied price ranges and densities that meet a variety of needs. The City will evaluate the use of incentives, such as flexibility in height, density and parking requirements to achieve greater housing diversity. Additionally, the City will promote the siting of higher density housing near public transportation, the ski base areas, shopping, and designated neighborhoods and districts.
A Strong and Diverse Economy	
Goal E-1	Ketchum will work to retain and help expand existing independent small local business and corporations.
Policy E-1(b) Downtown as a Major Community Asset and Tourism Attraction	The community will strive to maintain a single concentrated commercial and retail core. The City will reinforce the downtown core's role as a major asset and visitor attraction by encouraging businesses that fit the downtown character and by developing policies, programs, investment strategies, and organizations that help retain downtown business.
Mobility	
Policy M-1.3 Compact Development and Housing Downtown and in Activity Centers	Encourage compact development, mixed uses, and additional housing density in the downtown and in high-activity areas. This will increase opportunities for walking, bicycling and transit ridership and reduce vehicle traps.
Future Land Use	
Goal LU-2	Support infill and redevelopment in the downtown, major activity areas and specific areas that can take advantage of proximity to services and transportation.
Policy LU-2.1 Infill and Redevelopment	Support intensification of land uses on appropriate infill and redevelopment sites in the following areas: downtown, industrial areas, St Luke's Hospital/McHanville/Cold Springs Canyon, Warm Springs area, and existing neighborhoods with significant vacant parcels.
Policy LU-2.2 Compatible Residential Infill	Appropriate types of infill include the new residential units on vacant lots/areas, additions to existing units, accessory dwelling units, and residential units with businesses. Ensure that residential infill is compatible in character and scale within the surrounding neighborhood.
LU-2.3 Land Use Patterns for a Dynamic and Thriving Downtown	Commercial strip development along arterial streets and high intensity retail and office uses outside the downtown core will be discouraged, except to provide neighborhood-scale retail and service uses.

Table 2. Requirements for All Applications

City Department Comments				
Compliant			City Code	City Standards and Staff Comments
Yes	No	N/A		

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.040	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police Department: <i>No comment at this time.</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire Department: <i>The above project shall meet all 2012 International Fire Code requirements in addition to specific City Building and Fire Ordinances.</i> <i>Approved address numbers shall be placed in such a position to be plainly visible and legible from the road fronting the property. Numbers and letters shall be a minimum of four (4) inches tall, contrast with their background and be positioned a minimum of forty-eight (48) inches above final grade.</i> <i>Vehicle parking and material storage during construction shall not restrict or obstruct public streets, access to the fire department sprinkler connection or access to any building. A minimum twenty-foot travel lane for emergency vehicle access shall be maintained clear and unobstructed at all times. All required Fire Lanes, including within 15 feet of fire hydrants, shall be maintained clear and unobstructed at all times.</i> <i>An approved automatic fire sprinkler system shall be installed throughout the building per City of Ketchum Ordinance #1125 (www.ketchumfire.org) and the National Fire Protection Association Standard 13 system for a H-3 Occupancy. An approved fire sprinkler flow bell, Knox box and Fire Department Connection shall be installed in an approved location visible to approaching firefighters. Water service lines to structures shall be hydraulically calculated for size to meet fire sprinkler flow requirements. Fire sprinkler systems shall be annually tested and maintained per NFPA 25. An approved fire department connection and flow bell shall be installed in a location approved by the fire department and the system shall be supervised by an approved alarm system.</i> <i>NOTE: One electronic set of fire sprinkler system plans must be submitted to the Ketchum Fire Department as well as the State Fire Marshal's office and a Ketchum Fire Department Permit must be obtained prior to installation of fire sprinkler systems. Inspections of fire sprinkler systems by the Fire Chief or an appointee are required. Inspections must be scheduled at least 48 hours in advance.</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>An approved monitored fire sprinkler alarm system shall be installed per City of Ketchum Ordinance #1125 (www.ketchumfire.org) and the requirements of NFPA 72. Two (2) sets of alarm system plans shall be submitted to the Ketchum Fire Department for approval and a permit is required prior to installation of alarm systems. Inspections of fire detection systems by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance.</i> <i>Fire extinguishers shall be installed and maintained per 2012 IFC Section 906 both during construction and upon occupancy of the building.</i> <i>Equipment or machinery located inside buildings that generates or emits combustible dust shall be provided with an approved dust collection and exhaust system installed in accordance with Chapter 22 and the International Mechanical Code. Equipment or systems that are used to collect, process or convey combustible dusts shall be provided with an approved explosion control system. These dust control units shall be provided in all mixing areas.</i> <i>Ventilation system shall be provided controlled by a LEL (Lower Explosive Limit) sensor. The system shall be able to maintain a flow of 1 cft/min per sft of storage area. See mechanical code requirements. LEL sensors must be interconnected with alarm system.</i> <i>Signage: Distillery shall be equipped with "No Smoking" and NFPA (National Fire Protection Association) 704 Placards for hazardous materials.</i> <i>Spark arresters are required on all solid fuel burning appliance chimneys to reduce potential fires from burning embers.</i> <i>An approved key box shall be installed, with the appropriate keys, for emergency fire department access in a location approved by the fire department. The key box shall be a Knox box brand and sized to</i>	

			<p>accommodate keys to every door of the project. Note: Current Knox Key Box may not be large enough to accommodate all keys for the new structure and may be required to be update.</p> <p>Inspections of fire department permit required installations shall be scheduled at least 48 hours in advance.</p> <p>An 8 ½ by 11 color coded site map of this project shall be provided on paper and electronically to the fire department. This site map shall show the locations of gas shut-offs, power shut-offs, fire sprinkler riser rooms, fire department connections, alarm panels, Knox boxes, access doors, egress windows, stairways and any additional fire department requirements. Exact details for color coded "On-Sites" can be found at www.ketchumfire.org.</p> <p>Final inspections of all fire department permit required installations by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance. A Final Inspection Checklist can be found at www.ketchumfire.org.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Streets Department:</p> <ul style="list-style-type: none"> Existing sidewalks border the subject lot along E. Sun Valley Rd and N. Main St. Any portion of the sidewalk damaged during construction shall be replaced according to City standards. The applicant should address potential plans to underground the powerlines located in the adjacent to the alley. The final location of the public benches shall be reviewed by the Streets Department and approved prior to issuance of a building permit for the project. The final siting and design of the temporary egress stair shall be reviewed and approved by the Streets Department prior to issuance of a Building Permit for the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Utilities:</p> <ul style="list-style-type: none"> The old Ketchum Springs water line now servicing the property from the alley will need to be cut, capped, and abandoned at the main as soon as digging is allowed in the public ROW. A residential meter shall be installed separate from the commercial meter.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Parks/Arborist:</p> <ul style="list-style-type: none"> The applicant shall submit a Tree Preservation Plan to be reviewed and approved by the City Arborist prior to issuance of a Building Permit for the project. If trees are damaged during construction, the replacement trees shall be reviewed and approved by the City Arborist prior to issuance of a Building Permit for the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>ADA Consultant:</p> <ul style="list-style-type: none"> Dimensions and elevation of restroom area, access to common (public) areas, and paths of travel shall be reviewed and approved by the ADA Consultant prior to issuance of a building permit for the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Building: The building must meet 2012 International Building Code.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Planning and Zoning: Comments are denoted throughout the Staff Report.</p>

Table 3: Zoning Standard Analysis

Compliance with Zoning Standards				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	Minimum Lot Area
			Staff Comments	Required: 5,500 square feet minimum Existing: 9,186 square feet existing
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.040	Floor Area Ratios and Community Housing
			Staff Comments	Permitted in Community Core Sub-district A (CC-A) Permitted Gross FAR: 1.0 Permitted Gross FAR with Inclusionary Housing Incentive: 2.25 Existing Warfield Building Gross Floor Area: 4,327 sq ft

				<p>Proposed Expansion Gross Floor Area: 7,555 sq ft Lot 3AA Area: 9,186 sq ft FAR Proposed: 1.3 (11,882 sq ft/9,186 sq ft lot area) Increase Above Permitted FAR: 2,696 sq ft 20% of Increase: 539 sq ft Net Livable (15% Reduction): 458 sq ft Community Housing In-Lieu Fee: \$109,004</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Minimum Building Setbacks
			<i>Staff Comments</i>	<p>Required: Front (N. Main Street): 0' Adjacent to alleyway (Rear): 3' Side (E. Sun Valley Road): 0' avg. Interior Side: 0' Cantilevered decks and overhangs: 0'</p> <p>Proposed: Front (N. Main St): 0' Adjacent to alleyway (Rear): 7'-11¾" Side (E. Sun Valley Road): 0' Interior Side: 0' Cantilevered decks and overhangs: 0''</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Building Height
			<i>Staff Comments</i>	<p>Maximum Permitted: 42' Proposed: 42'</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.125.030.H	Curb Cut
			<i>Staff Comments</i>	<p>Required: A total of 35% of the linear footage of any street frontage can be devoted to access to off street parking.</p> <p>Proposed: No curb cut is proposed. Vehicular access to the Warfield will be provided from the alleyway.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.40	Parking Spaces
			<i>Staff Comments</i>	<p>Off-street parking standards of this chapter apply to any new development and to any new established uses.</p> <p>17.125.040 Off Street Parking and Loading Calculations: A1. Multiple Uses: Lots containing more than one use shall provide parking and loading in an amount equal to the total of the requirements for all uses, unless a use is exempted by this chapter or a reduction is approved through a shared parking plan or Parking Demand Analysis in compliance with this chapter.</p> <p>Non-residential, in zoning districts other than LI-1, LI-2, and LI-3: 1 parking space per 1,000 gross square feet.</p> <p>Residential multiple-family dwelling within the Community Core (CC) District and the Tourist (T) District, Tourist 3000 (T-3000), and Tourist 4000 (T-4000): Units 750 square feet or less: 0 parking spaces</p> <p>17.125.040(C) Exemptions: In the Community Core (CC) and Tourist (T) zoning districts the following uses meeting the definitions found in 17.08.020 are exempt from providing off street parking: b. Food Service c. The first five thousand five hundred (5,500) gross square feet of retail trade. The first five thousand five hundred (5,500) gross square feet of a space occupied by a tenant is exempt, additional square footage is subject to the ratio of one parking space per one thousand (1,000) gross square feet.</p> <p>Required:</p>

				<p>NOTE: Parking Analysis included as Attachment D to the Staff Report.</p> <ul style="list-style-type: none"> Residential: As each is less than 750 sq ft, Residential Units #1 and #2 require 0 parking spaces. Existing Warfield Restaurant (4,327 sq ft) qualifies for the Food Service Exemption. Proposed addition (7,555 sq ft) qualifies for Food Service and 5,500 sq ft of Retail Trade Exemptions. <p>Total Parking Space Required: 0</p> <p>Proposed: 0 parking spaces</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.130 & 17.18.20	Zoning Matrix
			Staff Comments	<p>17.18.130: Community Core District</p> <p>A. Purpose: The purpose of the CC community core district is to promote a compact and cohesive center of commerce and culture, to promote an attractive and safe pedestrian environment which includes sidewalks, gathering spaces, streetscape amenities and landscaping, to retain the unique small town scale and character and to encourage buildings which respect Ketchum's historical and geographic context while providing diversity. Compatible mixed uses including retail, office, residential and cultural uses are encouraged. Commercial uses are concentrated in the CC district which is consistent with the city's comprehensive plan and the downtown master plan.</p> <p>17.08.020 – Definitions</p> <p>FOOD SERVICE: An establishment where food and drink are prepared, served and consumed on site with associated outdoor dining, or distributed to customers through take out, delivery or catering. Typical uses include, but are not limited to restaurants, cafes, delis, catering services and brewpubs that do not distribute beer produced for off site consumption.</p> <p>RETAIL TRADE: An establishment which provides the final step in the retailing process for the distribution of goods and commodities to customers. Retailers are organized to sell or rent merchandise in small quantities to the general public and operate a fixed point of sale location designed to attract a high volume of walk-in customers. Typical uses include, but are not limited to, establishments selling office supplies and equipment, building materials, plumbing supply, antiques or consignment items, home improvement and garden supplies, books and educational material, clothing, sporting goods, pharmaceuticals, medical devices, health and fitness supplies, art and associated material and household pet supplies. Motor vehicle sales are not included in this definition.</p> <p>BREW PUB: An eating and drinking establishment which produces a maximum of two thousand (2,000) barrels of beer annually.</p> <p>MIXED USE: Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design.</p>

Table 4: Design Review Standards for all projects

Design Review Requirements				
IMPROVEMENTS AND STANDARDS: 17.96.060				
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(A)(1) Streets	The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development.
			Staff Comments	The property is located at the SE corner of E. Sun Valley Rd and N. Main St and the proposed development will be accessed from the alley. This standard has been met.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(A)(2) Streets	All street designs shall be approved by the City Engineer.
			Staff Comments	The street design does not change with this proposal.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(B)(1)	All projects under 17.96.010(A) that qualify as a "Substantial Improvement" shall install sidewalks as required by the Public Works Department.

			<i>Staff Comments</i>	<i>Existing sidewalks border the subject lot along E. Sun Valley Rd and N. Main St. Any portion of the sidewalk damaged during construction shall be replaced.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060 (B)(2)c	Sidewalk width shall conform to the City's right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.
			<i>Staff Comments</i>	<i>Existing sidewalks border the project site.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060 (B)(3)	Sidewalks may be waived if one of the following criteria is met: a. The project comprises an addition of less than 250 square feet of conditioned space. b. The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.
			<i>Staff Comments</i>	<i>N/A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060 (B)(4)	The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.
			<i>Staff Comments</i>	<i>Existing sidewalks border the subject lot along E. Sun Valley Rd and N. Main St. Any portion of the sidewalk damaged during construction shall be replaced.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060 (B)(5)	New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.
			<i>Staff Comments</i>	<i>N/A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060 (B)(6)	The City may approve and accept voluntary cash contributions in-lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in-lieu contribution shall be paid before the City issues a certificate of occupancy.
			<i>Staff Comments</i>	<i>N/A, Staff does not recommend a voluntary cash contribution in-lieu of improvements for this project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(C)(1)	All storm water shall be retained on site.
			<i>Staff Comments</i>	<i>As indicated on the Civil Survey, all storm water from the existing building and new addition will be collected into a retention system below the slab. A new 24" drywell will be installed on the property to collect surface runoff from the alley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(C)(2)	Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.
			<i>Staff Comments</i>	<i>See above Staff comment for Ketchum City Code §17.96.060(C)(1). All drainage improvements shall require approval from the Public Works Department prior to issuance of a Building Permit for the project.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(C)(3)	The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.
			<i>Staff Comments</i>	<i>Additional drainage improvements have not been recommended at this stage of the project design.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(C)(4)	Drainage facilities shall be constructed per City standards.
			<i>Staff Comments</i>	<i>The proposed drainage facilities satisfy this requirement. See above Staff comment for Ketchum City Code §17.96.060(C)(1). All drainage improvements shall require approval from the Public Works Department prior to issuance of a Building Permit for the project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(D)(1)	All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.
			<i>Staff Comments</i>	<i>The applicant is aware of this requirement and the plans show utility connections and locations.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(D)(2)	Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.

			<i>Staff Comments</i>	<i>The adjacent existing power lines are above ground. All utilities within the development site shall be underground and concealed from public view. See above Staff comment for Ketchum City Code §17.96.060(D)(1).</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(D)(3)	When extension of utilities is necessary all developers will be required to pay for and install two (2") inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with city of Ketchum standards and at the discretion of the City Engineer.
			<i>Staff Comments</i>	<i>The applicant is aware of this requirement and will comply with these standards and receive approval from the City Engineer prior to issuance of a Building Permit.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(E)(1)	The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.
			<i>Staff Comments</i>	<i>As indicated on Sheets A210 and A220 of the submittal, all facades include brick, wood, metal, and glazing to match the design and aesthetic of the existing Warfield building.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(E)(2)	Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.
			<i>Staff Comments</i>	<i>N/A. There are no identified landmarks on the property.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(E)(3)	Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.
			<i>Staff Comments</i>	<i>Staff was unable to identify the construction year of the original building, which was formerly occupied by B Restaurant and Bar, the Roosevelt Grille, and Slavey's. The proposed Warfield expansion complements the design of the existing building. Materials include stucco, brick, wood, metal, and glazing to match the existing restaurant.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(1)	Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.
			<i>Staff Comments</i>	<i>Pedestrian access will remain unchanged to the existing restaurant. The proposed entryway to the new tasting room is clearly defined through architectural features and signage. Both the existing building and proposed expansion provide unobstructed pedestrian access to the sidewalk adjacent to Main Street.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(2)	The building character shall be clearly defined by use of architectural features.
			<i>Staff Comments</i>	<i>The building utilizes stepped building forms and varying roof heights in conjunction with vertical and horizontal elements to break up the mass of the Warfield Distillery & Ale House. The front façade, which faces Main Street, incorporates metal panel siding, clad windows with painted trim, and stucco siding to provide undulation and relief and to reduce the appearance of bulk and flatness. The upper-level terrace incorporates a steel pergola and cable railing, which provides variation.</i> <i>The front façade design incorporates windows and glass doors that showcase a spiral staircase within a silo structure as well as the production facility.</i> <i>The east, north, and south elevations all incorporate brick siding and clad windows with painted trim.</i> <i>The proposed design complements the aesthetic of the existing Warfield restaurant.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(3)	There shall be continuity of materials, colors and signing within the project.
			<i>Staff Comments</i>	<i>Building elevations are included on Sheets A210 and A220 of the submittal. The materials, colors, and signing match the aesthetic of the existing Warfield restaurant.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(4)	Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.
			<i>Staff Comments</i>	<i>The proposed landscape features, including the planter boxes and the existing street trees, serve to complement the proposed addition and the existing building. No accessory structures have been proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(5)	Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.

			<i>Staff Comments</i>	<i>The proposed elevation views provided by the applicant show that all building walls provide undulation and relief, serving to reduce the appearance of bulk and flatness at all façades. The applicant is proposing a variation in architectural features along all façades, which serves to provide depth and reduce the appearance of bulk and flatness.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(6)	Building(s) shall orient towards their primary street frontage.
			<i>Staff Comments</i>	<i>The building is located on the corner of E. Sun Valley Rd and N. Main St. The front entrance of the building orients towards Main Street.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(7)	Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.
			<i>Staff Comments</i>	<i>Sheet G110 and A220 of the submittal indicates that the dumpster will be screened and is proposed to be located off the alleyway.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(8)	Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.
			<i>Staff Comments</i>	<i>Weather protection is provided through the use of overhangs as well as internal gutters.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(G)(1)	Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.
			<i>Staff Comments</i>	<i>The existing pedestrian access connects with adjacent, existing sidewalks along Sun Valley Road and Main Street.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(G)(2)	Awnings extending over public sidewalks shall extend five (5') feet or more across the public sidewalk but shall not extend within two (2') feet of parking or travel lanes within the right of way.
			<i>Staff Comments</i>	<i>Per KCC §17.08, an awning is defined as a covered architectural projection that extends from the exterior wall of a building for the purpose of providing shade, shelter, or aesthetic value to the building façade. In lieu of an awning, the applicant has proposed a low roof. As indicated on Sheet A210 of the submittal, the low roof extends 3' beyond the front façade at the entrance to the tasting room.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(G)(3)	Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.
			<i>Staff Comments</i>	<i>The proposed parking area is accessed from the adjacent alleyway. Pedestrian access will be provided by the existing sidewalk along Main Street. Staff does not recommend additional signage at this time.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(G)(4)	Curb cuts and driveway entrances shall be no closer than twenty (20') feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right of way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.
			<i>Staff Comments</i>	<i>No curb cut is proposed. An increase to the minimum distance requirements is not recommended at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(G)(5)	Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.
			<i>Staff Comments</i>	<i>Emergency and service vehicles can access the site from Main Street, Sun Valley Road., and the alleyway, providing unobstructed access for emergency vehicles, snowplows, and garbage trucks.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(H)(1)	Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.
			<i>Staff Comments</i>	<i>The applicant has proposed hauling snow in lieu of providing snow storage areas on-site.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(H)(2)	Snow storage areas shall be provided on-site.
			<i>Staff Comments</i>	<i>See above Staff comment for Ketchum City Code §17.96.060(H)(1).</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(H)(3)	A designated snow storage area shall not have any dimension less than five (5') feet and shall be a minimum of twenty five (25) square feet.
			<i>Staff Comments</i>	<i>See above Staff comment for Ketchum City Code §17.96.060(H)(1).</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(H)(4)	In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.
			<i>Staff Comments</i>	<i>The applicant has proposed hauling snow in lieu of providing snow storage areas on-site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(I)(1)	Landscaping is required for all projects.
			<i>Staff Comments</i>	<i>As indicated on Sheets G110 and A210 of the submittal, the applicant has proposed planter boxes at the terraces as well as street trees along Main Street. The applicant will attempt to preserve the street trees during construction. The trees will be replaced if harmed during construction. The applicant shall submit a Tree Preservation Plan prior to issuance of a Building Permit for the project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(I)(2)	Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.
			<i>Staff Comments</i>	<i>See above Staff comment for Ketchum City Code §17.96.060(I)(1).</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(I)(3)	All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.
			<i>Staff Comments</i>	<i>The applicant will attempt to preserve the street trees during construction. If harmed during construction, the trees will be replaced. The applicant shall submit a Tree Preservation Plan prior to issuance of a Building Permit for the project. Replacement trees shall be reviewed and approved by the City Arborist prior to installation.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(I)(4)	Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.
			<i>Staff Comments</i>	<i>Landscaping is existing along Main Street, which provides a buffer between the structure and the street.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(J)(1)	Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.
			<i>Staff Comments</i>	<i>The sidewalks are existing.</i>

Table 5: Design Review Standards for Community Core Projects

IMPROVEMENTS AND STANDARDS: 17.96.070 - Community Core (CC) Projects				
In addition to the requirements of section 17.96.060 of this chapter, unless otherwise specified, the standards of this section apply to projects in the Community Core district. The purpose of this section is to ensure the addition of high quality architecture for new development, while maintaining the unique character of existing building stock found in the Community Core.				
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070 A(1)	Street trees, street lights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department.
			<i>Staff Comments</i>	<i>The sidewalks and street trees are existing. Street trees or any portion of the sidewalk damaged during construction will be replaced according to City standards. The applicant shall submit a Tree Preservation Plan to be reviewed and approved by the City Arborist prior to the issuance of a Building Permit. The final siting and design of the proposed benches shall be reviewed and approved by the Public Works Department prior to issuance of a Building Permit for the project.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(A)(2) Streets	Street trees with a minimum caliper size of three (3") inches, shall be placed in tree grates.
			<i>Staff Comments</i>	<i>Specifications for any replacement street trees including species and caliper size must be submitted to the City Arborist for review and approval prior to installation.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(A)(3)	Due to site constraints, the requirements if this subsection 17.96.070(A) may be modified by the Public Works Department.

			<i>Staff Comments</i>	<i>N/A. No modifications to the requirements of this subsection 17. 96.070(A) have been recommended by the Public Works Department at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070 (B)(1)	Facades facing a street or alley or located more than five (5') feet from an interior side property line shall be designed with both solid surfaces and window openings to avoid the creation of blank walls and employ similar architectural elements, materials, and colors as the front façade.
			<i>Staff Comments</i>	<i>All building facades have been designed to include both solid surfaces and window/door openings intended to avoid the creation of blank walls. Similar architectural elements used to create uniformity include a continuity of materials, windows with mullions and muntins, as well as flat roofs at varying heights.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070 (B)(2)	For nonresidential portions of buildings, front building facades and facades fronting a pedestrian walkway shall be designed with ground floor storefront windows and doors with clear transparent glass. Landscaping planters shall be incorporated into facades fronting pedestrian walkways.
			<i>Staff Comments</i>	<i>Storefront windows and doors into the main entrance of the building are proposed. Landscaping planters are incorporated into the front façade (Main Street), which faces the sidewalk.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070 (B)(3)	For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows.
			<i>Staff Comments</i>	<i>The design of the front facing façade (Main Street) does not obscure views into windows. Storefront windows provide a view of the production facility.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070 (B)(4)	Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.
			<i>Staff Comments</i>	<i>The proposed expansion of the Warfield Distillery & Ale House incorporates flat roofs at varying heights. The majority of the existing building and proposed addition includes parapets with a ballast roof or terrace. The proposed metal siding and pergolas will be non-reflective and consistent with the design of the existing Warfield building.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070 (B)(5)	All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters, and downspouts.
			<i>Staff Comments</i>	<i>The project design does not incorporate any pitched roofs. Roofs will drain to internal downspouts.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070 (B)(6)	Roof overhangs shall not extend more than three (3') feet over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Department.
			<i>Staff Comments</i>	<i>The low roof overhang at the entry to the tasting room will extend 3' from the recessed façade along Main Street.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070 (B)(7)	Front porches and stoops shall not be enclosed on the ground floor by permanent or temporary walls, windows, window screens, or plastic or fabric materials.
			<i>Staff Comments</i>	<i>Front porches or stoops are not incorporated in the project design. Opening the glass doors of the tasting room provides unenclosed, outdoor seating along Main Street adjacent to the sidewalk.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(C)(1)	Trash disposal areas and shipping and receiving areas shall be located within parking garages or to the rear of buildings. Trash disposal areas shall not be located within the public right of way and shall be screened from public views.
			<i>Staff Comments</i>	<i>The proposed trash disposal area is located at the rear of the building. The plans indicate that the dumpster will be screened. Access to the trash disposal area will be provided off of the alleyway.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(C)(2)	Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.
			<i>Staff Comments</i>	<i>All roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Roof mounted mechanical equipment will not exceed ten-feet (10') over the maximum building height and must be set back a minimum of ten-feet (10') from property lines. The final screening, location, and height of all ground and roof mounted mechanical equipment shall be approved upon final inspection and prior to the issuance of a building permit.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(D)(1)	When a healthy and mature tree is removed from a site, it shall be replaced with a new tree. Replacement trees may occur on or off site.
			<i>Staff Comments</i>	<i>The applicant shall submit a Tree Preservation Plan prior for review and approval by the City Arborist prior to issuance of a Building Permit for the project. Existing trees will be replaced if damaged during construction. Replacement trees shall be reviewed and approved by the City Arborist prior to installation.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(D)(2)	Trees that are placed within a courtyard, plaza, or pedestrian walkway shall be placed within tree wells that are covered by tree grates.
			<i>Staff Comments</i>	<i>See above Staff comment for Ketchum City Code §17.96.060(D)(1).</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(D)(3)	The city arborist shall approve all parking lot and replacement trees.
			<i>Staff Comments</i>	<i>See above Staff comment for Ketchum City Code §17.96.060(D)(1).</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(E)(1)	Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.
			<i>Staff Comments</i>	<i>N/A. No parking lots are proposed with the subject submittal.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(E)(2)	Surface parking lots shall incorporate at least one (1) tree and one (1) additional tree per ten (10) onsite parking spaces. Trees shall be planted in landscaped planters, tree wells and/or diamond shaped planter boxes located between parking rows. Planter boxes shall be designed so as not to impair vision or site distance of the traveling public.
			<i>Staff Comments</i>	<i>N/A. See above Staff comment for Ketchum City Code §17.96.060(E)(1).</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(E)(3)	Ground cover, low lying shrubs, and trees shall be planted within the planters and planter boxes. Tree grates or landscaping may be used in tree wells located within pedestrian walkways.
			<i>Staff Comments</i>	<i>As indicated on Sheets G110 and A210 of the submittal, the applicant has proposed planter boxes at the terraces along Main Street.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(F)(1)	One (1) bicycle rack, able to accommodate at least two (2) bicycles, shall be provided for every four (4) parking spaces as required by the proposed use. At a minimum, one (1) bicycle rack shall be required per development.
			<i>Staff Comments</i>	<i>While none are required, the applicant is proposing to install one (1) new bike rack to accommodate four (4) bikes adjacent to the intersection of Sun Valley Road and the alley. Employee bicycle racks are provided in the basement of the building adjacent to the employee lockers.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(F)(2)	When the calculation of the required number of bicycle racks called for in this section results in a fractional number, a fraction equal to or greater than one-half (1/2) shall be adjusted to the next highest whole number.
			<i>Staff Comments</i>	<i>See Staff comment above. The fraction of the calculation is not equal to or greater than one-half.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(F)(3)	Bicycle racks shall be clearly visible from the building entrance they serve and not mounted less than fifty (50') feet from said entrance or as close as the nearest non-ADA parking space, whichever is closest. Bicycle racks shall be located to achieve unobstructed access from the public right-of-way and not in areas requiring access via stairways or other major obstacles.
			<i>Staff Comments</i>	<i>The proposed bicycle rack is located at the rear entrance to the building.</i>

STAFF RECOMMENDATION

Staff recommends approval of the Warfield Distillery & Ale House Expansion Project Design Review application, subject to conditions 1-13 listed below.

COMMISSION OPTIONS

- Move to continue review of the Design Review application for the Warfield Distillery & Ale House Expansion Project to a date certain.
- Move to deny the Design Review application for the Warfield Distillery & Ale House Expansion Project and draft findings supporting denial.

RECOMMENDED CONDITIONS

1. All departmental conditions as described in Tables 2, 3, 4, and 5;
2. This Design Review approval is based on the plans and information presented and approved at the meeting on the date noted herein. Building Permit plans must conform to the approved Design Review plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal;
3. All building and fire code requirements as dictated by 2012 family of international codes shall apply to all construction onsite;
4. Per Title 17, Section 17.96.090: TERM OF APPROVAL: The term of design review approval shall be twelve (12) months from the date that findings of fact, conclusions of law and decision are adopted by the Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations;
5. All Design Review elements shall be completed prior to final inspection/occupancy;
6. Any work in the right-of-way will require a right-of-way encroachment permit, reviewed and approved by the City before installation;
7. The applicant shall submit a revised lighting plan indicating exterior light fixtures that comply with all lighting standards per Ketchum Municipal Code §17.132.030. All exterior lighting on the property shall be in compliance with Ketchum Municipal Code, Chapter 17.132, Dark Skies, and approved prior the issuance of a Certificate of Occupancy;
8. Prior to the issuance of a Building Permit, the applicant shall verify that all proposed mechanical equipment affixed to the roof of the proposed building is no greater than ten feet in height (10'), and setback ten feet (10') from the property line and fully screened from public view;
9. The project shall comply with the requirements of §17.124.040 Development Standards as adopted on the date a Building Permit is submitted for the project;
10. As a voluntary contribution, in exchange for an increase in FAR, a total community housing contribution of 458 sq ft is required. At the time of Building Permit review, plans will be reviewed to verify FAR calculations and the community housing square footage. An exceedance agreement between the applicant and the City regarding the community housing contribution shall be signed prior to issuance of a Building Permit for the project;
11. Approval of a condominium plat is required before the residential units may be sold separately from the Warfield Mixed-Use building;
12. All utilities standards shall be met prior to the issuance of a Building Permit; and
13. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.

ATTACHMENTS:

- A. Application
- B. Plans
- C. Design Review Comments
- D. Parking Analysis
- E. Construction Activity Plan

ATTACHMENT A. APPLICATION



**City of Ketchum
Planning & Building**

Design Review Application

OFFICIAL USE ONLY	
File Number:	P18-069
Date Received:	6-6-18
By:	mp
Pre-Application Fee:	\$1100-
Design Review Fee:	\$2280.50
Approved Date:	
Denied Date:	
By:	
ADRE: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

APPLICANT INFORMATION

Project Name: Warfield Distillery & Ale House	Phone: 208-727-7165
Owner: San Antonio Center, LLC	Mailing Address:
Email: alex@warfielddistillery.com	PO Box 2759, Ketchum, ID 83340
Architect/Representative: Gretchen V Wagner	Phone: 208-622-7227
Email: gretchen@scapedesignstudio.com	Mailing Address:
Architect License Number: AR-984555	371 N Main St. Suite 202, Ketchum, ID, 83340
Engineer of Record: KPFF (Judson Williams)	Phone: 208-954-5990
Email: judsen.williams@kpff.com	Mailing Address:
Engineer License Number:	412 E Parkcenter Boulevard, Suite 200, Boise, ID, 83706

All design review plans and drawings for public commercial projects, residential buildings containing more than four (4) dwelling units and development projects containing more than four (4) dwelling units shall be prepared by an Idaho licensed architect or an Idaho licensed engineer.

PROJECT INFORMATION

Legal Land Description: Ketchum Townsite: Block 3: Lot 3AA
Street Address: 280 N Main St. Ketchum, ID, 83340
Lot Area (Square Feet): 9,186 s.f.
Zoning District: Community Core District - Sub Zoning A (Retail Core)
Overlay District: <input type="checkbox"/> Floodplain <input type="checkbox"/> Avalanche <input type="checkbox"/> Mountain
Type of Construction: <input type="checkbox"/> New <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Remodel <input type="checkbox"/> Other
Anticipated Use: Distillery, Brewhouse, Tasting Room, Residential Number of Residential Units: 2

TOTAL FLOOR AREA

	Proposed	Existing
Basements	4,878 Sq. Ft.	1,331 Sq. Ft.
1 st Floor	4,686 Sq. Ft.	3,664 Sq. Ft.
2 nd Floor	1,742 Sq. Ft.	663 Sq. Ft.
3 rd Floor	Sq. Ft.	Sq. Ft.
Mezzanine	727 Sq. Ft.	Sq. Ft.
Total	12,033 Sq. Ft.	5,658 Sq. Ft.

FLOOR AREA RATIO

Community Core: 1 (2.25 w/ Housing)	Tourist:	General Residential-High:
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BUILDING COVERAGE/OPEN SPACE

Percent of Building Coverage: 91%

DIMENSIONAL STANDARDS/PROPOSED SETBACKS

Front: 0'-0"	Side: 0'-0"	Side: 0'-0"	Rear: 3'-0"
Building Height: 42'-0"			

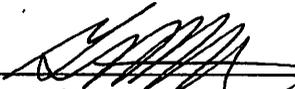
OFF STREET PARKING

Parking Spaces Provided: 2
Curb Cut: 0 Sq. Ft. %

WATER SYSTEM

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

The Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Design Review Application in which the city of Ketchum is the prevailing party, to pay the reasonable attorney fees, including attorney fees on appeal and expenses of the city of Ketchum. I, the undersigned, certify that all information submitted with and upon this application form is true and accurate to the best of my knowledge and belief.


Signature of Owner/Representative

05/08/2018

Date

DESIGN REVIEW EVALUATION STANDARDS

(May not apply to Administrative Design Review):

17.96.060: IMPROVEMENTS AND STANDARDS FOR ALL PROJECTS

A. Streets:

1. The applicant shall be responsible for all costs associated with providing a connection from an existing city streets to their development.
2. All streets designs shall be in conformance with the right-of-way standards and approved by the Public Works Director.

B. Sidewalks:

1. All projects under 17.96.010(A) that qualify as a "Substantial Improvement" shall install sidewalks in conformance with the right-of-way standards. Sidewalk improvements may be waived for projects that qualify as a "Substantial Improvement" which comprise additions of less than 250 square feet of conditioned space.
2. The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.
3. New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.
4. The city may approve and accept voluntary cash contributions in-lieu of the above described improvements, which contributions must be segregated by the city and not used for any purpose other than the provision of these improvements. The contribution amount shall be one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the Public Works Director. Any approved in-lieu contribution shall be paid before the city issues a certificate of occupancy.

C. Drainage:

1. All storm water shall be retained on site.
2. Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.
3. The Public Works Director may require additional drainage improvements as necessary, depending on the unique characteristics of a site.

ATTACHMENT B. PLANS



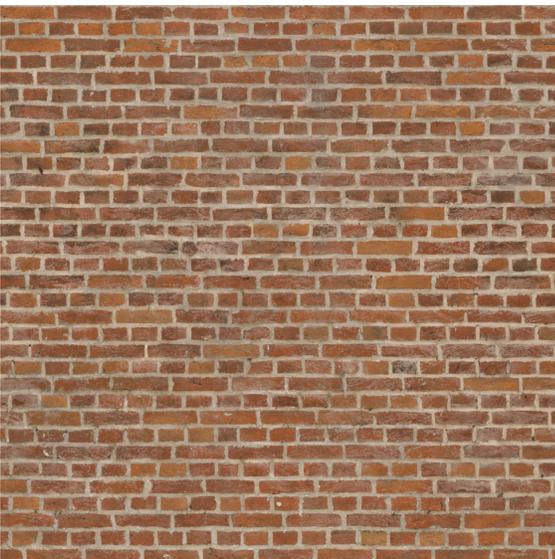
THE
WARFIELD
EXPANSION



BLACK METAL PANELS
Tasting Room Facade



BLACK 50/50 OVERHEAD DOOR
Tasting Room Facade



BRICK
Still Room Facade, Match Existing Warfield



BLACK ALUMINIUM CLAD WINDOWS & PAINTED TRIM
Still Room Windows, Match Existing Warfield



BLACK CABOT SEMI-SOLID STAIN
Still Room Frieze, Match Existing Warfield



EXTERIOR SCONCES
Still Room Facade, Match Existing Warfield



BLACK MULTI-SLIDE WINDOWS
Interior / Exterior Terrace Facade



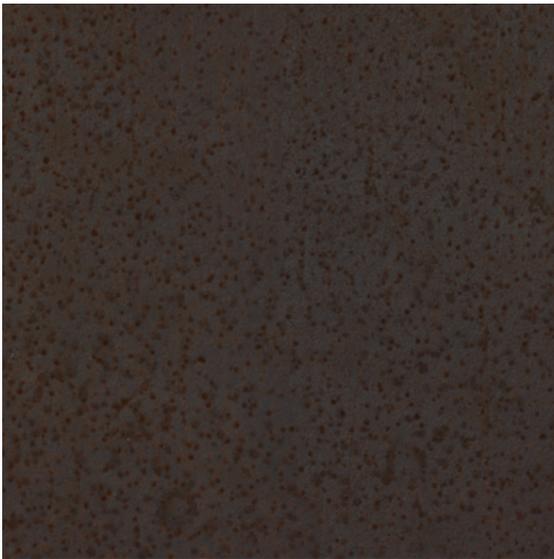
GALVANIZED CORRUGATED STEEL
Stair Silo at West Facade



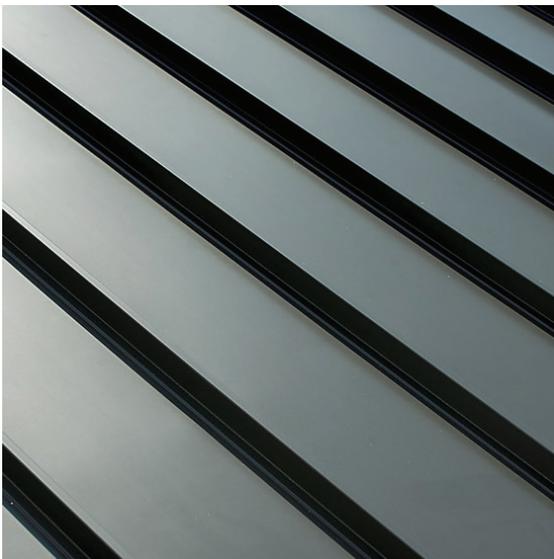
BLACK CABOT SEMI-SOLID STAIN
Residential Siding, Match Existing Warfield



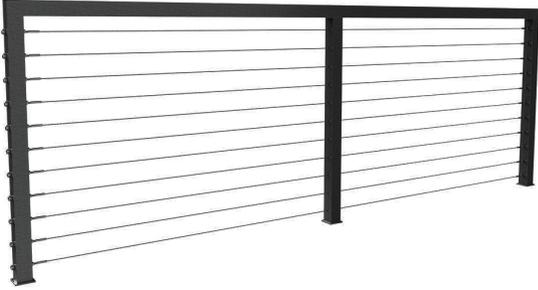
BLACK ALUMINIUM CLAD WINDOWS & DOORS
Residential Windows & Doors



NATURAL STEEL
Residential Awning Roof Structure, Match Existing Warfield



BLACK STANDING SEAM METAL ROOF
Residential Awning Roof



BLACK CABLE RAILING
Residential Guardrail



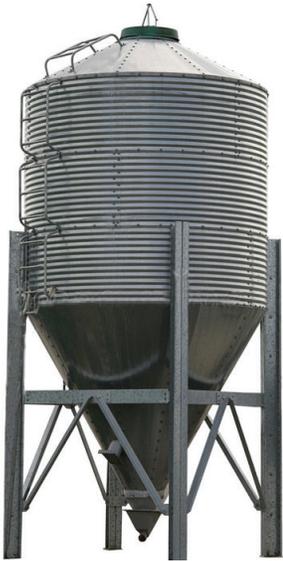
GREY STUCCO
Facade per Elevations, Match Existing Warfield



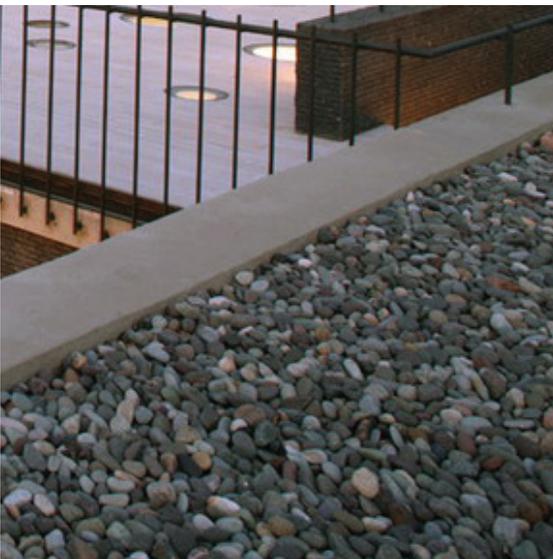
BLACK METAL
Cap, Sill & Drip Edge Flashing



BLACK OVERHEAD DOOR
East Facade (Alley)



GALVANIZED CORRUGATED STEEL
Grain Silo at East Facade (Alley)



BALLAST ROOF
Stone Gray Finish

Il Ponte

Serie di lampade in ottone e rame per applicazioni speciali dotate di due punti di connessione.

Series of lamps of brass and copper for special applications with two connection points.

Série de Lampes en laiton et cuivre pour applications spéciales avec deux points de connexion.

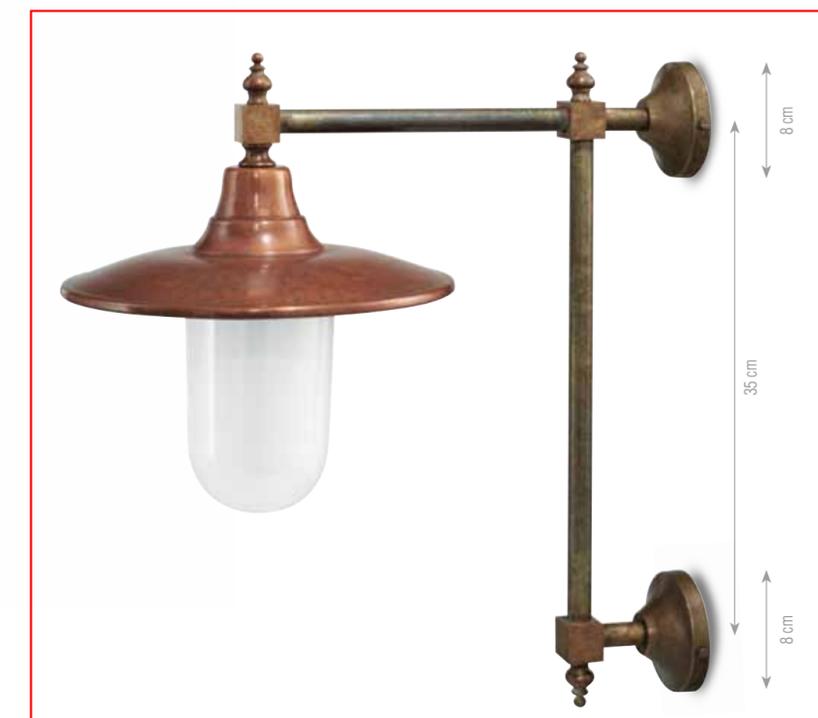
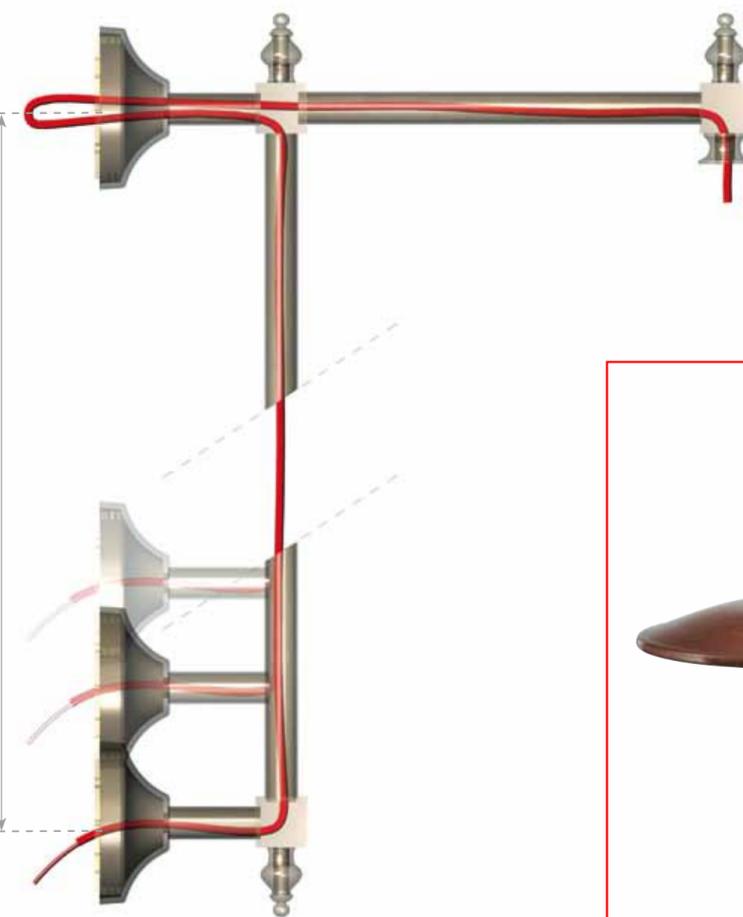
Serien von Leuchten aus Messing und Kupfer für besondere Verwendungen mit zwei Anschlüssen.

Serie de lamparas de latón y cobre para aplicaciones especiales con dos puntos de conexión.



"A"

"B"



"SUMISURA"

Soluzione ideata per sopperire alle esigenze di spostamento verticale dei punti luce esistenti senza intervenire con demolizioni di intonaci o scalanature.

Le appliques de "IL PONTE", hanno due punti di connessione "A" e "B". Comunicando l'interasse tra questi (A - B), vi realiziamo l'apparecchio idoneo per posizionare il punto luce all'altezza appropriata.

"OUTSIZE"

Solution created to solve the requirements of vertical movement of the existing lighting points without destroying plasters or flutes.

The wall lamps "IL PONTE" have two connections points "A" and "B". It is enough to communicate the wheelbase between these points (A-B), and we will realize the suitable item to put the lighting point at the requested height.



250.02.0R
 Ø 25cm - H 22cm
 1x Max 77W E27
 IP 23 □



250.04.0R
 Ø 25cm - H 15cm → 42cm
 1x Max 77W E27
 IP 23 □



250.05.0R
 Ø 25cm - H 32cm → 44cm
 1x Max 77W E27
 IP 23 □



250.06.0R
 Ø 25cm - H 42cm → 44cm
 1x Max 77W E27
 IP 23 □



250.07.0R
 Ø 25cm - H 37cm → 57cm
 1x Max 77W E27
 IP 23 □



250.08.0R
 Ø 25cm - H 22cm - L 75cm
 2x Max 57W E27
 IP 23 □



250.22.0RT
250.22.0RB
 Ø 25cm - H 38cm
 1x Max 57W E27
 1x Max 23W E27
 IP 44 ▲



250.24.0RT
250.24.0RB
 Ø 25cm - H 31cm → 42cm
 1x Max 57W E27
 1x Max 23W E27
 IP 44 ▲



250.25.0RT
250.25.0RB
 Ø 25cm - H 32cm → 44cm
 1x Max 57W E27
 1x Max 23W E27
 IP 44 ▲



250.26.0RT
250.26.0RB
 Ø 25cm - H 42cm → 44cm
 1x Max 57W E27
 1x Max 23W E27
 IP 44 ▲



250.27.0RT
250.27.0RB
 Ø 25cm - H 37cm → 57cm
 1x Max 57W E27
 1x Max 23W E27
 IP 44 ▲



250.28.0RT
250.28.0RB
 Ø 25cm - H 38cm → 75cm
 2x Max 57W E27
 2x Max 23W E27
 IP 44 ▲



BASELITE SIGN LIGHT CATALOG

PROJECT NAME: _____
 PROJECT TYPE: _____

NOTES:

*SKIP SECTION IF OPTION DOES NOT APPLY

MODEL #	/	/	/	/	/	/	/	/	/
EXAMPLE:	A	B	C	D	E	F	G	H	I
	DS12	41	E16	SQ ½"	43	100INC	BAX	GR12	44

A - SHADES

ANGEL SHADES

A807
A810

A812

A814

DOME SHADES

DS07

DS10

DS12

DS14

EMBLEM SHADES

M707

M710

M710S

M712

M718

CONE SHADES

CN08

CN12

CN14

ELLIPTICAL SHADES

ELA10

ELA12

ELA14

SPECIALTY SHADES

AC12

CSL7

DSL9

DSL12

K SERIES

K1

K2

K3

K4

B - FINISH OPTIONS

40-COPPER w/ CLEAR COAT

41-GLOSS BLACK

42-DARK GREEN

43-RED

44-WHITE

45-MEDIUM BLUE

46-YELLOW

48-POLISHED ALUMINUM

49-GALVANIZED

50-NAVY BLUE

51-ARCHITECTURAL BRONZE

52-PATINA

53-RUST

54-STUCCO

55- SAGE

59-COPPER TONE

60- CANAL GREEN

61-ANODIZED CHARCOAL

62-ANODIZED BRONZE

63-IRON RUST

C - MOUNTING

*½" ARM EXTENSIONS

E1 E22 E34**

E2 E23 E35**

E2S E24 E36**

E3 E31** E37**

E4 E32** E38**

E18A E33**

*¾" ARM EXTENSIONS

E3A E9 E20

E4A E10 E21

E5 E11 E25

E6 E12 E38

E7 E13 B15

E8 E19

*E14- CREATE YOUR OWN

(BASELITE WILL TAKE YOUR SKETCH AND FABRICATE A CUSTOM ARM EXTENSION TO MEET YOUR NEEDS).

D – MOUNTING ADD-ONS

SMSWL TRB ¾"

LGSWL SQ ½"

TRB ½" SQ ¾"

E – MOUNTING COLOR

SEE SECTION "B" FOR COLOR OPTIONS.

F – LIGHT SOURCE

INCANDESCENT (INC)

100W

150W

200W

COMPACT FLOURESCENT (CF)

26W

32W

42W

HIGH INTENSITY DISCHARGE (HID)

35W 100W

50W

70W

LIGHT EMITTED DIODE (LED)

12W

25W

MR16

50W

G – GLASS OPTION

CL3 FRT4 RE3

CL4 AH3 RE4

CLT3 AH4 BL3

CLT4 PR3 BL4

FR3 PR4 GR3

FR4 PRT3 GR4

FRT3 PRT4

H - ACCESSORIES

GR7 GR14

GR8 GR18

GR10 GU-1

GR12 GU-2

I – ACCESSORY COLOR

SEE SECTION "B" FOR COLOR OPTIONS.

NOTES

ACCORDING TO THE LIGHT SOURCE, THE BACKPLATE MAY VARY IN SIZE.

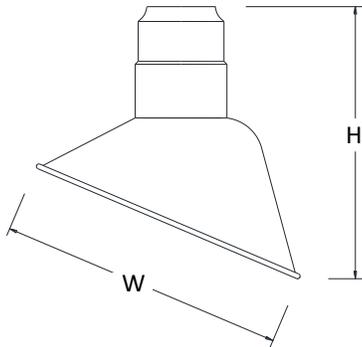
* ALL ARMS COME WITH A CAST BACKPLATE (CB ½", CB ¾", LWTM, CFWTM, ECT.)

** (E31, E32, E33, E34, E35, E36, E37, E38) ONLY AVAILABLE FOR THE K SERIES.



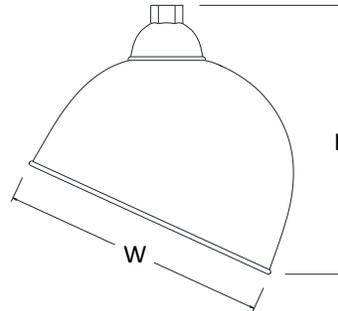
A- SHADES

ANGEL SHADES



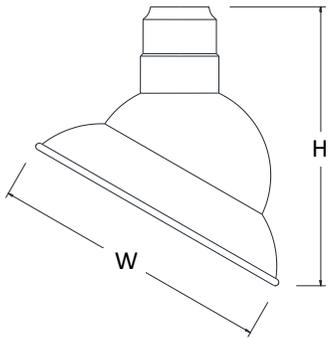
	HEIGHT	WIDTH
A807	8"	7"
A810	10.75"	10"
A812	12.5"	12"
A814	14"	14"

DOME SHADES

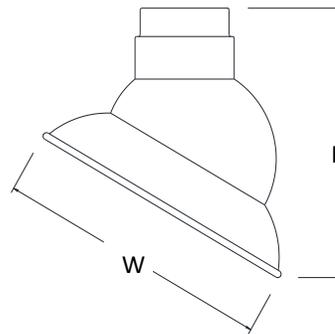


	HEIGHT	WIDTH
DS07	8.5"	7"
DS10	10.25"	10"
DS12	13"	12"
DS14	13"	14"

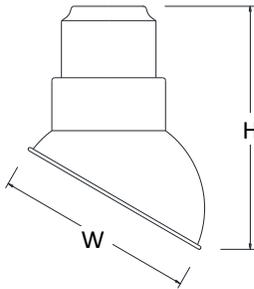
EMBLEM SHADES



	HEIGHT	WIDTH
M710	11.25"	10"
M712	12.5"	12"
M718	18"	18"

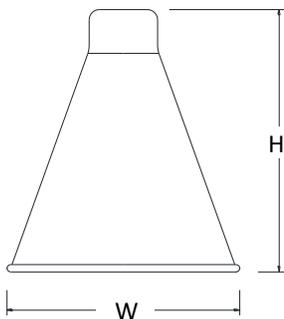


	HEIGHT	WIDTH
M710S	9.5"	10"



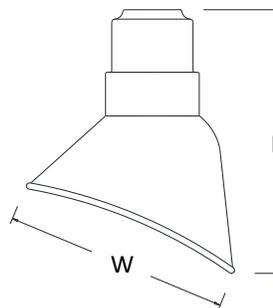
	HEIGHT	WIDTH
M707	8.5"	7"

CONE SHADES



	HEIGHT	WIDTH
CN08	8.5"	8"
CN12	9.25"	12"
CN14	7.5"	14"

ELLIPTICAL SHADES

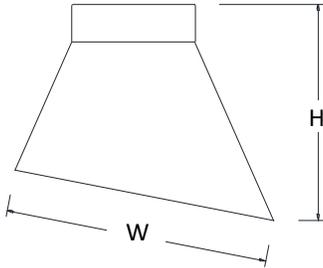


	HEIGHT	WIDTH
ELA10	10.75"	9"
ELA12	12.5"	11"
ELA14	14"	13"

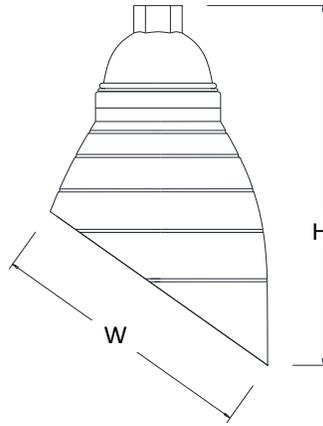


A- SHADES (CONTINUED)

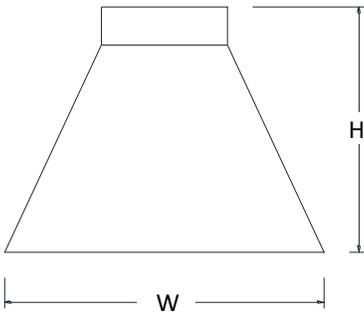
SPECIALTY SHADES



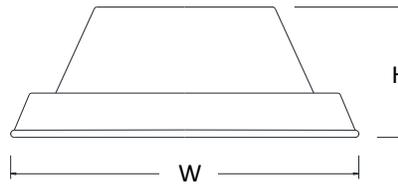
CSL7 HEIGHT WIDTH
 6.5" 8.5"



AC12 HEIGHT WIDTH
 8.25" 8"

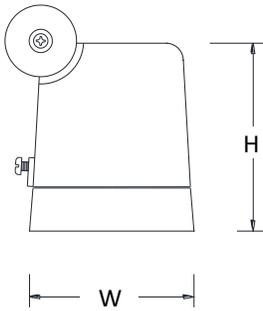


DSL9 HEIGHT WIDTH
 7.25" 9.5"

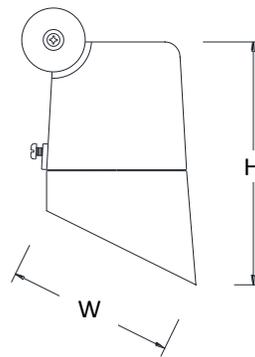


DSL12 HEIGHT WIDTH
 4.5" 12"

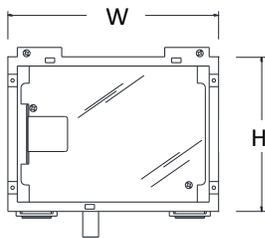
K SERIES



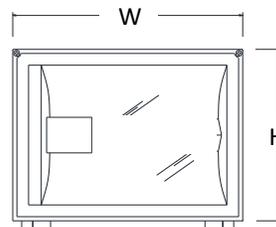
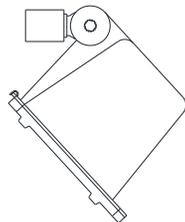
K1 HEIGHT WIDTH
 3.25" 2.875"



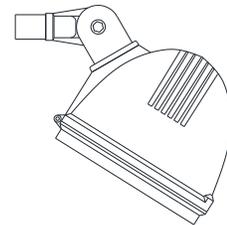
K2 HEIGHT WIDTH
 4.75" 3.25"



K3 HEIGHT WIDTH
 6.625" 9"



K4 HEIGHT WIDTH
 9.5" 12.75"



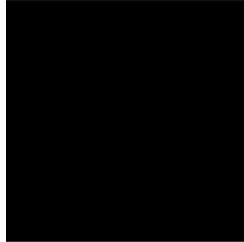


B- FINISHES

BASELITE USES A DURABLE POWDER COATING TO FINISH THEIR SHADES. THE POWDER COATING PROCESS ALLOWS THE SHADES TO HAVE A THICKER COATING OF PAINT, WHICH ENSURES A HIGHER QUALITY PROTECTIVE COATING. BASELITE OFFERS A WIDE RANGE OF COLORS TO CHOOSE FROM. CALL FOR CUSTOM COLOR OPTIONS.



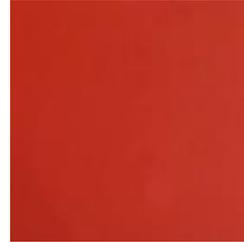
40- COPPER W/
CLEAR COAT



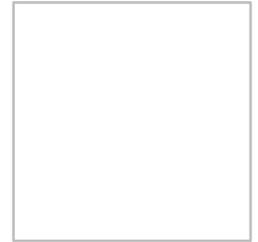
41-GLOSS BLACK



42-DARK GREEN



43-RED



44-WHITE



45-MEDIUM BLUE



46-YELLOW



48-POLISHED
ALUMINUM



49-GALVANIZED



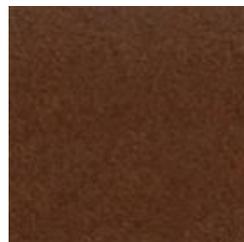
50-NAVY BLUE



51-ARCHITECTURAL
BRONZE



52-PATINA



53-RUST



54-STUCCO



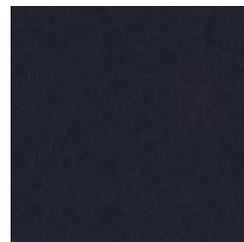
55-SAGE



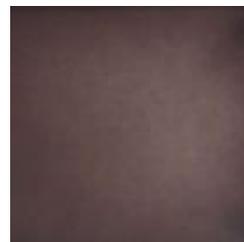
59-COPPER
TONE



60-CANAL GREEN



61-ANODIZED
CHARCOAL



62-ANODIZED
BRONZE



63-IRON RUST

B – FINISH OPTIONS NOTES

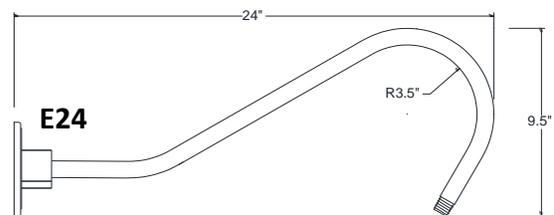
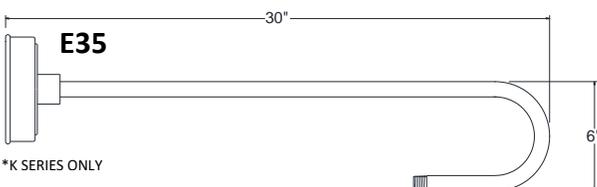
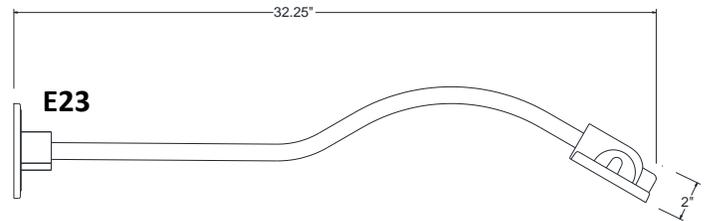
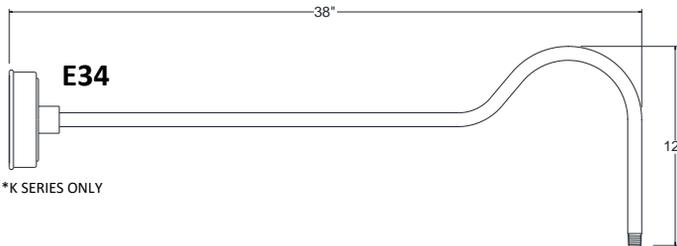
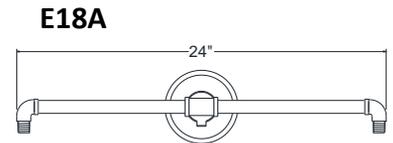
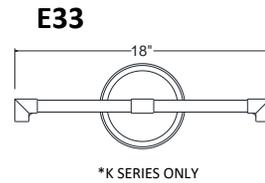
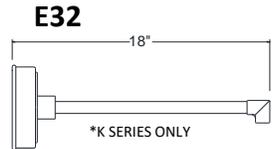
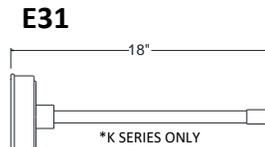
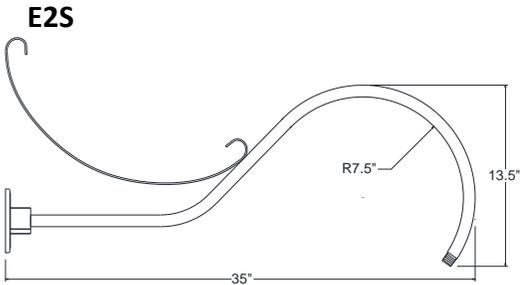
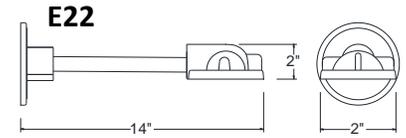
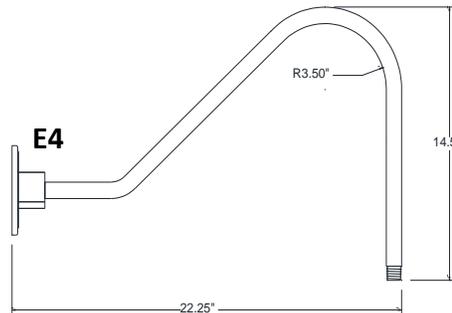
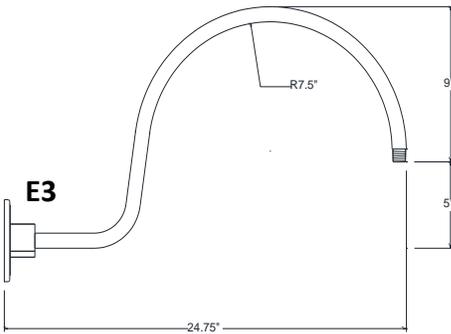
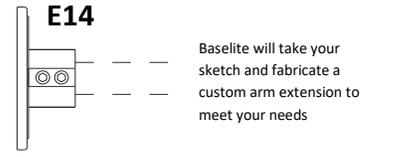
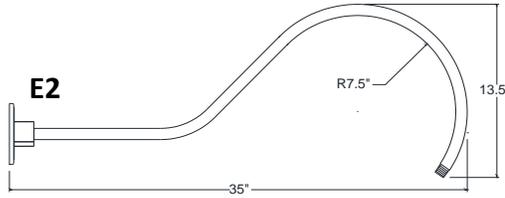
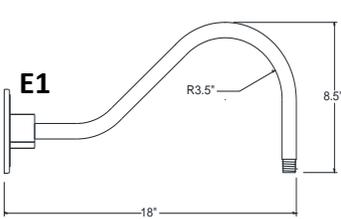
*ALL FINISH COLORS FEATURE A WHITE INTERIOR, EXCLUDING FINISH COLORS 61 AND 62. THESE COLORS ARE PAINTED THE SAME COLOR INSIDE AND OUT OF THE SHADE.



C - MOUNTING OPTIONS

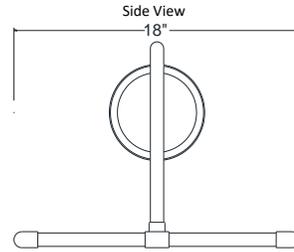
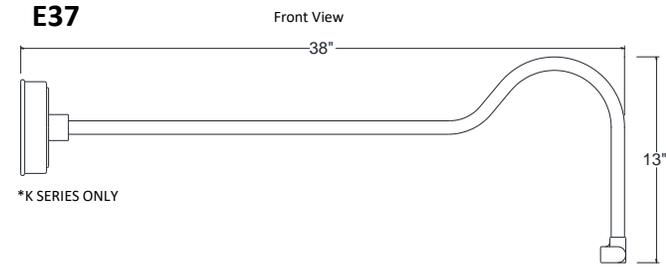
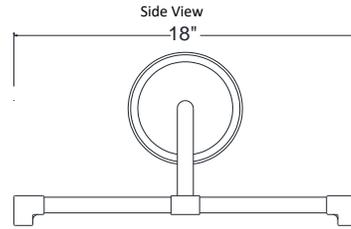
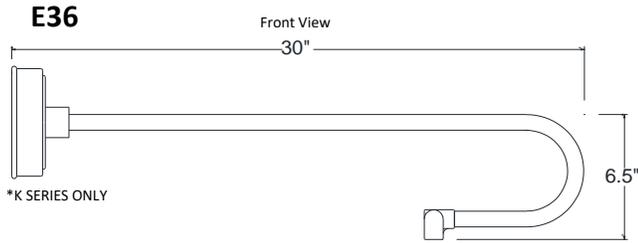
1/2" ARM EXTENSIONS

All arms are sold with Cast Backplate (CB)

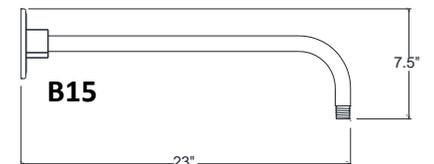
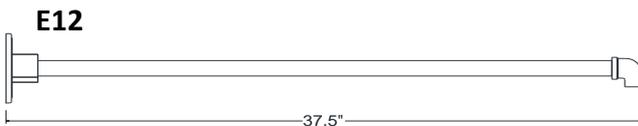
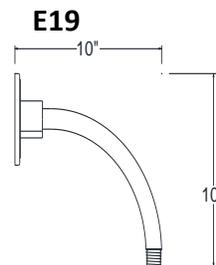
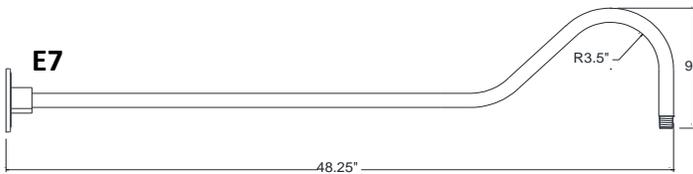
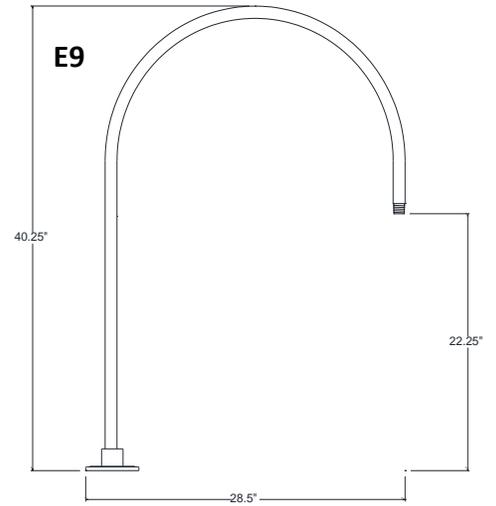
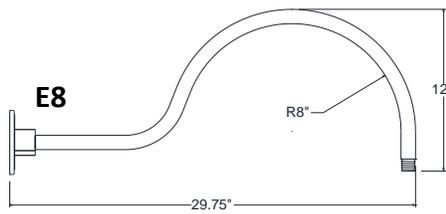
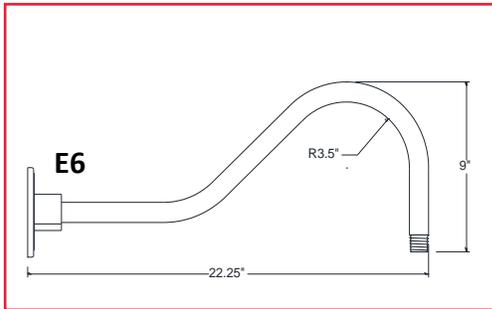
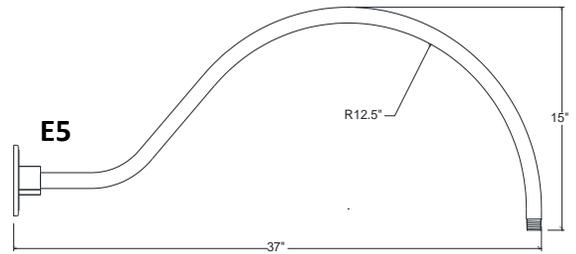
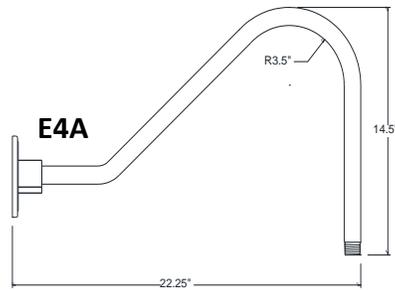
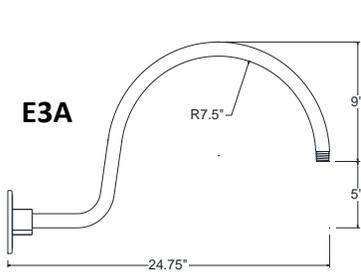




C-MOUNTING OPTIONS (CONTINUED)

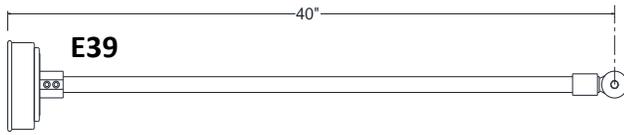
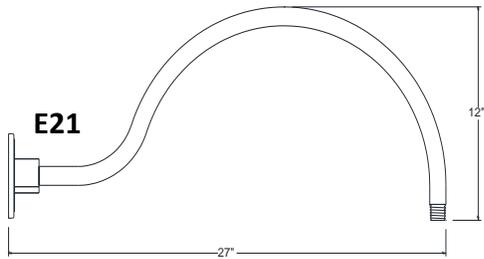
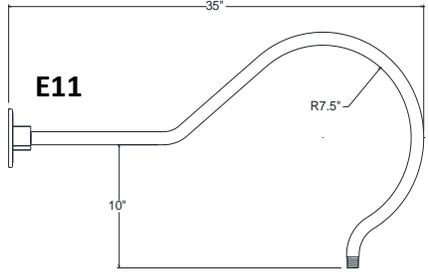
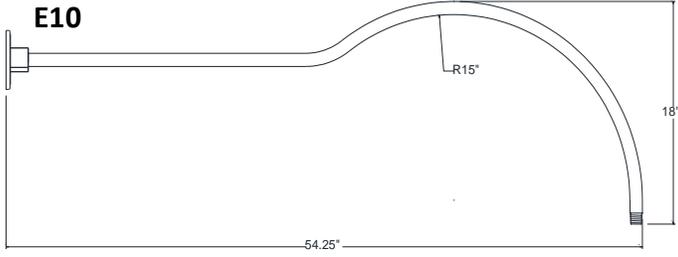


3/4" ARM EXTENSIONS

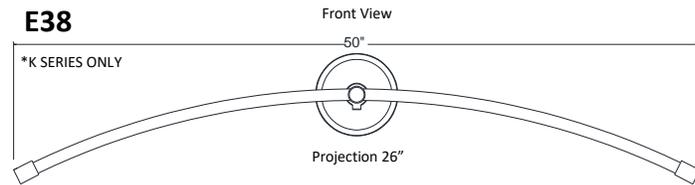




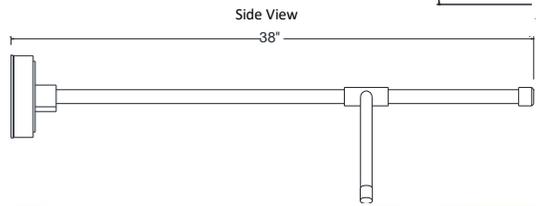
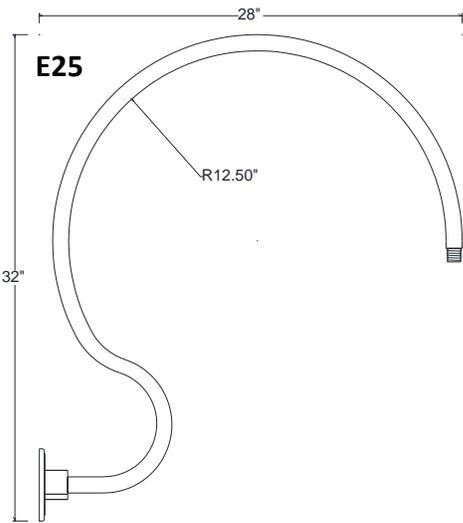
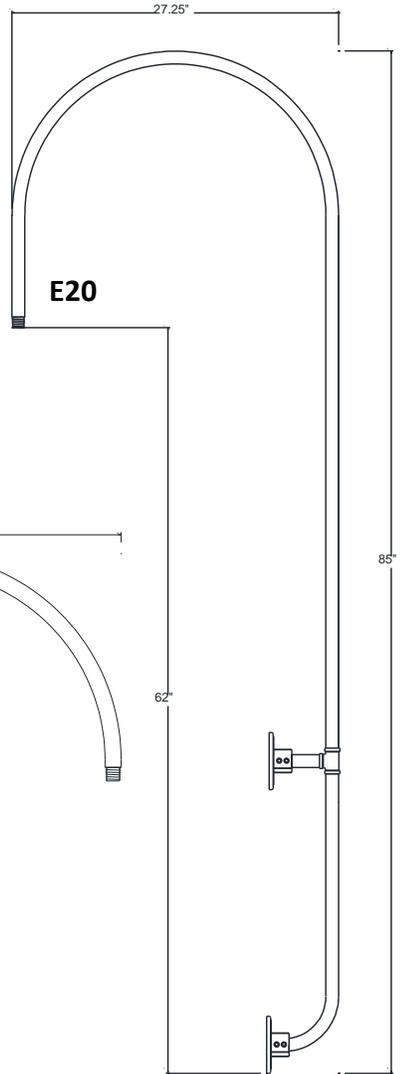
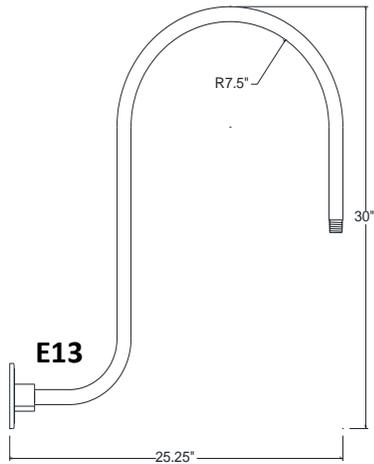
C-MOUNTING OPTIONS (CONTINUED)



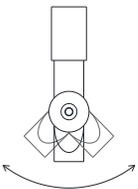
*K SERIES ONLY



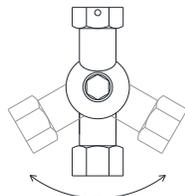
*K SERIES ONLY



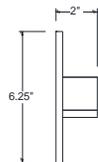
D- MOUNTING ADD-ONS



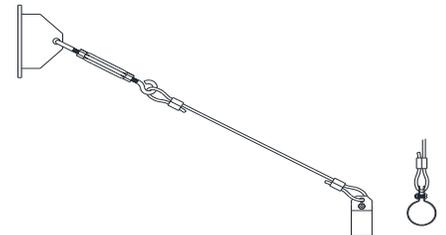
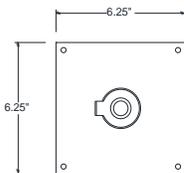
SMSWL 1/2" NPT swivel
For all arms 7" wide in diameter or smaller



LGSWL 1/2" NPT swivel
For all arms greater than 7" wide in diameter



SQ 1/2" Square Backplate
SQ 3/4" Square Backplate
(Additional charges may apply)



TRB 1/2"-4' Cable Support
TRB 3/4"-4' Cable Support



F – LIGHT SOURCE

BASELITE'S PUBLISHED LUMINAIRE PHOTOMETRIC TESTING WAS PERFORMED IN A 3-METER INTEGRATING SPHERE USING THE 4TT GEOMETRY METHOD. DATA IS CONSIDERED TO BE REPRESENTATIVE OF THE CONFIGURATIONS SHOWN, WITHIN THE TOLERANCES ALLOWED BY LIGHTING FACTS. TO OBTAIN AN IES FILE SPECIFIC TO YOUR PROJECT, PLEASE CONTACT THE FACTORY.

OPTION	WATTAGE	LUMENS	CRI	VOLTAGE	DIMMING
LEDS (LED)					
LED12W	12W	1068	1163	>90	120-277 VAC 0-10V
LED25W	25W	1906 @3000K	2025 @5000K	>90	120-277 VAC 0-10V
*IMPORTANT – FOR LED (LED) LIGHT SOURCE OPTION FIXTURES ARE LIMITED DUE TO SIZE OF THE FIXTURE AND THE CORD WATTAGE RESTRICTIONS. PLEASE SEE AVAILABILITY CHART TO THE RIGHT. EXAMPLE: / LED25W /		LED 12W (MAX) – A807, A810, DS07, DS10, M707, M710, M710S, CN08, ELA10, AC12, CSL7, DSL9, K1, K2, K3, K4 LED 25W (MAX) – A812, A814, DS12, DS14, M712, M718, CN12, CN14, ELA12, ELA14, DSL12			

OPTION	WATTAGE	LUMENS	CRI	VOLTAGE	DIMMING
INCANDESCENT (INC) MED E26					
100WINC	100W	PER BULB SPECS	>90	120-277 VAC	N/A
150WINC	150W	PER BULB SPECS	>90	120-277 VAC	N/A
200WINC	200W	PER BULB SPECS	>90	120-277 VAC	N/A
*IMPORTANT – FOR INCANDESCENT (INC) LIGHT SOURCE OPTION, FIXTURES ARE LIMITED DUE TO SIZE OF THE FIXTURE AND THE CORD WATTAGE RESTRICTIONS. PLEASE SEE AVAILABILITY CHART TO THE RIGHT. EXAMPLE: / 150WINC /		100WINC (MAX) – A807, M707, SDS07, CN08, CSL7, ELA10, K3, K4 150WINC (MAX) – A810, M710, DS10, CN12, DSL9, ELA12, 200WINC (MAX) – A812, A814, M712, M718, DS12, DS14, CN14, DS12, AC12, ELA14			

OPTION	WATTAGE	LUMENS	CRI	VOLTAGE	DIMMING
COMPACT FLOURESCENT (CF)					
CF26W	26W	PER BULB SPECS	>90	120-277 VAC	0-10V
CF32W	32W	PER BULB SPECS	>90	120-277 VAC	0-10V
CF42W	42W	PER BULB SPECS	>90	120-277 VAC	0-10V
*IMPORTANT – FOR INCANDESCENT (INC) LIGHT SOURCE OPTION, FIXTURES ARE LIMITED DUE TO SIZE OF THE FIXTURE AND THE CORD WATTAGE RESTRICTIONS. PLEASE SEE AVAILABILITY CHART TO THE RIGHT. EXAMPLE: / 4X42W /		26W (MAX) – A807, M707, DS07, CN08, CSL7, ELA10 26W, 32W or 42W (MAX) – A810, A812, A814, M710, M712, M718, DS10, DS12, DS14, CN12, CN14, DSL9, DS12, AC12, ELA12, ELA14, K3, K4			

OPTION	WATTAGE	LUMENS	CRI	VOLTAGE	DIMMING
HIGH INTENSITY DISCHARGE (HID)					
35WMH	35W	PER BULB SPECS	>90	120-277 VAC	N/A
50WMH	50W	PER BULB SPECS	>90	120-277 VAC	N/A
70WMH	70W	PER BULB SPECS	>90	120-277 VAC	N/A
100WMH	100W	PER BULB SPECS	>90	120-277 VAC	N/A
*IMPORTANT – FOR METAL HALIDE (HID) LIGHT SOURCE OPTION FIXTURES ARE LIMITED DUE TO SIZE, PLEASE SEE AVAILABILITY CHART TO THE RIGHT. EXAMPLE: / 100WMH /		35W OR 50W (MAX) – A807, M707, DS07, CN08, CSL7, ELA10 35W, 50W, 75W or 100W (MAX) – A810, A812, A814, M710, M712, M718, DS10, DS12, DS14, CN12, CN14, DSL9, DS12, AC12, ELA12, ELA14, K3, K4			

MR16 – 50W					
MR16-50W	50W	PER BULB SPECS	>90	120-277 VAC	N/A
*IMPORTANT – MR16-50W LIGHT SOURCE OPTION FIXTURES ARE LIMITED DUE TO SIZE, PLEASE SEE AVAILABILITY CHART TO THE RIGHT. EXAMPLE: / MR16-50W /		MR16-50W – K1, K2			



G- GLASS OPTIONS

*NOTE: MUST USE TEMPERED GLASS FOR LIGHT FIXTURES USING HIGH INTENSITY DISCHARGE (HID) LIGHT SOURCE OPTION.



CL3 3" CLEAR GLASS

CL4 4" CLEAR GLASS

***CLT3** 3" PRISMATIC TEMPERED

***CLT4** 4" PRISMATIC TEMPERED



PR3 3" PRISMATIC GLASS

PR4 4" PRISMATIC GLASS

***PRT3** 3" PRISMATIC TEMPERED

***PRT4** 4" PRISMATIC TEMPERED



FR3 3" FROSTED GLASS

FR4 4" FROSTED GLASS

***FRT3** 3" PRISMATIC TEMPERED

***FRT4** 4" PRISMATIC TEMPERED



AH3 3" AMBER HYDE GLASS

AH4 4" AMBER HYDE GLASS



RE3 3" RED GLASS

RE4 4" RED GLASS



GR3 3" GREEN GLASS

GR4 4" GREEN GLASS

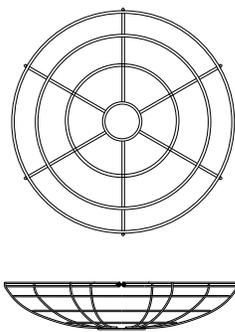


BL3 3" BLUE GLASS

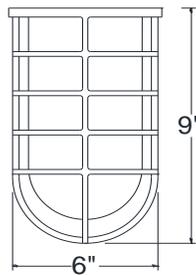
BL4 4" BLUE GLASS

GLASS – MAX WATTAGE
3" GLASS – 100W, 12W(LED)
4" GLASS – 200W, 25W(LED)

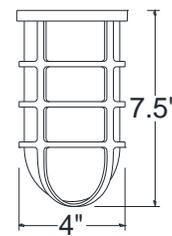
H- ACCESSORIES



- GR7** 7" WIRE GRILL
- GR8** 8" WIRE GRILL
- GR10** 10" WIRE GRILL
- GR12** 12" WIRE GRILL
- GR14** 14" WIRE GRILL
- GR16** 16" WIRE GRILL
- GR18** 18" WIRE GRILL



GU-2 WIRE GUARD

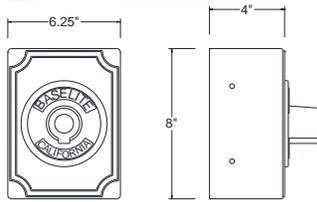


GU-1 CAST ALUMINUM GUARD



BALLASTS

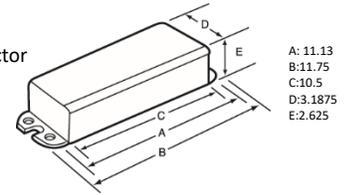
Integral Ballast - HID



Catalog #	Lamp	ANSI#	Distance to Lamp	Starting Temp.
INB/50HPS 120/277	50WHPS	S68	35'	-40°F OR -40°C
INB /70HPS 120/277	70WHPS	S62	35'	-40°F OR -40°C
INB /100HPS 120/277	100WHPS	S54	35'	-40°F OR -40°C
INB /50MH 120/277	50WMH	M110	15'	-20°F OR -30°C
INB /70MH 120/277	70WMH	M98	15'	-20°F OR -30°C
INB /100MH 120/277	100WMH	M90	20'	-20°F OR -30°C
INB /150MH 120/277	150WMH	M102	10'	-20°F OR -30°C

Indoor Remote Ballast/F-Can

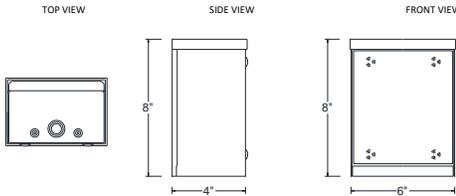
- Dual Voltage
- Automatic resetting thermal protector
- Supplied with a splice box
- Potted for minimal ballast noise
- High Power Factor



Catalog #	Lamp	ANSI#	Distance to Lamp	Starting Temp.
IR/50HPS 120/277	50WHPS	S68	15'	-40°F OR -40°C
IR /70HPS 120/277	70WHPS	S62	7'	-40°F OR -40°C
IR /100HPS 120/277	100WHPS	S54	15'	-40°F OR -40°C
IR /50MH 120/277	50WMH	M110	10'	-20°F OR -30°C
IR /70MH 120/277	70WMH	M98	20'	-20°F OR -30°C
IR /100MH 120/277	100WMH	M90	15'	-20°F OR -30°C
IR /150MH 120/277	150WMH	M102	10'	-20°F OR -30°C

Weathertight Outdoor Remote Ballast - HID

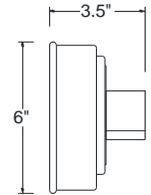
- Dual Voltage
- High Power Factor
- Minimum distance between ballasts are 12"
- Powder coat Finish
- KO's are for 1/2" fittings



Catalog #	Lamp	ANSI#	Distance to Lamp	Starting Temp.
WOR/50HPS 120/277	50WHPS	S68	35'	-40°F OR -40°C
WOR/70HPS 120/277	70WHPS	S62	35'	-40°F OR -40°C
WOR/100HPS 120/277	100WHPS	S54	35'	-40°F OR -40°C
WOR/50MH 120/277	50WMH	M110	15'	-20°F OR -30°C
WOR/70MH 120/277	70WMH	M98	15'	-20°F OR -30°C
WOR/100MH 120/277	100WMH	M90	20'	-20°F OR -30°C
WOR/150MH 120/277	150WMH	M102	10'	-20°F OR -30°C

Weathertight CF Wall Mount

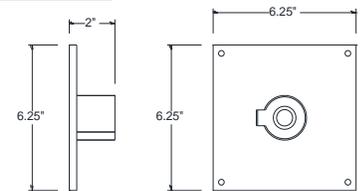
- For compact fluorescent and LED option
- Designed for outdoor use or wet locations
- Allows starting operation down to 20 degrees C



Catalog #	Lamp	Distance to Lamp
CFWTM	26W, 32W or 42W PLT	15'
LWTM	12W or 12W	15'

Square Backplate

- Not standard with any arm
- Additional charges may apply

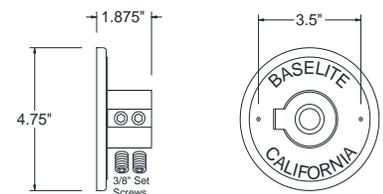


Catalog #
SQ 1/2"
SQ3/4"



Cast Aluminum Backplate

- Standard with most arms
- 3/8" set screws



Catalog #
CB 1/2"
CB 3/4"

DESCRIPTION

Remodel housing for Mini Accurus square trim fixtures.
For 12V MR16 Halogen lamps, 12V MR16 LED lamps and CMHMR16.
Insulation must be kept 3" (76mm) from all sides and at least 1"(25mm) above the housing.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Housing

White Housing with structural steel arm and wireway.
Connected to integral j-box.

System Protection

Thermally protected. Vent holes in housing.

Electrical

Integral j-box and electronic or magnetic low voltage transformer or electronic metal halide ballast. 120V or 277V input. Junction box is U.L. listed for through branch wiring. Includes six 1/2 trade size knockouts.

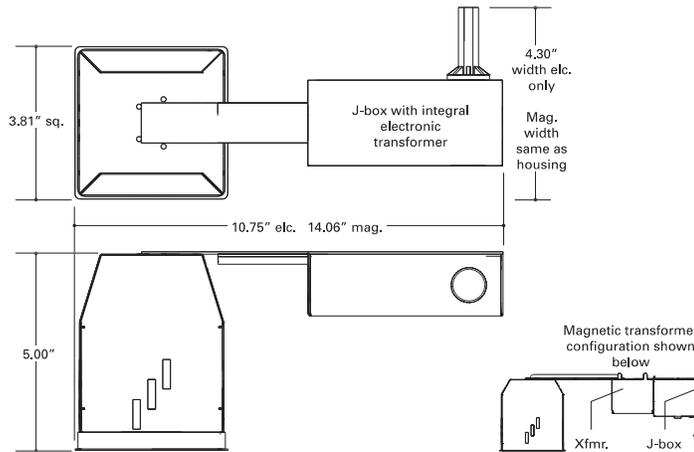
Lamp

12V MR16 50W max. Includes "POSIGRIP" bi-pin lamp socket for firm, mechanical lamp connection or CMHMR16 20W or 39W Includes GX10 TAL socket prewired. Internal rotation ring with locking adjustment. Provides 360° rotation of trim and secures original trim position after relamping.

Mounting

Supplied with 3 spring loaded mounting clips. May accommodate up to 1/2", 1" or 1-1/2" ceiling thickness. Includes adjustable leveling screws.

Ceiling Cut-Out: 3.68" (93mm) dia.



MINI ACCURUS

ACM514 Remodel Housing for Square Trim

Compatible with the following lamps:

12V MR16 50W max.

Metal Halide 20W or 39W

12V MR16 LED Lamp



CERTIFICATION DATA
cULus Listed
Damp Location Listed

ORDERING INFORMATION

Series	Power Supply	Lamp Type	Power Supply
ACM514 = Mini Accurus Remodel Housing for Square Trim Insert	E = Electronic Transformer or Electronic Metal Halide Ballast M = Magnetic Transformer	050M16 = 50 Watt MR16 12V 020C16 = 20 Watt CMHMR16 039C16 = 39 Watt CMHMR16 LED952K10 = 95 CRI 2700K 10° LED952K25 = 95 CRI 2700K 25° LED952K36 = 95 CRI 2700K 36° LED953K10 = 95 CRI 3000K 10° LED953K25 = 95 CRI 3000K 25° LED953K36 = 95 CRI 3000K 36° LED954K10 = 95 CRI 4000K 10° LED954K25 = 95 CRI 4000K 25° LED954K36 = 95 CRI 4000K 36°	1 = 120 V 2 = 277V

DESCRIPTION

3.9" small aperture fixed position square recessed downlight trim. For use with 12V MR16 lamp 50W max., CMHMR16 20W, or ES16 BriteSpot 39W.

For use in downlighting applications where small aperture, recessed ceiling fixtures are desired.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

A...Trim

Fixed position downlight trim. 3.9" sq. trim face with 1.7" aperture. Includes bullet plunger retainers for smooth snap-in action during installation and removal of trim for relamping. Helps guard against plaster cracking.

B...Lamp

For use with 12V MR16 lamp 50W max. CMH MR16 20W or ES16 BriteSpot 39W. Lamp not included.

C...Socket

Posi-Grip bi-pin socket for 12V MR16. GX10 for metal halide lamps. (Included with Mini Accurus Housing sold separately)

D...Lens

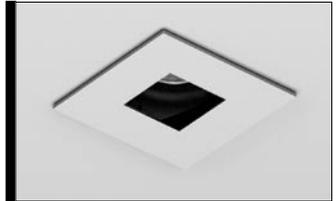
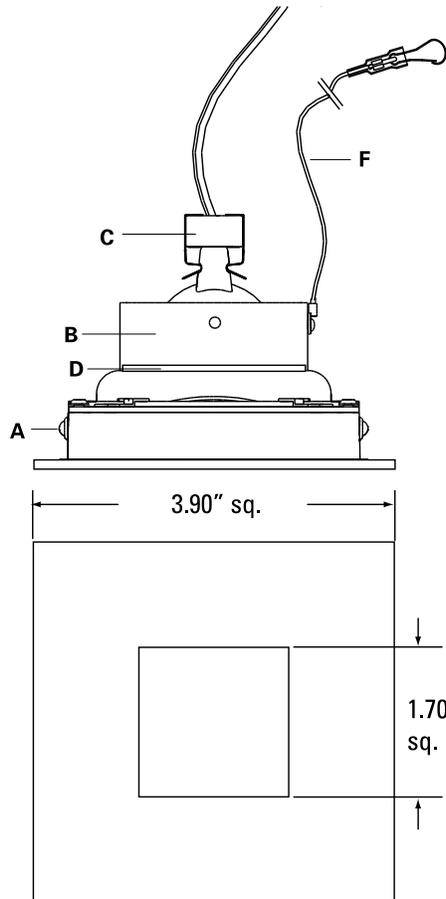
Solite™ soft focus lens included. Can hold up to two (2) optical accessories total.

E...Finish

Trim face is powder coated in white, black, industrial silver, stainless steel or primer finish for painting in existing ceiling color. All other internal components are flat black.

F...Safety

Steel safety cable provided. Attaches to tab inside housing to prevent falling during maintenance or as a result of accidental dislodging of the trim.



**MINI
ACCURUS
RECESSED**

**ACM5101
3.9" sq.
1.7" Aperture
Square Fixed
Downlight Trim**

**FOR 12V MR16 50W max.
CMH MR16 20W
ES16 BriteSpot 39W**

Compatible Housings:

ACM510 / ACM510MH
ACM512IC / ACM512ICMH
ACM514RM / ACM514RMMH



ORDERING INFORMATION

ACM5101	
Fixture ACM5101 = 3.9" Recessed Fixed Position Square Downlight Trim 1.7" Aperture	Finish WH = White BK = Black S = Industrial Silver SS = Stainless Steel (painted) PM = Primer

ATTACHMENT C. DESIGN REVIEW COMMENTS



Design Review Comments

17.96.060 IMPROVEMENTS & STANDARDS

A. Streets:

1. The Applicant shall be responsible for all costs associated with providing a connection from an existing city streets to their development.

n/a

2. All streets designs shall be in conformance with the right of way standards and approved by the Public Works Director

n/a

B. Sidewalks:

1. All projects under 17.96.010(A) that qualify as a "Substantial Improvement" shall install sidewalks in conformance with the right-of-way standards. Sidewalk improvements may be waived for projects that qualify as a "Substantial Improvement" which comprise additions of less than 250 square feet of conditioned space.

n/a

2. The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.

n/a

3. New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.

Any portion sidewalk damaged during course of construction will be replaced according to city standards.

4. The city may approve and accept voluntary cash contributions in-lieu of the above described improvements, which contributions must be segregated by the city and not used for any purpose other than the provision of these improvements. The contribution amount shall be one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor,

n/a

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continued

plus associated engineering costs, as approved by the Public Works Director. Any approved in-lieu contribution shall be paid before the city issues a certificate of occupancy

C. Drainage:

1. All storm water shall be retained on site.

2. Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.

3. The Public Works Director may require additional drainage improvements as necessary, depending on the unique characteristics of a site.

4. Drainage facilities shall be constructed per city standards and designed by a licensed civil engineer.

D. Utilities:

1. All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.

2. Utilities shall be located underground and utility, power and communication lines within the development site shall be concealed from public view.

3. When extension of utilities is necessary all developers will be required to pay for and install two (2") inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with city of Ketchum standards and approved by the Public Works Director.

E. Compatibility of Design:

1. The project's materials, colors and signing shall be complementary to the townscape, surrounding neighborhoods and adjoining structures.

2. Preservation of significant landmarks shall be encouraged and

All storm water from existing and new buildings will be collected in a retention system below the new slab. A 24" drywell will be included on the Alley side of the new construction for surface runoff from the alley

Applicant Acknowledges and agrees to comply.

Applicant Acknowledges and agrees to comply.

Applicant acknowledges and agrees to comply. See Site plan for specifics

Applicant acknowledges and agrees to comply. See Site plan for specifics

A utilities coordination plan is underway with the help of utilities providers and Department representatives.

All Facades will feature stucco, brick, wood, metal and glazing to match existing Warfield aesthetic.

n/a

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continued

protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.

3. Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.

F. Architectural:

1. Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.

2. The building character shall be clearly defined by use of architectural features.

3. There shall be continuity of materials, colors and signing within the project.

4. Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.

5. Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.

6. Building(s) shall orient towards their primary street frontage.

7. Sufficient garbage and recycling areas shall be provided onsite.

8. Garbage and recycling storage areas, satellite receivers and mechanical equipment shall be screened from public view and located off alleys.

9. Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.

G. Circulation Design:

1. Pedestrian, equestrian and bicycle

All Facades will feature stucco, brick, wood, metal and glazing to match existing Warfield aesthetic.

Pedestrian access to remain the same as existing conditions. Entryway to new Tasting Room is recessed from sidewalk.

Architectural detailing and materials will be consistent from existing Warfield to new construction.

Signage and lighting will be consistent with existing signage of Warfield. See Elevations for Signage and Lighting.

Structures, fences, walls and landscape features, will be consistent with existing Warfield.

Storefront glass is recessed to provide horizontal relief in the Building's massing. Steps in the facade and varying roof heights provide vertical undulation. Building is oriented towards Main St.

Garbage and recycling areas shall be provided onsite, accessed via the alley.

Garbage and recycling areas shall be provided onsite, accessed via the alley and screened from view. Rooftop Mechanical systems will be screened from view by parapet and silo.

Building provides weather protection through the use of overhangs and internal gutters.

Existing pedestrian access to remain.

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continued

access shall be located to connect with existing and anticipated easements and pathways.

2. Awnings extending over public sidewalks shall extend five (5') feet or more across the public sidewalk but shall not extend within two (2') feet of parking or travel lanes within the right of way.

3. Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.

4. Curb cuts and driveway entrances shall be no closer than twenty (20') feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right of way. Due to site conditions or current/projected traffic levels or speed, the Public Works Director may increase the minimum distance requirements.

5. Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.

H. Snow Storage:

1. Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.

2. Snow storage areas shall be provided on-site.

3. A designated snow storage area shall not have any dimension less than five (5') feet and shall be a minimum of twenty-five (25) square feet.

4. In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.

A low roof will extend 3' beyond the face of the adjacent brick at the recessed part of the tasting room. This is consistent with the Warfield awnings. See sections.

Existing access to remain. Pedestrian via Main St. Bikes and vehicles via alley.

Existing Alleyway to remain as primary vehicular service access to site.

No new curb cuts or driveway entrances are proposed.

Existing access to remain.

n/a

n/a

n/a

Applicant will haul snow away from site.

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continued

I. Landscaping:

1. Landscaping is required for all projects.
2. Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.
3. All plant species shall be drought tolerant. Native species are recommended but not required.
4. Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.

J. Public Amenities:

1. Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall be approved by the Public Works Director prior to design review approval from the Commission.

A. Streets:

1. A minimum of one (1) street tree shall be required for every forty (40') feet of street frontage, including both street frontages on corner lots, the location of which shall be determined by the Public Works Director.
2. Street trees, street lights, street furnishings and all other street improvements are required to be in conformance with the right-of-way standards and approved by the Public Works Director.

B. Architectural:

1. Facades facing a street or alley or

Existing trees at street to remain or pending sidewalk repair, be replaced or added to. Planters will occur at entry and terraces.

Benches provide per site plan pending discussion with Public Works Director. Outdoor seating will be provided on the applicant's property.

Existing two trees to remain or be replaced if damaged during construction.

Applicant will work with Public Works Director to comply.

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Core Projects**

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continued

located more than five (5') feet from an interior side property line shall be designed with both solid surfaces and window openings to avoid the creation of blank walls and employ similar architectural elements, materials and colors as the front façade.

2. For nonresidential portions of buildings, front building facades and facades fronting a pedestrian walkway shall be designed with ground floor storefront windows and doors with clear transparent glass. Landscaping planters shall be incorporated into facades fronting pedestrian walkways.

3. For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows.

4. Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.

5. All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters and downspouts.

6. Roof overhangs shall not extend more than three (3') feet over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Director.

7. Front porches and stoops shall not be enclosed on the ground floor by permanent or temporary walls, windows, window screens, or plastic or fabric materials.

C. Service Areas and Mechanical/Electrical Equipment:

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.

2. Roof and ground mounted me-

All elevations are designed to complement and correspond with the existing Warfield. Use of brick, wood, stucco, and glazing will occur on all elevations.

Storefront windows feature prominently on the street front, with walls of glass that open completely on street and mezzanine levels. Large windows to the copper stills provide a view of the production area from the street.

Planters at entry will be similar to those at the Warfield.

See above

The majority of building includes parapets with ballast roof or terrace. Metal detailing and pergolas will be non-reflective and consistent with the existing Warfield.

No pitched roofs are proposed. Roofs will drain to internal downspouts.

Roof overhang at entry to tasting room will extend 3' over the sidewalk at the recessed part of the facade.

Outdoor seating on Main Street is open to the sidewalk.

Alley is tightly packed with mechanical equipment, utilities access, trash, recycling, and storage. Screening is provided wherever feasible.

Mechanical equipment will be located

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chanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.

in the basement and on the roof and will be screened by parapets. The silo on the front will serve as the primary boiler flue and will have a decorative shroud.

D. Landscaping:

1. When a healthy and mature tree is removed from a site, it shall be replaced with a new tree. Replacement trees may occur on or off site.

Existing trees will be protected and replaced if damaged.

2. Trees that are placed within a courtyard, plaza or pedestrian walkway shall be placed within tree wells that are covered by tree grates.

New trees may be added along the pedestrian walkway. See site plan.

3. The city arborist shall approve all parking lot and replacement trees.

The applicant will work with City Arborist to comply.

E. Surface Parking Lots:

1. Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.

n/a

2. Surface parking lots shall incorporate at least one (1) tree and one (1) additional tree per ten(10) onsite parking spaces. Trees shall be planted in landscaped planters, tree wells and/or diamond shaped planter boxes located between parking rows. Planter boxes shall be designed so as not to impair vision or site distance of the traveling public.

n/a

3. Ground cover, low lying shrubs, and trees shall be planted within the planters and planter boxes. Tree grates or landscaping may be used in tree wells located within pedestrian walkways.

n/a

F. Bicycle Parking:

1. One (1) bicycle rack, able to accommodate at least two (2) bicycles, shall be provided for every four (4) parking spaces as required by the proposed use. At a minimum, one (1) bicycle rack shall be required per development.

A covered bicycle rack for five bicycles will be provided on Sun Valley Road Employee bicycle racks are provided within the building near employee lockers.

2. When the calculation of the required number of bicycle racks called for in this section results in a

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continued

fractional number, a fraction equal to or greater than one-half (1/2) shall be adjusted to the next highest whole number.

3. Bicycle racks shall be clearly visible from the building entrance they serve and not mounted less than fifty (50') feet from said entrance or as close as the nearest non-ADA parking space, whichever is closest. Bicycle racks shall be located to achieve unobstructed access from the public right-of-way and not in areas requiring access via stairways or other major obstacles.

n/a

Bicycle rack is immediately adjacent to rear entry to building.

ATTACHMENT D. PARKING ANALYSIS

PARKING ANALYSIS

USES DEFINED

The following analysis categorizes the proposed commercial uses according to the terms defined in Ketchum City Code §17.08.020.

BREW PUB: An eating and drinking establishment which produces a maximum of two thousand (2,000) barrels of beer annually.

The Warfield Distillery & Ale House will produce approximately 1,500 barrels of beer annually. Portions of the building dedicated to the production and consumption of beer meet this definition. However, staff finds that due to the integration of the brewing and distillery operations into the floor area devoted to drinking and drinking, and the planned offering of facility tours, which support on-site retail trade, the business is more holistically categorized by the retail trade and food service definitions provided below.

FOOD SERVICE: An establishment where food and drink are prepared, served and consumed on site with associated outdoor dining, or distributed to customers through take out, delivery or catering. Typical uses include, but are not limited to restaurants, cafes, delis, catering services and brewpubs that do not distribute beer produced for off site consumption.

The existing Warfield Restaurant as well as the new tasting room and tasting mezzanine qualify as a food service establishments as defined by Ketchum City Code §17.08.020.

RETAIL TRADE: An establishment which provides the final step in the retailing process for the distribution of goods and commodities to customers. Retailers are organized to sell or rent merchandise in small quantities to the general public and operate a fixed point of sale location designed to attract a high volume of walk-in customers. Typical uses include, but are not limited to, establishments selling office supplies and equipment, building materials, plumbing supply, antiques or consignment items, home improvement and garden supplies, books and educational material, clothing, sporting goods, pharmaceuticals, medical devices, health and fitness supplies, art and associated material and household pet supplies. Motor vehicle sales are not included in this definition.

The production, bottling, and sale of liquor and beer conducted within the proposed addition encompasses the final step in the process of distributing consumer goods to the general public. The proposed addition includes a sales room on the main level, which will serve as the fixed point of sale location. The project design will attract a high volume of walk-in customers. The definition also notes that typical uses of retail trade are not limited to the provided examples. Staff has defined portions of the Warfield addition as retail trade—an establishment selling beer and liquor as well as other Warfield merchandise including t-shirts and hats.

PARKING EXEMPTIONS FOR COMMERCIAL USES

Non-residential uses require 1 parking space per 1,000 gross square feet. Ketchum City Code §17.125.040(C)(1) exempts food service and the first 5,500 sq ft of retail trade within the Community Core (CC) Zoning District. The 4,327 square feet (gross) of the existing Warfield Restaurant is exempt from providing off street parking. Staff finds that the proposed 7,555 square feet (gross) addition is also exempt from providing off street parking.

PARKING CALCULATIONS

	Floor Area (sq ft)	Use	Off Street Parking Requirement
Basement (Total Floor Area: 5,658 sq ft) Note: Basements not included in Gross Floor Area calculation per KMC §17.08.020 definition "Floor Area, Gross"			
Existing Warfield Restaurant (Food Preparation/Storage)	1,331	Food Service	Exempt
New Addition Basement	4,327	Storage, Still Room, Mechanical Room, Employee Locker	Exempt
Main Level (Total Floor Area: 8,358 sq ft)			
Existing Warfield Restaurant	3,664	Food Service	Exempt
New Tasting Room	930	Food Service	Exempt
New Sales Room & Still Room & Production	3,762	Retail Trade	Exempt
Upper Level & Mezzanine (Total Floor Area: 2,246 sq ft)			
Existing Warfield Restaurant	633	Food Service	Exempt
New Tasting Mezzanine & Terrace	980	Food Service	Exempt
New Grain Platform	316	Retail Trade	Exempt
Upper Level (Total Floor Area: 1,564 sq ft)			
New Unit #1	577	Multi-Family Residential	0
New Unit #2	722	Multi-Family Residential	0

VOLUNTARY TRANSPORTATION DEMAND MANAGEMENT (TDM) STRATEGIES

Despite the project requiring no off site parking spaces, the applicant has voluntarily employed Transportation Demand Management (TDM) strategies in order to encourage transportation alternatives. These TDM strategies proposed by the applicant include:

- Covered bicycle parking;
- On-site locker room and shower facilities;
- Publicly accessible permanent display area for information on TDM strategies and options for alternative transportation modes;
- Shuttle service;
- Guaranteed Emergency Ride Home Program; and
- Public transit passes.

ATTACHMENT E. CONSTRUCTION ACTIVITY PLAN



Conrad Brothers
General Contractors and Builders
P.O. Box 3432 - Hailey, Idaho 83333
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Construction Activity Plan

WARFIELD-Distillery & Ale House

280 North Main Street, Ketchum Idaho

6/6/2018



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1. General Information and Schedule

- a. The Warfield is a Distillery & Ale House located on Main Street Ketchum Idaho.
- b. The proposed 7,555 S.F. Warfield expansion includes: Basement with cold storage, storage, mechanical room and staff restroom/locker room. Main level with still room, brewery production, tasting room, sales room and public restroom facilities. A mezzanine level with outdoor terrace space, grain equipment platform and tasting mezzanine. A partial 3 floor will consist of 2 small residential units. A stair tower will serve as access from the basement to the third floor level. A second circular stair will provide access from the roof terrace to the tasting room. A freight lift will provide service access from the main level to the basement. Duration of the project is estimated at 10 months starting in July 2018.

2. Transportation

See Appendix 1

- a. Truck Routes
 - i. Trucks delivering materials to the site will be required to be timed for efficient offload on an as needed basis. Anytime a truck needs to sit idle, it will either enter at River Street and stage out of the way, or sit at River Run until it is ready to offload. Trucks leaving the site will exit through the controlled intersection on 1st St. Refer the Appendix 1
- b. Parking
 - i. Employee and trade parking will be predominantly offsite at 200 Washington.
- c. Road Closures
 - i. In the event of a required closure, the police and street departments will both be notified 24 hours in advance. All work in the right of way will follow MUTCD rules, and have a hired flagging service if required. This would likely be "Roadwork Ahead".

3. Site Management

- a. Fence Screening
 - i. 3% opacity screening will be mounted on all outer perimeter fencing
- b. Laydown/Storage/Staging
 - i. **SEE APPENDIX 2**
 - ii. Material will be delivered on an as needed basis and stored inside the footprint of the building, and inside the perimeter fence. Large loads will be staged outside of town and called in needed. The storage of all material will occur within the footprint of the building or behind the perimeter fence at the Site.

The WARFIELD

- c. SWPPP (EPA)
 - i. A low erosivity waiver will be filed and in effect at the time of construction. It will be managed by a certified employee of Conrad Brothers.

 - d. Field Office / Location
 - i. The field office will be located off site and is noted on the site plan.

 - e. MSDS
 - i. All MSDS sheets will be kept and managed in the field office trailer of the prime contractor.

 - f. OSHA
 - i. Conrad Brothers are partners in OSHA, utilizing third party safety auditing programs on all projects. These reports are kept and managed in the field office trailer of the prime contractor.
- 4. Stormwater Runoff Mitigation**
- a. Sediment Basin Control
 - i. All site drainage will be managed by gravel less chambers inside the building envelope.

5. Fugitive Dust (EPA)

Air Quality in Idaho: Supplemental Fugitive Dust Control Information
Developing a Dust Prevention and Control Plan

- a. Identify all potential fugitive dust emission sources.
 - i. Start with a facility site plan map.
 - 1. Record all paved haul roads, unpaved haul roads, stockpiles, material transfer points, material conveyances, parking lots, staging areas, and other open areas subject to wind erosion.
 - ii. Indicate prevailing wind direction on your map.
- b. Study daily traffic volumes.
 - i. Determine whether roads and open areas are used frequently or occasionally. Consider daily routine modifications that will reduce traffic in some areas or eliminate it altogether.
- c. Assign dust control methods.
 - i. Determine the appropriate dust control method for each source identified from your facility. If desired, color-code your map to indicate which dust control method to apply where.

- d. Determine frequency of application.
 - i. For each source and each control method identified, determine how frequently dust control treatments should be applied. Develop a Self-Inspection Checklist to record the scheduled applications. (See below.)
- e. Record all dust control activities.
 - i. It is a good practice to record your dust control activities on your checklist, along with the daily weather information, such as average wind speed and direction, temperature, rainfall, etc.
 - ii. Recording this information will enable you to monitor and evaluate the success of your efforts.
- f. Monitor your dust control efforts.
 - i. You will need to monitor your dust control activities on a regular basis to ensure that the measures taken are adequately controlling fugitive dust.

Self-Inspection Checklist

A self-inspection checklist will be used to help incorporate the routine tasks of fugitive dust control. The checklist serves as a job reminder on a daily basis and as a record of efforts to keep dust problems to a minimum.

6. Mobile Crane

- a. A Mobile Crane will be utilized on site. Strict adherence to industry standards of practice will be met, with appropriate inspection reports available in the field office of the prime contractor. Coordination of temporary alley closures due to crane activity with Ketchum Street Department will be strictly implemented.

7. Preparedness / Safety

- a. Emergency Action Planning
 - i. As the General Contractor, our superintendent will document the Emergency Plan for the specific construction site. FORM: "Emergency Evacuation Plan".
 - ii. Sub-contractor Superintendent/Foreman will provide training on the Job Site Emergency Action Plan Procedures for all their workers.
 - iii. Employees will participate in discussions on emergency plans requiring personal protective equipment; medical care, emergency egress, etc. during orientation for the Job Site.
 - 1. The emergency plan will be updated when the plan fails to work or more information is determined for this job site.
- b. General Emergency Response Procedures:
 - i. Alert Fellow employees on job site
 - ii. Alert Site Office Personnel.
 - iii. Call 911 to summon local emergency units.
 - iv. Evacuate the area in an orderly manner.

- v. Assemble in groups in the designated assembly area in individual work groups.
 - vi. Remain in the assembly area until a headcount is taken.
 - vii. Report any missing employees to emergency personnel immediately.
 - viii. Employees are strictly forbidden to re-enter an evacuated building site until emergency response personnel and an authorized supervisor give the all clear.
 - ix. Evacuation routes will be kept free of all obstructions.
 - x. Each employee, upon initial assignment to a worksite, will be notified of the elements of the written Emergency Evacuation Plan for that specific work site.
- c. In Case of an Earthquake
- i. If you are inside a building - Drop under a desk, doorway or table, cover your head and hold on!
 - ii. Stay away from windows, heavy cabinets, bookcases or glass dividers.
 - iii. When the shaking stops, supervisors are to assess damage and available evacuation routes then begin an evacuation of the area to the designated gathering point, Supervisors must account for each employee in their work group as quickly as possible. First aid should be administered to injured personnel.
 - iv. Provide assistance in evacuation of injured employees. Do not attempt to move seriously injured persons unless they are in immediate danger of further injury.
 - v. If a gas odor is in the building, notify a supervisor to turn off the gas at the main. Open windows. Supervisors and first aid employees must not re-enter the building once evacuation is complete.
 - vi. Do not touch any downed power lines, or objects touched by power lines. Do not use the phone except for emergency use.
 - vii. If you are outside: Stand away from building, trees, telephone and electric lines.
- d. First Aid and Medical Services
- i. Policy Statement - It is Conrad Brothers' Policy to assure that a job is as safe as possible. Employees are required to report all injuries immediately, no matter how minor to their employer.
 - ii. Facilities – Conrad Brothers does not provide medical facilities beyond first aid supplies. Sub-Contractor Superintendents and Supervisors will be aware of the closest facility and the address will be posted in the jobsite trailer.
 - iii. Injury/Illness Response:
 - 1. Once notified of an injury, illness or accident on the job site the Superintendent will verify that the Sub-Contractor has;
 - a. Verify that medical attention has been summoned, if necessary; send a worker to the street to direct emergency responders, as appropriate
 - b. Go to the incident site or location of the injured person or make sure basic first aid is being provided

- c. Verify that the scene is safe; make sure there are no biological hazards issues at scene that Paramedics have not removed, or removed by worker
 - d. Have corrected any hazards, minimize any property damage
 - e. Stabilize the situation, control other worker,
 - f. You may need to provide a briefing to others about the incident to get their minds and attitudes back on production
 - iv. Transportation - Suitable means of transporting non-emergency injuries and/or illnesses, if the person is mobile, shall be by company or personal vehicle. If the person is not mobile, call an ambulance. Injured persons shall not drive themselves to medical centers or hospitals.
 - v. Injury Management
 1. An employee who has sustained an on-the-job injury or illness (beyond first aid) may return to work only with a physician or physician's assistant written permission. The restrictions and limitations must be listed.
 2. The Superintendent must collect the return to work slip attached to the accident report and forward to the main office.
 3. The Employees with work restrictions due to casts, braces, etc., or who require crutches cannot return to work unless
 - vi. Medical Recordkeeping - Accident Reports
 1. The following safety-related reports concerning occupational injury and/or illnesses shall be properly and timely executed and maintained. Copies shall be immediately forwarded to the main office.
 2. Employee Incident/Illness Accident Report – Employees shall report accidents, incidents and injury/illness experiences, immediately, to their supervisor or the superintendent. The employee or supervisor will document the incident. FORM: Accident Report
 3. Supervisor Incident/Illness Accident Report – When an employee is not available to file an accident injury report the Supervisor or Superintendent shall complete the Supervisor Report of Accident Injury/Illness Form. Copies will be kept on file at the job site. FORM: Supervisor Report of Accident
 4. Incident Investigation Report – Superintendent shall have investigated any report accidents, incidents, property damage or injury/illness event that caused for Emergency Services to respond onto property or when a worker is treated off site for a work related event that is causing the worker(s) to miss work do to the injury or illness. Copies will be kept on file at the job site. FORM: Incident Investigation Accident Report
 5. Employer's First Report of Injury (Employee's Compensation Form)

- a. Main office must use this form (provided by WC Company) to advise the insurance company of their Employee's injury or illness (those requiring intervention beyond First Aid).
6. OSHA 300 Log: A 300 log will be maintained on the jobsite when our company has more than 11 employees assigned to this jobsite or the jobsite will exceed a full calendar year of construction activity.
 - a. This log is to be updated, as soon as possible, (within 7 days) after each injury is reported, and subsequent medical restriction information updates are received.
 - b. The OSHA 300A Summary is to be posted on employee bulletin board or job site binder from February 1 through May 1 of each year.
- e. FIRE PROTECTION & PREVENTION POLICY (OSHA Sub Part F. will be used as guidance)
 - i. Conrad Brothers Employees are not required to fight fires.
 - ii. In case of eminent danger from a fire, EVACUATE, and follow the company "Emergency Evacuation Plan" for field operations.
- f. Fire Protection provided by each Sub-Contractor.
 - i. Only use fire extinguishers listed or approved by a nationally recognized testing laboratory.
 - ii. All firefighting equipment shall be conspicuously located.
 - iii. Maintain access to all available firefighting equipment at all times.
 - iv. Firefighting equipment shall be inspected and verified serviceable before placing on a job site.
 1. Firefighting equipment shall be reviewed for serviceability weekly. Immediately replace defective equipment.
 2. All portable fire extinguishers shall be inspected monthly, initial the inspection tag on the extinguisher. Immediately replace defective equipment.
 3. All portable fire extinguishers are subject to a maintenance check by an authorized Fire Extinguisher Service Vendor at least once a year, with the results maintained in the company record.
 - v. A discharged fire extinguisher will be tagged, removed from service, and replaced.
 - vi. Placement: Recommend 10 # ABC portable Fire Extinguisher
 1. Firefighting equipment shall be on a job site before active construction work begins.
 2. A portable fire extinguisher, rated not less than 2A, will be available:
 - a. For each 3000 sq. feet of protected area
 - b. On each floor of multiple-story buildings, with at least one fire extinguisher located adjacent to any stairway.
 - c. Within 100 feet of a worker.

3. A fire extinguisher, rated not less than 10B, shall be located within:
 - a. 10 feet of wherever more than 5 gallons of flammable or combustible liquids are stored,
 - b. Within 50 feet of wherever flammable or combustible liquids are being used on the jobsite.
 - c. Immediately adjacent to any open flame work.
- g. Fire Prevention
 - i. Smoking is prohibited in high hazard areas. Appropriate signs will be posted to identify these areas.
 - ii. A continuous and effective housekeeping program will be strictly adhered to at jobsites.
 - iii. Parts of the program will include:
 1. A sufficient number of trash cans, including a labeled, self-closing, non-combustible can specifically for disposal of rags used with oil, grease, paint, etc., and
 2. A daily cleanup of materials, such as plastic sheeting, lumber, etc.
 3. Do not allow trash, especially flammable or combustible items to accumulate.
 - iv. Hot work (open flame) area protection:
 1. Inspect cutting and/or welding areas before and after work commences.
 2. Remove flammable or combustibles from the area.
 3. Cover, remove or shield any electrical trays, motors, pumps, etc., and/or other equipment.
 4. Barricade areas below all cutting and/or welding activities and post warning signs before starting.
 5. Control all sparks produced from cutting, welding or grinding at or as close to their point of origin as possible
 6. Provide an approved, operable fire extinguisher in the immediate area while hot work is taking place
 - v. Shut off the main tank valves on all oxygen and acetylene torch set-ups, bleed and roll up the hoses, disconnect gauges, and cap bottles before leaving the jobsite.
 - vi. Using Temporary Heat
 1. Temporary Heating unit shall be authorized by the Job Site Superintendent.
 2. A portable fire extinguisher shall be made available within 10 feet of the system.
 3. Heaters shall be placed so they will not interfere with traffic patterns on the job.
 4. Attendants shall be aware of the possibility of carbon monoxide poisoning.

5. Adequate provision for monitoring the air quality shall be made.
 6. Use carbon monoxide detectors to place in area where the heaters are used. If activated additional sources of fresh air will be provided into the heated space.
 7. Report any buildup of harmful vapors to Superintendent and evacuate the area.
 8. Oil-fed heaters shall be shut down and allowed to cool before being moved or refueled to reduce the hazard of flashing vapors in the stack.
 9. Qualified person in LP Gas service/pipe fitting shall establish the temporary system.
 10. Qualified person will conduct the frequent inspections of the system while it is operating. Inspection of the system after hours if operating is required.
- h. Temporary Structures:
- i. Temporary buildings located within buildings under construction at the project site shall comply with OSHA regulation 1926.151, (b), and (2) which states as follows:
 - ii. “Temporary buildings, when located within another building or structure shall be of either noncombustible construction or of combustible construction have a fire resistance rating of not less than 1 hour”
 - iii. All employers erecting offices, storage rooms, change rooms or other similar structures inside buildings shall comply with this regulation.
 - iv. When combustible materials are used for construction, such material shall be clearly stamped as to its approved rating. This stamping shall appear on every panel, not obliterated, covered over or painted over.
 - v. Temporary Buildings should be located so not to affect means of exit.
 - vi. Temporary buildings should be located at least 10 feet from other buildings.
 - vii. Groups of building of 2,000 sq. ft. should be considered as one unit.
 - i. Open Yard Storage
 - i. Combustible material should be stable and no higher than 20 feet.
 - ii. Driveways around storage piles should be at least 15 feet wide
 - iii. Storage should be kept free of unnecessary combustibles. Weeds and grass should be kept down.
 - iv. Do not store on land where there is a danger of an underground fire
 - v. Do not store within 10 feet of a building
 - vi. A 2A fire extinguisher should be located within 100 feet of storage areas.
 - vii. Method of piling shall be solid and in orderly and regular piles
 - j. Indoor storage
 - i. Do not block exits.
 - ii. Materials should be stored with regard to their fire characteristic.

- iii. Non-compatible material should be segregated by a barrier having a fire rating of at least one hour.
- iv. Materials should be piled to minimize fire spread
- v. A distance of at least 36 inches should be maintained between stored material and sprinkler heads.
- vi. Maintain a safe distance around lights and heaters.
- vii. Materials should not be stored within 6 inches of a fire door.
- k. Liquid propane tanks (greater 50 gallon size) shall be protected from vehicle damage by physical barrier.

8. Emergency Plan

This emergency plan is meant to be in compliance with OSHA 29 CFR 1910.120(q).

“An emergency response plan shall be developed and implemented to handle anticipated emergencies prior to the commencement of emergency response operations. The plan shall be in writing and available for inspection and copying by employees, their representatives and OSHA personnel.”

This plan shall be reviewed and updated anytime there are any changes in the plan. If there are no changes, the plan will be reviewed on an annual basis.

a. PRE-EMERGENCY PLANNING & COORDINATION WITH OUTSIDE PARTIES

The Ketchum Fire Department will maintain a file of all reports concerning the presence of hazardous materials at various locations within the Fire District. The County Hazardous Materials Response Plan contains listings of hazardous materials regulated under Sara Title III, and the designated facility coordinators for those locations. This plan also contains emergency assistance telephone numbers for outside agencies. The County Hazardous Materials Response Plan will be in each department vehicle and chief's car.

b. PERSONNEL ROLES, LINES OF AUTHORITY, TRAINING AND COMMUNICATIONS

When a Hazardous Materials Incident has been identified by Highway Department personnel, these personnel will secure the scene, but will stay away from the immediate accident site and will not become involved in rescue or mitigation. The appropriate Fire Service agency will be immediately notified.

In the event that Conrad Brother Construction personnel must temporarily take charge of an incident, Incident Command will be transferred to a Fire Service Officer, Environmental Officer, or other appropriate agency as soon as is practical.

Conrad Brother Construction personnel will confine their activities to those described herein, and will not engage in activities outside of the scope of their training.

The policy for Conrad Brother Construction personnel when confronted with a hazardous materials incident is to:

- i. Attempt to safely assess hazards that are present in the situation whenever possible, keeping in mind the personal safety of department personnel, as well as the safety of others who may be present.
- ii. Immediately report the situation to the dispatcher and request that the local Fire Department and Police agency be notified.
- iii. Implement traffic and crowd control procedures when necessary.
- iv. Carry out an evacuation of the immediate area if the situation is too critical to await emergency services personnel.

The Chief of the Ketchum Fire Department, or in their absence, the ranking Fire Officer, shall serve as incident commander for hazardous materials emergencies provided they have Incident Command Training or, unless relieved of command by the Local Chief Executive under a declared state of emergency. Control of the incident scene will be passed to other agencies as appropriate when the immediate threat to life and property has ceased, and the Ketchum Fire Department has returned to service.

Fire fighters responding to a hazardous materials emergency will perform their routine emergency response duties, and perform only those specialized hazardous materials response functions for which they have received training as prescribed by OSHA regulations.

The incident commander shall not permit any member of the Fire Department to perform any job function that he has not been adequately trained to perform. All members of the Fire Department shall be trained in the First Responder Operations Level. Those attaining a higher level of competence: Hazardous Material Technician, Hazardous Materials Specialist, or On Scene Incident Commander, shall be permitted to perform functions up to and including all those to which they have been trained. Training shall be conducted by the Fire Department Training Personnel and supplemental training through courses offered by (*your state fire academy or equivalent*), other governmental and private concerns. Training shall be based on the duties and functions to be performed by each responder in the following response levels as set forth in OSHA 1910.120.

c. Scene Management

- i. A command post shall be established.
- ii. The command post shall be located upwind at a safe distance from the incident. This distance shall be determined by the nature of the incident, including type of hazardous material, quantity involved, and weather conditions.
- iii. All appropriate personnel shall be advised of the command location, and radio communications shall be maintained between Incident Command and field units.
- iv. A Safety Officer shall be appointed.
- v. A public information officer (PIO) shall be appointed.

d. EMERGENCY RECOGNITION AND PREVENTION Incident Classification

i. Criteria for Level I: (Controlled Emergency Condition)

1. Incident that can be controlled by the primary first response agencies of the local jurisdiction Ketchum Fire Department.
2. Single jurisdiction and limited agency involvement.
3. Does not require evacuation, except for the structure or affected facility.
4. Confined geographic area.
5. No immediate threat to life, health, or property.
6. Involves material of known properties.

ii. Criteria for Level II: (Limited Emergency Condition)

1. Potential threat to life, health, or property.
2. Expanded geographic scope.
3. Limited evacuation of nearby residents or facilities.
4. Involvement of two or three jurisdictions.
5. Limited participation or mutual aid from agencies that do not routinely respond to emergency incidents in the area.
6. Specialists or technical team called to the scene (i.e. DEC HazMat Spill Team.)
7. Combined emergency operations such as firefighting and evacuation, or containment and emergency medical care.

Level II trained firefighters may assist in the handling of such incidents. Determination of appropriate assistance shall be made in concert with the incident commander and available fire personnel.

iii. Criteria for Level III: (Full Emergency Condition)

1. Serious hazard or severe threat to life, health, and property.
2. Large geographic impact.
3. Major community evacuation.
4. Multi-jurisdictional involvement.
5. State and Federal involvement.
6. Specialists and technical teams deployed.
7. Extensive resource management and allocation.
8. Multiple emergency operations.

Level II trained firefighters may assist in the handling of such incidents. Determination of appropriate assistance shall be made in concert with the incident commander and available fire personnel.

The WARFIELD

e. SAFE DISTANCES AND PLACES OF REFUGE

Safe distances will be determined by the On-Scene Incident Commander if the hazardous materials incident is a transportation incident or at a fixed site facility other than those listed.

In the event that large numbers of individuals must be evacuated notification will be made to the American Red Cross.

f. SITE SECURITY AND CONTROL

The On-Scene Commander will assign a site security and control officer, which could include but not be limited to the State Police, Ketchum County Sheriff's Department, and / or Ketchum County Fire Police or other responsible person or persons to perform site security and control.

g. EVACUATION ROUTES AND PROCEDURES

In the event that the evacuation of residents of the area surrounding the emergency scene is necessary, the evacuation order will be issued by the Incident Commander unless a State of Emergency has been declared, in which case the order shall be issued by the Local Chief Executive.

Notification to the public will be made using radio and television broadcasts, mobile public address systems, and door to door canvassing as appropriate.

Evacuation routes shall be selected to avoid exposure to the hazardous material.

In the event that large numbers of individuals must be evacuated, notification will be made to the American Red Cross and the additional guidelines set forth under Item F of the Ketchum County Hazardous Materials Response Plan.

h. DECONTAMINATION

Decontamination procedures at a hazardous materials incident shall be the responsibility of the incident commander (officer in charge) or an individual so appointed. Decontamination shall be conducted for all personnel, their personal protective equipment, apparatus and any equipment other than disposable items.

The disposable items will be handled through a third party certified in their respective field and general accepted public health practices.

The decontamination stations and process should be confined to the Contamination Reduction Zone. Steps for dry decontamination (not using water) are outlined in **Plan 1**. Steps for wet decontamination are outlined in **Plan 2**.

i. EMERGENCY MEDICAL TREATMENT AND FIRST-AID

A minimum of one ambulance shall be on standby at the scene of a hazardous materials emergency. Available medical personnel shall include at least one EMT.

The WARFIELD

In the event that emergency response personnel require first aid to exposure to hazardous materials, such treatment will follow standard medical protocols and information from Material Safety Data Sheets. In the event that emergency personnel receive treatment at a hospital, information on the nature of the hazardous material involved will be provided to hospital personnel.

j. EMERGENCY ALERTING AND RESPONSE PROCEDURES

- i. Placards, panels, labels
- ii. Type vehicle involved
- iii. Wind direction
- iv. Presence of fire, spilled liquids, or vapor leaks.
- v. Verbal information
- vi. Shipping documents
- vii. Reference materials or agencies

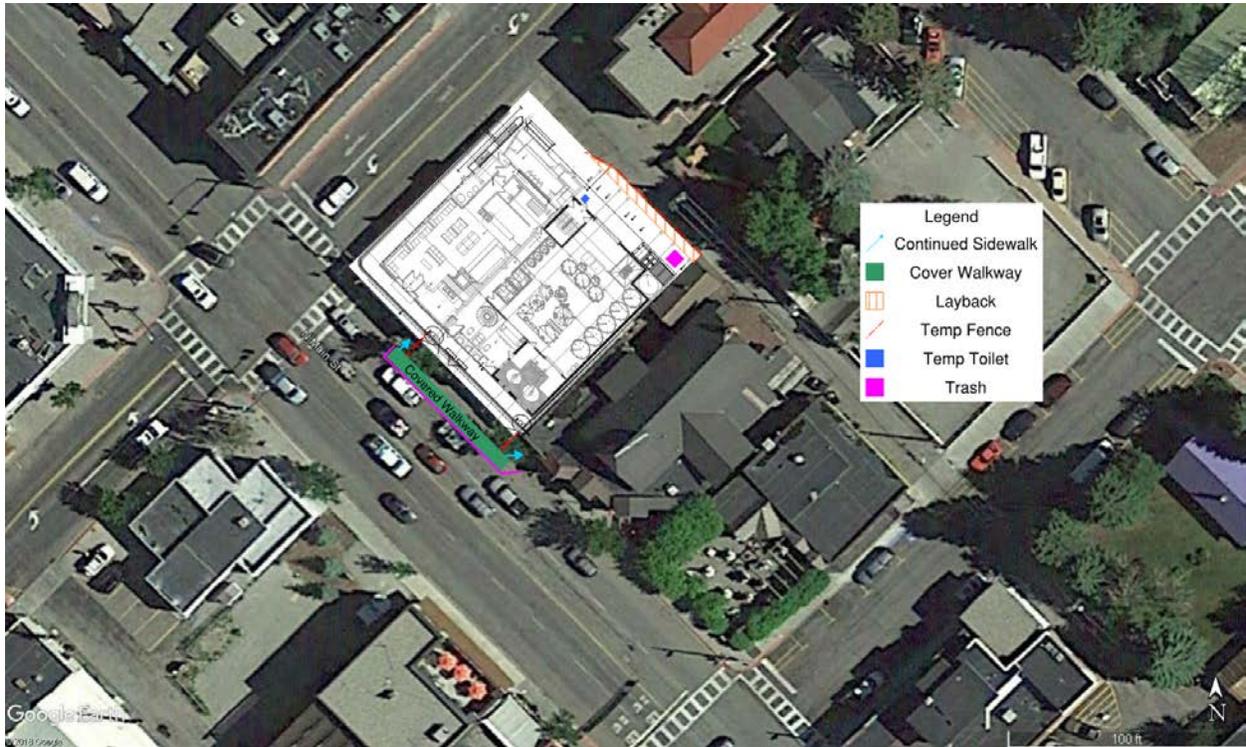
k. CRITIQUE OF RESPONSE AND FOLLOW-UP

A post incident critique will be held as soon as is practical to evaluate the response to the incident. This post incident critique will be held as soon as is practical to evaluate the response to the incident and make recommendations with regard to additional planning, training and/or equipment. No media representation will be allowed at the critique.

9. Appendix 1- Traffic and Parking



10. Appendix 2- Site Staging





City of Ketchum

June 11, 2018

Ketchum Planning and Zoning Commission

**STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING JUNE 11, 2018**

- PROJECT:** City-initiated Text Amendments to Title 17, Zoning, to amend regulations for retail square footage and subdistricts in the Community Core
- REPRESENTATIVE:** City of Ketchum Planning and Building Department
- DESCRIPTION:** Amendments to Section 17.12.020, District Use Matrix, Section 17.12.040, Dimensional Standards – CC District, and 17.12.020, Zoning Map Districts
- NOTICE:** Notice appeared in the Idaho Mountain Express, was mailed to outside agencies, and was posted in three (3) public locations on February 14, 2018. The hearing was continued to March 27, 2018, April 9, 2018, May 14, 2018 and May 29, 2018.
- PUBLIC HEARINGS:** Planning and Zoning Commission
- March 12, 2018
 - March 27, 2018
 - April 9, 2018
 - May 14, 2018
 - May 29, 2018
 - June 11, 2018
- PLANNER:** Brittany Skelton, Senior Planner
- ATTACHMENTS:** None

INTRODUCTION

At the May 29, 2018 public hearing the Commission voted to recommend the following zoning code text amendments establishing maximum square footages for retail trade in the Community Core to City Council for approval:

1. 55,000 net leasable square footage maximum for grouped retail trade
2. 36,000 net leasable square footage maximum for individual tenant retail trade

Included in the staff report were options to consider a lower maximum square footage for individual retail trade, as low as 5,500 net leasable square feet, with the nexus being 5,500 square feet is the size of a typical lot in the Community Core zoning district. Upon further research and consideration, staff recommends that 36,000 gross square feet, rather than net leasable square feet, be the maximum for individual tenant retail trade. Box-box stores are typically individual tenant developments and are typically regulated in other cities by gross square footages. Staff continues to recommend net leasable square feet for grouped retail trade, as the nexus is based on the size of a city block in the Community Core – 55,000 square feet – grouped retail trade consists of multiple tenants who rent space based on the net leasable area.

During the May 29, 2018 meeting staff also proposed amending the zoning code to make a distinction between individual tenant retail trade and grouped retail trade because the code currently does not distinguish between the two uses. Staff proposed amending the definition of retail trade to make the distinction and to borrow the following definitions from the City of Hailey, ID's zoning code:

Retail trade is classified as grouped retail trade (a combination of two (2) or more individual retail trades) or individual retail trade (a business or businesses that involve, in whole or part, retail sales that share check stands or storage areas, or share management, or are owned, leased, possessed, or otherwise controlled by, directly or indirectly, the same individual (s) or entity(ies) or by different individual(s) or entity(ies) where a) such individual(s) or entity(ies) have a controlling ownership or contractual right with the other individual or entity(ies) or b) the same individual(s) or entity(ies) act in a manner as an employee, owner, partner, agent, stockholder, director, member, officer, or trustee of the entity(ies) and are located within one or more separate buildings or structures within 800' of one another, regardless whether they are attached or detached.

Staff searched for a more concise example definition to differentiate individual tenant and grouped retail, looking to the zoning codes of Aspen, Vail, Jackson, Sun Valley, and McCall. None of these cities had definitions that were more concise or clear. As such, staff recommends adding the above language to the City of Ketchum's definition of retail trade. However, because an amendment to definitions was not previously noticed for a public hearing, staff will notice a public hearing for the next available Planning and Zoning Commission meeting, which is July 9, 2018. Staff recommends re-noticing the square footage maximums for the same hearing and putting forward the square footage maximums and the definitions in the same text amendment.

PUBLIC INPUT

To date no written public comment has been received.

RECOMMENDED MOTION

"I move to direct staff to notice zoning code text amendments to Chapter 17.08, Definitions, and Section 17.12.020, District Use Matrix, as presented for the July 9, 2018 Planning and Zoning Commission meeting."

ATTACHMENTS

None



City of Ketchum

June 11, 2018

Ketchum Planning and Zoning Commission

**STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING JUNE 11, 2018**

- PROJECT:** City-initiated Text Amendments to Title 17, Zoning, to amend regulations for residential use in the Light Industrial zones
- REPRESENTATIVE:** City of Ketchum Planning and Building Department
- DESCRIPTION:** Amendments to Section 17.12.020, District Use Matrix, Section 17.124.070 and Section 17.124.090, Residential, Light Industrial Districts
- NOTICE:** Notice appeared in the Idaho Mountain Express, was mailed to outside agencies, and was posted in three (3) public locations on February 14, 2018. The hearing was continued to the March 27, 2018, April 9, 2018, May 14, 2018, May 29, 2018 and June 11, 2018 meetings.
- PUBLIC HEARINGS:** Planning and Zoning Commission
- March 12, 2018
 - March 27, 2018
 - April 9, 2018
 - May 14, 2018
 - May 29, 2018
 - June 11, 2018
- PLANNER:** Brittany Skelton, Senior Planner
- ATTACHMENTS:**
- a. KMC §§ 17.18.140, 17.18.150, and 17.18.160
 - b. KMC §17.12.030, Dimensional Standards
 - c. reading: first floor clear height
 - d. KMC §9.08.040. Loud or Unnecessary Noises
 - e. KMC §17.124.150.E
 - f. Record of public comment

INTRODUCTION

This staff report includes the four following topics and/or documents for the Commission's review and consideration:

1. Purpose/Intent

- a. Attachment A - KMC §§ 17.18.140, 17.18.150, and 17.18.160

Chapter 17.18 of the zoning code contains a purpose section for each of the zoning districts in the city. Staff has marked up the purpose sections for the LI-1, LI-2, and LI-3 to include potential amendments intended to clarify distinctions between each district and further the overarching goal of preserving light industrial uses. The purpose sections are offered for the Commission's review and comment.

2. Bulk Standards

- a. Attachment B - KMC §17.12.030, Dimensional Standards

The Dimensional Standards matrix in the zoning code contains the bulk and setback standards permitted in each zoning district. The dimensional standards for the light industrial zones are attached for reference. Staff has suggested adding a minimum first floor clear height requirement in order to further the goal of facilitating light industrial uses; the height appropriate for Ketchum is to be determined. With respect to a minimum first floor height building height should be considered. Currently, three (3) stories can typically be accommodated within a 35' building. The higher a minimum first floor height is set the greater impact this will have on the ability for a second and third floor to be accommodated within the existing 35' height limit.

Other dimensional standards to consider amending include setbacks and building coverage.

- b. Attachment C – reading: first floor clear height

Staff offers three brief articles on the topic of first floor clear heights for industrial buildings for the Commission's review. These articles are included in order to generate discussion on a utilitarian first floor height appropriate for Ketchum's light industrial zones in order to facilitate new light industrial development.

3. Mitigating Conflict Between Uses – Decibels and Hours of Operation

- a. Attachment D - KMC §9.08.040. Loud or Unnecessary Noises

The municipal code contains regulations for the maximum noise levels, as measured at the property line and in decibels, permitted in each zoning district during daytime (7:30 a.m. – 7:00 p.m.), evening (7:00 p.m. – 10:00 p.m.), and nighttime (10:00 p.m. – 7:30 a.m.) hours.

- i. Staff provides this existing regulation for the Commission's reference and recommends a field visit, at a later date, to existing light industrial businesses that would be willing to give a tour of operations and decibel measurements.

- b. Attachment E - KMC §17.124.150.E

Chapter 17.124, Development Standards, subsection 17.124.150, Commercial Studio Events contains a section regarding the times during which commercial studio events can occur. This amendment to the code was made to permit The Spot to operate. This excerpt from the zoning code is included as an example of an existing regulation designed to mitigate conflict between uses in the Light Industrial zones.

4. Public Comment

a. Attachment F – Record of public comment

Attachment E contains a compilation of written public comment submitted for and verbal public comment expressed to the Commission during the following meeting dates:

- i. March 12, 2018
- ii. March 27, 2018
- iii. April 9, 2018
- iv. May 14, 2018
- v. May 29, 2018

STAFF RECOMMENDATION AND RECOMMENDED MOTION

Staff recommends continuing the public hearing to June 25th, 2018.

"I MOVE TO CONTINUE THE PUBLIC HEARING TO JUNE 25TH, 2018."

ATTACHMENTS

- g. KMC §§ 17.18.140, 17.18.150, and 17.18.160
- h. KMC §17.12.030, Dimensional Standards
- i. reading: first floor clear height
- j. KMC §9.08.040. Loud or Unnecessary Noises
- k. KMC §17.124.150.E
- l. Record of public comment

Attachment A.

KMC §§ 17.18.140, 17.18.150, and 17.18.160

17.18.140: LIGHT INDUSTRIAL DISTRICT NUMBER 1 (LI-1)

- A. Purpose: The LI-1 light industrial district number 1 is established as a transition area providing (1) limited commercial service industries; (2) limited retail; (3) small light manufacturing; (4) research and development; and (5) offices related to building, maintenance and construction; and, (6) multiple-family dwellings, constructed to be secondary and subordinate to the primary light industrial purpose of the LI-1. Uses in the LI-1 are intended to and which generate traffic primarily from construction trades and other light industrial uses with little traffic from tourists. and the general public.

17.18.150: LIGHT INDUSTRIAL DISTRICT NUMBER 2 (LI-2)

- A. Purpose: The LI-2 light industrial district number 2 is established with the foremost purpose of providing to provide for a permanent year round employment base and the location of for (1) light manufacturing, (2) wholesale trade and distribution, (3) research and development, (4) service industries, and (5) limited related, bulk retail and offices related to building, maintenance and construction. A secondary purpose of the LI-1 is to provide multiple-family dwellings, constructed to be secondary and subordinate to the primary light industrial purpose of the LI-2. Uses in the LI-2 are intended to and which generate traffic primarily from construction trades and other light industrial uses with little traffic from tourists. and the general public.

17.18.160: LIGHT INDUSTRIAL DISTRICT NUMBER 3 (LI-3)

- A. Purpose: The LI-3 light industrial district number 3 is established as a transition area providing for a permanent year round employment base and the location of research and development, wholesale trade and distribution and high technology industries along with offices related to building, maintenance and construction and which generate little traffic from tourists and the general public and providing a mix of deed restricted and market rate housing.

Attachment B.

KMC §17.12.030, Dimensional Standards

Districts	Minimum Lot Area	Minimum Lot Area w/PUD	Minimum Lot Area, Townhouse Sublot	Lot Width	Building Height	Maximum Building Coverage/FAR	Minimum Open Space	Front Setback	Side Setback	Rear Setback	Lot Lines Created by Townhouse Sublots	Setbacks from Hwy 75	Any Setback Along Warm Springs Road	Sebacks Along 200' Former Railroad ROW	Proposed: First Floor Clear Height	Proposed: Other
LI-1	8,000 sf	n/a	n/a	80' minimum	35'	75%	n/a	20'	0 ¹ for internal side yards and a minimum of 10' for street side yards	0 ¹	n/a	n/a	n/a	n/a	?	?
LI-2	8,000 sf	n/a	n/a	80' minimum	35'	75%	n/a	20'	0 ¹ for internal side yards and a minimum of 10' for street side yards	0 ¹	n/a	n/a	n/a	n/a	?	?
LI-3	8,000 sf	n/a	n/a	80' minimum	35' ³	75%	n/a	20'	0 ¹ for internal side yards and a minimum of 10' for street side yards	0 ¹	n/a	n/a	n/a	n/a	?	?
*See title 16 of the KMC																
Foototes:																
1. If the lot adjoins a more restrictive district on the side or rear, the more restrictive setbacks of that district shall apply.																
3. For buildings with a minimum roof pitch of 4:12 may go to 40 feet.																

Attachment C.

Reading: first floor clear height

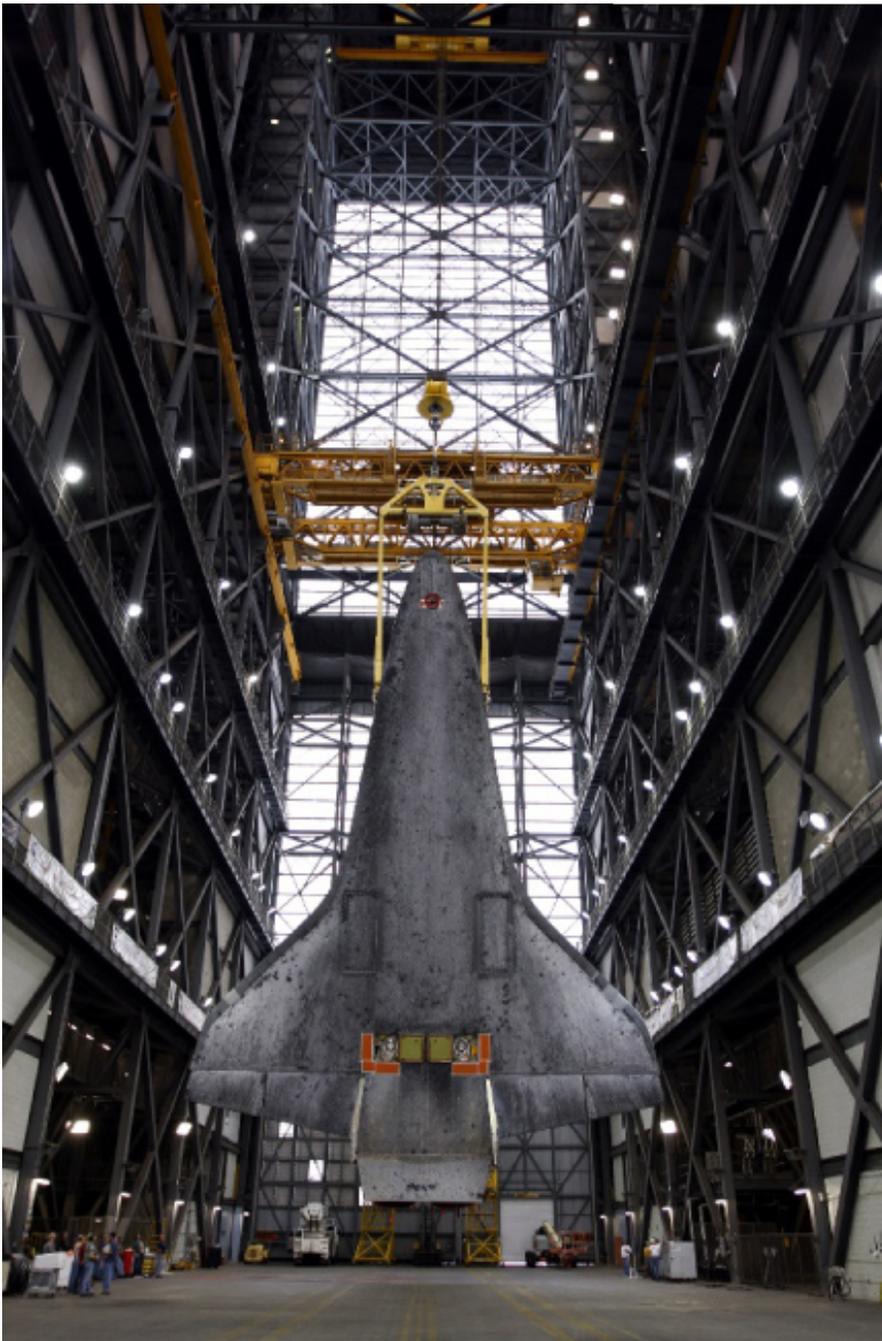
Clear Height Considerations

Posted by Miriah On *February 2015*

By Rob Harley, HTG Architects – Tampa, FL

In 1962, the National Aeronautics and Space Administration purchased 80,000 acres of land on Merritt Island Florida. This land would become Cape Canaveral, and the Saturn V space program was underway. A collective of four New York Firms, known as URSAM, began designing the Vehicle Assembly Building for that site. Max Urbahn was heading up the Architectural efforts and the completed design was formerly approved on September 23rd, 1963. The building was, of course, where the Saturn rockets were made, and subsequently, where the space shuttle was assembled. Being that it housed some very tall rockets, it had to have an extraordinary “clear height”. There were many challenges to building a structure with such a tall clear height. It is so vast for example that rain clouds form inside near the top on humid days. The VAB’s clear height is around 465 feet. Fortunately for those of us in the Commercial building world, clear heights are a good bit lower.





Interior of VAB – source, NASA

The simplest definition of “Clear Height” is the distance from the finished floor of a building to any object overhead. In Industrial shell buildings, it is often qualified as “clear height to any steel” since the building hasn’t been fully fitted out. The actual clear height in an occupied building however, must also take into account other items such as suspended lighting, fire protection systems, mechanical equipment, etc. Clear height is one of a handful of basic specifications for industrial buildings, and its dimension has significant implications for a potential user; storage stacking height, forklift maneuverability and safety being the most obvious.

There is a natural “tension” that exists between the need for optimal clear height inside a building and the desire to minimize the buildings overall height for cost savings. For this reason, it was once common in Industrial buildings to specify clear height while ignoring the joist girder depth, since the joist girders typically

fell between back to back loading racks and thus did not cause an overhead obstruction. Under this scenario, a buildings overall height could be lowered, while still claiming a certain clear height within the aisles. This practice has fallen out of favor for new Industrial building designs and the current trend is the “clear to any steel” approach.

Not very long ago, maybe 15 years ago, the standard clear height for class A industrial buildings in most industrial markets, was 24 feet clear. And it is still considered a minimum for class A industrial buildings. Increasingly however, a 30-32 foot clear height is becoming the new normal. For the really large distribution users, 36 feet clear is common. I recently provided a proposal to design a build-to-suit facility that was 50 feet clear. The trend then, is that optimizing cubage is driving clear heights up across the board. The higher clear heights however, do tend to be built in higher through-put, distribution intense markets around the country. From a sheer numbers perspective, most industrial users don't require the higher clear heights, but the trend is still toward more efficiency, and thus, higher clear heights for new buildings.

When an industrial building has a clear height of more than 24 feet, a series of issues begins to become more important to the successful design of the building than they otherwise would. For example, the design of the slab needs to be re-examined relative to lower clear height buildings. Taller racks mean larger slab loads. A 6 inch slab in a 28 or 30 foot clear building, would need to be increased in thickness in a 36 foot clear structure. As clear height goes over 32 feet, the flatness of the slab surface itself may need a tighter specification to ensure rack and load stability. Column spacing's often must be increased to accommodate the larger forklifts required to reach the taller pallet positions, and if exterior walls are load bearing, they'll likely get thicker. Adequate lighting levels at the floor can also become more of a challenge. As a related issue, it is also easy to think of a tall clear height building conceptually like any single story building and overlook the possibility that in some industrial areas, particularly around airports, the building could encroach on height restrictions.

Fire protection systems will most likely need to be upgraded to higher flow rate heads in taller clear height buildings. According to a local fire protection Engineer I spoke with recently, FM and the NFPA are in the process of re-organizing storage sprinkler system nomenclature and it's all based on the height of the underside of the roof deck. “Head pressures increase in 5 foot intervals. If your roof deck is 30 feet one inch, your system will be designed for 35 feet” the Engineer said. This is a useful thing to keep in mind when helping to determine the final clear height of a building.

The majority of pallets in use around the country are 64 inches high. There are other sizes, but if we take this typical dimension and allow for space between levels, a 32 foot clear building will be able to rack 4 to 6 pallets. At 36 feet clear, users can typically rack one more position. Pretty straight forward cost benefit analysis is used by both speculative developers and users to assess whether the added cost of the additional clear height results in a payback via increased efficiency or marketability to users seeking that efficiency. According to a VP at a major national real estate trust, for buildings over 300,000 square feet, the added cost to go from 32 foot clear to 36 feet is around a \$1.20 to \$1.25 per square foot. This will vary regionally to some degree, but it's a ball park figure. The three primary cost drivers are slab, structure and fire protection.

In the 1970's, a typical industrial building had a clear height of 20 feet or less. This means that in current markets around the country there are a lot of buildings with inefficient clear heights that are sitting empty or

are preventing an owners desire to modernize storage capacity. Another clear height trend that is beginning to emerge are companies that specialize in literally, “raising the roof” on existing buildings. These proprietary systems have become efficient enough at hydraulically raising the clear height of existing steel roof structures that in many instances, they are an economically viable option for users or developers of lower clear height buildings.

So while we don’t have to contend with storm clouds forming in our buildings, there are still a number of considerations that present themselves to the designers of higher clear height structures. It looks like we’ll need to get used to it, “30 is the new 24”.

Next Post: “Hey, Concrete Cracks”

Insights Categories

[Commercial](#)

[Financial](#)

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About Us

At Hickey, Thorstenson, Grover, LTD, Inc, our history is a living part of our design process. There is a difference between 58 years of growth and living the same year 58 times. We maximize the value of those years by improving on previous projects and using our extensive knowledge and experience to provide innovative design. As a mid-sized firm, we have the capacity to complete large-scale projects without losing sight of the value of each opportunity.

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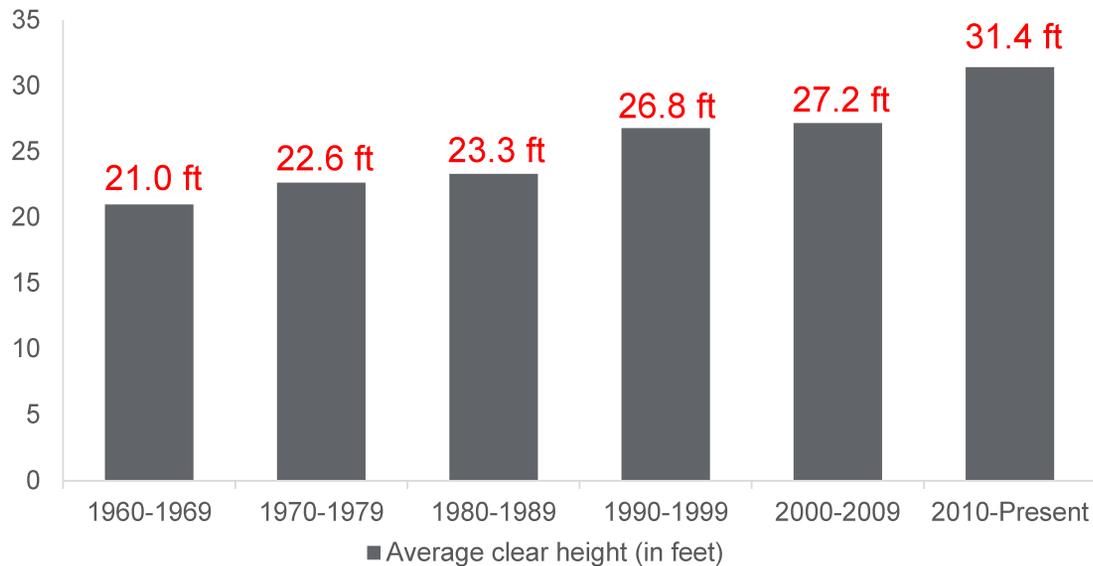


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22 May, 2018

Average industrial building clear heights increase by 50 percent in the last 60 years

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- Industrial buildings have experienced a 50 percent increase in average clear height in the last 60 years.
- In Orange County, industrial clear heights have increased from an average of 21 feet for buildings constructed in the 1960's to 31.4 feet for buildings delivered in the last decade.
- With vacancy hitting record lows, the extremely low level of available land in Orange County and shifting preferences among tenants, high volume users are "looking up" to increase warehouse efficiency practices.
- Moreover, e-commerce as well as just-in-time inventory management are also making an impact on the industrial landscape as logistics and courier industries benefit from these increased efficiencies (thus cost reductions) obtained through increased stacking heights.

Source: JLL Research

Get our latest insights

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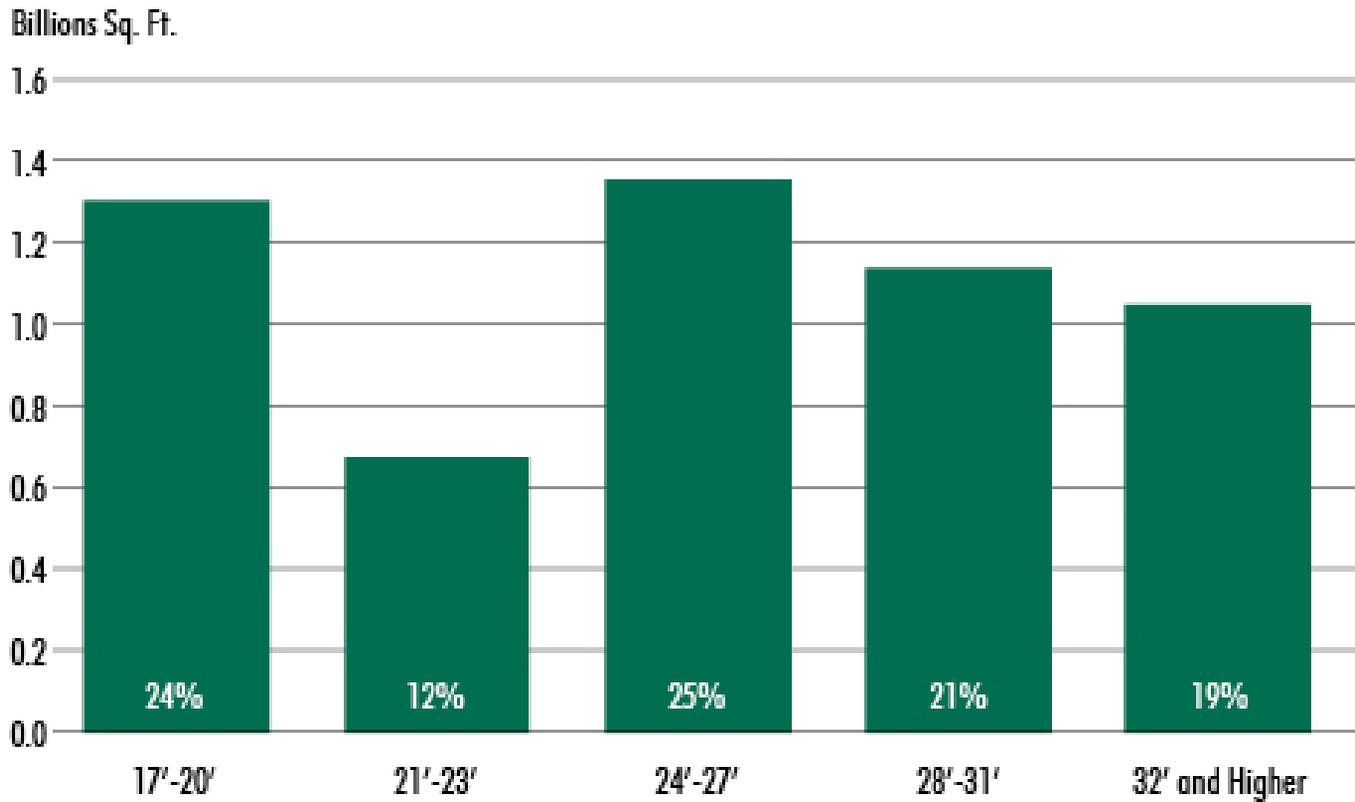
U.S. MarketFlash | 32' Clear: The over and under by industrial market



April 21, 2017

Evolving distribution and fulfillment supply chains are creating opportunities to modernize warehouse stock nationwide. A disproportionate share of modern warehouse demand is for buildings with a clear height of at least 32 feet. While only 19% of warehouses nationally meet this threshold, they accounted for 40% of total demand as measured by net absorption since 2014. Of the 30 largest warehouse markets, 10 are over and 20 are under the national average of total inventory that meets this height requirement.

Figure 1: Clearance Height for U.S. Warehouse Inventory



Source: CBRE Research, CBRE Econometric Advisors, 2017.

Figure 2: Warehouse Inventory 32 feet and Higher by Market

Rank	Market	% 32' or Higher	Rank	Market	% 32' or Higher
1	Indianapolis	43%	16	Cleveland	12%
2	Pennsylvania I-78/I-81 Corridor	35%	17	Sacramento	12%
3	Inland Empire	33%	18	Denver	12%
4	Central NJ	25%	19	Boston	11%
5	Cincinnati	24%	20	Charlotte	9%
6	Dallas/Ft. Worth	24%	21	Oakland/East Bay	8%
7	Columbus	23%	22	Los Angeles	8%
8	Baltimore	23%	23	Washington, D.C.	8%
9	Kansas City	20%	24	Seattle	7%
10	Atlanta	20%	25	Miami	6%
11	Chicago	18%	26	Orange County	6%
12	St. Louis	17%	27	Northern NJ	5%
13	Phoenix	15%	28	Minneapolis	3%
14	Houston	14%	29	Long Island	3%
15	Detroit	13%	30	Portland	3%

Source: CBRE Research, CBRE Econometric Advisors, 2017.

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Attachment D.

KMC §9.08.040. Loud or Unnecessary Noises

§9.08.040. Loud or Unnecessary Noises:

C. Enumeration Of Violations: The following noises and acts, among others, are declared to be loud, disturbing and unnecessary noises in violation of this section, but such enumeration shall not be deemed to be exclusive:

8.Noise Levels: Noises in excess of the following levels as measured at the property line in the following zones within the city during the following times unless permitted pursuant to an approved noise suppression plan or special community event permit:

Zone	Nighttime 10:00 P.M. To 7:30 A.M.	Daytime 7:30 A.M. To 7:00 P.M.	Evening 7:00 P.M. To 10:00 P.M.
LR, LR-1, LR-2, GR-L, GR-H, T, T-3000, T-4000	50 dBA	90 dBA	55 dBA
MH, STO-.4, STO-1, STO-H, RU, AF, FP, A, ADU, AHO		90 dBA	
CC	60 dBA	90 dBA	65 dBA
LI-1, LI-2, LI-3	70 dBA	90 dBA	75 dBA

Attachment E.

KMC §17.124.150.E

§17.124.150 COMMERCIAL STUDIO EVENTS

E. Events shall only occur according to the following times:

1. Monday through Friday: Five thirty o'clock (5:30) P.M. to twelve o'clock (12:00) midnight.
2. Saturday and Sunday: Twelve o'clock (12:00) noon to twelve o'clock (12:00) midnight.

Attachment F.

Record of public comment

Zoning Code Text Amendment

Residential Use in the Light Industrial Area

Master Public Comment Compilation – Verbal Comments During Hearings

March 12, 2018 - Continued to Special Meeting March 27, 2018

March 27, 2018 –

Brian Barsotti - owner of the only 2 undeveloped lots in the LI, stated the housing crisis in Ketchum is an important issue but deed restricted projects don't work. Now looking at micro apartments (350 to 450 square feet) to keep price down. There is a need to create density. He supports the LI-3 zone for apartments and proposes a mix of Industrial and Housing in the LI-2. Brian stated it is hard to make a project work due to the high land and labor costs. He would like to look at the best uses of the land.

April 9, 2018 –

David Hurd – resident of Ketchum, gave information on the affordable housing issue in many cities requiring creative thinking. He strongly opposes housing in the LI, but strongly encourages live/work spaces.

May 14, 2018 – Continued to Special Meeting May 29, 2018

May 29, 2018 –

Harry Griffith of Sun Valley Economic Development. He thinks it is a great initiative. Complimented Brittany on her analysis. Has been studying the LI changes for the last 2 years and has a lot of similar information from 2016. The character of the LI has changed and need to think about how to leverage those changes in a positive sense for the continued growth and evolution of the community. As it was in 2016, there are a lot of vacant parcels and underdeveloped parcels where the land value is substantially higher than the building.

The change in the LI in our view is permanent and it is not going to be reversed. There were 3,000 trade and construction jobs in the LI. That number since its peak in 2006 has gone down to less than 2,000 and that is not coming back. A lot of those jobs have moved south for a variety of reasons, industrial land is cheaper, a variety of reasons and we think the changes that have occurred are permanent.

I would support Ketchum's plans to rethink how to optimize zoning code and architectural and design restrictions to make this land more valuable to the whole of the community without impacting the character of the city or the underlying focus we have on construction and the trades.

William Glenn - a tenant in the Light Industrial, also a property owner but never developed it. He feels it is important to maintain light industrial uses on the first floor and

allow residential above. However, he thought the residential tenants should not be allowed to put limits (time, noise, etc.) on the working times of the industrial spaces. He noted we need the proximity of trades and services to the Ketchum population area. He urged the Commission to maintain the viability of the Light Industrial Zone.

David Hurd - spoke in support of keeping the Light Industrial, but not opposed to residential above. There currently are no industrial spaces available for rent or purchase in the LI. He sees a problem with the combination of residential units with small children in close proximity to trucks, fork lifts, etc. He thinks the Community School is a good project but questions the location. He urges the Commission to be mindful of replacing the Industrial Zone with affordable housing.

Bob Crosby, Sun Valley Board of Realtors, thought Ketchum has problems with housing and traffic, and would like to see development north of East Fork Road and Ketchum. He would like to see housing available at all price points. He thought Ketchum needs housing as much or more than we need Light Industrial.

Jacob Tyler - manager of the Scott-Northwood Building, wanted to add some information: The first floor is 50% occupied due to the owner not wanting to rent long-term as the building is for sale. The 2nd floor is a mix of affordable-housing and full-price residential units. All affordable-housing units are occupied full-time. Six units are on the 3rd floor with about 50% full-time occupants. He agrees housing is an issue. This building has not compromised the purpose of the LI with the addition of housing units. It is an example of how it can work with industrial on the first floor and affordable housing above. He agrees once the LI is gone, it will not come back.

June 11, 2018

Zoning Code Text Amendment

Residential Use in the Light Industrial Area

Master Public Comment Compilation – Written Comments

On May 26, 2018, at 2:58 PM, Jack Kueneman <jkueneman@gmail.com> wrote:

Dear Mayor - I understand the P&Z meeting on May 29th will be discussing the potential rezone of the above captioned lots. Unfortunately I will be out of town the next few weeks and unable to attend this meeting. I hope you will send this on to the appropriate person or group so it can be entered in the public record.

I am a full time resident of 110 Lindsay Circle. While I support residential development, including on the ground floor, in this part of the Light Industrial District III, I am concerned and strongly opposed to no on site parking requirements for small units (less than 750 sq ft) or any size. Please do not extend the current downtown Ketchum parking provisions to these parcels. I should add, I'm also opposed to the recently passed on site parking exclusions for small units in the downtown area. No on site parking for residential units in Ketchum is unrealistic, impractical and unworkable.

I will appreciate your consideration of my views.

Sincerely,

Jack Kueneman



Planning and Zoning

Special Meeting

~ Minutes ~

480 East Avenue North
Ketchum, ID 83340

<http://ketchumidaho.org/>

Maureen Puddicombe
Planning Technician

Tuesday, May 29, 2018

5:30 PM

Ketchum City Hall

1. **5:00 PM– SITE VISIT: Warfield Brewery, 280 N. Main Street (AM lot 3AA Blk 3)**

2. **5:30 PM - CALL TO ORDER: City Hall, 480 East Avenue North, Ketchum, Idaho**

1. ***Call to Order***

The meeting was called to order at 5:30 PM by Chair Jeff Lamoureux. The meeting started with a site visit at the Warfield Brewery by Commissioners Jeff Lamoureux, Neil Morrow, and Kurt Eggers. Staff Brittany Skelton and Abby Rivin were present.

Attendee Name	Title	Status	Arrived
Jeff Lamoureux	Chair	Present	
Neil Morrow	Commissioner	Present	
Matthew Mead	Commissioner	Absent	
Kurt Eggers	Commissioner	Present	

3. **PUBLIC COMMENT - Communications from the public for items not on the agenda.**

Chairperson Jeff Lamoureux called for Public Comment. No comment was given.

4. **PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF**

a. **Election of Vice-Chairperson**

Jeff Lamoureux asked for nominations to replace Vice-Chairperson Erin Smith. Kurt Eggers nominated Neil Morrow as Vice-Chair.

Motion to elect Neil Morrow as Vice-Chairperson.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kurt Eggers, Commissioner
SECONDER:	Jeff Lamoureux, Chair
AYES:	Jeff Lamoureux, Neil Morrow, Kurt Eggers
ABSENT:	Matthew Mead

b. **Warfield Distillery and Ale House:** 280 N. Main Street (AM Lot 3AA, Blk 3, Ketchum) The Commission will hear public comment, consider and provide feedback on a Pre-Design Review Application for a Mixed-Use Building.

Associate Planner Abby Rivin presented the Pre-Application Design Review for the Warfield Distillery and Ale House. This is a Pre-Application Design Review for an addition to include

expanded distillery operations, a new tasting room, sales space and two residential units. Courtesy notices were sent for this meeting. Notices will also be sent out at the full Design Review. The project complies with the 2014 Comprehensive Plan and all zoning and dimensional standards. The gross square footage to calculate the parking requirement is 3,927 square feet, which would equal 4 parking spaces. The areas of the restaurant and residential units are exempt. The applicant is requesting a 25% reduction in the requirement through a Shared Parking Reduction Plan and Transportation Demand Management. Two on-site parking spaces are proposed. The two shared parking spaces are yet to be identified. Actions items include an Exceedance Agreement and specifications for the outdoor lighting fixtures. Staff recommends advancement of the project to full Design Review.

Chair Jeff Lamoureux asked how this project, having a manufacturing area, qualifies as a restaurant. Abby Rivin broke out the areas of dining and manufacturing. Since the product is sold in the same location as manufactured, it qualifies as a hybrid production facility.

Gretchen Wagner of Scape Studio presented the project highlighting the exteriors, lighting, the silo, and first and second and third floor plans. Chair Jeff Lamoureux asked for a breakdown on the parking calculation. Gretchen Wagner explained the basement, sales office, tasting room and restaurant areas are exempt. The housing units are also exempt from the calculation. The distillery and production areas were included in the calculations. Chair Jeff Lamoureux asked for consistency in terminology in the full Design Review.

Chair Jeff Lamoureux asked about the loading/unloading of raw materials. Owner Alex Buck spoke to the mechanics of moving the raw materials in and the finished goods out for both the brewery and distillery. He related how kegs would be shipped in the early morning about once or twice a month. The grain silo would be filled once every 2-3 months. The rest of the time the area would be available for parking. An estimated 90% of Warfield employees bus or bike to work. Troy Brown of Conrad Brothers pointed out the staging area will be at 200 Washington Ave.

Chair Jeff Lamoureux called for Public Comment. No public comment was given.

Neil Morrow pointed out the access to the residential units is not ADA Compliant. He felt the alley-side facade needs to be broken up. He suggested a review of the parking situation being shared with the loading/unloading area. Jeff Lamoureux said he felt the shared parking would be problematic to the business and was a stretch to meet the parking requirement. He also encouraged the applicant to review the parking plan. Planner Abby Rivin explained the shared parking spaces calculations and that the applicant still needs an agreement for shared parking. Neil Morrow pointed out the possibility of a different future use, which would limit the usability of the building and how the lack of parking would also negatively impact the neighbors. Jeff Lamoureux agreed the proposed parking plan is inadequate to meet the parking requirement. Commissioner Kurt Eggers agreed with Neil Morrow and Jeff Lamoureux that the parking plan needs work. Jeff Lamoureux thought the Commission should look at the Code and the parking exemption for basements. Kurt Eggers stated he liked the project but shared the same parking concerns. He felt Staff was too lenient in the interpretation of the Code. He also encouraged more bike parking for customers. Jeff Lamoureux pointed out the bike rack in the back does not meet the Code requirement of a bike rack. Gretchen Wagner asked the Commission for suggestions to increase bike parking. Neil Morrow suggested using an empty curb area for bike parking in the summer. Jeff Lamoureux suggested including increased bike parking into the Transportation Demand Management Plan so the applicant could take ownership of the bike parking in the summertime. Gretchen Wagner added this topic had been discussed with Staff, but it was an IDT issue. Jeff Lamoureux asked Staff to research how Hailey worked with IDT on this topic. Gretchen Wagner added the Streets Department was opposed to bump-outs at the corners due to snow-removal. Jeff Lamoureux suggested it only be used in the summer. Owner Alex Buck spoke to the applicant's perspective of contributing to increased vibrancy on Main Street, the viability of the distillery and planning for growth of the manufacturing. He requested leniency from the Commission on the parking requirement

to make the project successful. Neil Morrow feared for future parking issues by being lenient on this one project. Jeff Lamoureux likes the project as a whole but the parking requirement needs work. Neil Morrow agreed, just need to solve the parking issue. Kurt Eggers questioned the type of brick used and would like some clarification at the next Design Review. Gretchen Wagner replied they intend to remove the "bad, old" brick.

Motion to advance Warfield Distillery and Ale House to design review with suggestions as proposed.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Neil Morrow, Commissioner
AYES:	Jeff Lamoureux, Neil Morrow, Kurt Eggers
ABSENT:	Matthew Mead

- c. **Zoning Code Amendment – Community Core retail square footage.** Continued from March 12, March 27th, April 9th, and May 14, 2018. The Commission will consider City-initiated amendments to Title 17, Section 17.12.040, Dimensional Standards – CC District Matrix, Section 17.12.010, Zoning Map Districts, and Section 17.12.020, District Use Matrix.

Senior Planner Brittany Skelton gave a review of the Zoning Code Amendment concerning retail square footage in the Community Core. She gave an overview of the research and Commission remarks from prior meetings. The current Staff Report focuses on individual tenant retail vs grouped tenant retail. Existing retail is 52,000 sq. ft. (Giacobbi Square) and 18,000 sq. ft. (Atkinson's). She looked at four chain retailers, from 7,000 sq. ft. to 200,000 sq. ft.. Dollar Stores (7,000 sq. ft.) and Target (17,000 sq. ft.) are developing smaller stores in urban areas. Staff recommends setting a number at 55,000 sq. ft. net leasable square footage for grouped retailers and 36,000 leasable square feet for a single retailer. Alternatively, set the size smaller at the size of a Ketchum Townsite lot at 5,500 or 11, 000 sq. ft. to fit the scale and character of Ketchum. If a lower number is decided, then existing businesses could be Grandfathered in. Could also be addressed by a Conditional Use Permit. She pointed out the need to update the definition of "Retail Trade". Staff recommends continuing to the next meeting but for the Commission to give direction.

Chair Jeff Lamoureux opened the floor to Public Comment.

Bob Crosby asked staff for confirmation of the area of Giacobbi Square.

Neil Morrow thought that Ketchum would not be seen as a good location for larger discount stores as the population too small yet is more affluent and doesn't fit the profile of their customer base. Jeff Lamoureux indicated he would keep the Code simple. Kurt Eggers thought he needed more background. Neil Morrow thought if the limit is 36,000 sq. ft. a Target might build here but felt the small population base would make it unlikely. Brittany Skelton confirmed that 36,000 sq. ft. as an upper number was agreeable and is unlikely to make Ketchum the target of a large chain. Jeff Lamoureux felt the Design Review codes could be strengthened to limit the large box stores.

Motion to continue the Zoning Code Amendment Community Core retail square footage to June 11, 2018.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Neil Morrow
SECONDER:	Kurt Eggers
AYES:	Jeff Lamoureux, Neil Morrow, Kurt Eggers
ABSENT:	Matthew Mead

- d. **Zoning Code Amendment – Residential Use in the Light Industrial Districts.** Continued from March 12, March 27th, April 9th, 2018, May 14, 2018. The Commission will consider City-initiated amendments to Title 17, Section 17.124.090, Residential, Light Industrial Districts, and Section 17.12.020, District Use Matrix.

Senior Planner Brittany Skelton gave the introduction to the Zoning Code amendment for Residential use in the Light Industrial area. Brittany Skelton related there was one public comment concerning small residential units opposing the no parking requirement for such units. The intent is to continue the discussion of the amendment and when an amendment is formulated, to hold a public hearing with prior noticing. Brittany Skelton discussed four maps: 1) Residential Occupancy Characteristics showing the area is predominately commercial in nature. 2) Underdeveloped Land where the value of the land exceeds the value of the structure occupying it. 3) Vacant Parcels are those parcels not paved. 4) The Light Industrial Area with Surrounding Zoning Districts including the presence of sidewalks. Brittany Skelton proposed additional maps of Age of Structure or Building Footprints to determine level of lot coverage. Future topics could cover first floor minimum heights, maximum residential percentage of a building, increased lot coverage, anti-nuisance provisions, permitting upper floor residences, encouraging long-term occupancy, building height maximum and sight lines. Areas of importance are: 1) Accessibility (bikes, cars, and walking) 2) Mitigating displacement of existing businesses and mountain town gentrification. 3) Impact Fees not dependent on the size of the residence. These topics are consistent with the Comprehensive Plan. Note that the plan is now 7 years old and can be amended if the Commission feels it is necessary.

Chair Jeff Lamoureux called for Public Comment.

Harry Griffith of Sun Valley Economic Development thought this it is a great initiative and complimented Brittany on her analysis. He noted he has been studying the LI changes for the last 2 years and has a lot of similar information from 2016. The character of the LI has changed, and we need to think about how to leverage those changes in a positive sense for the continued growth and evolution of the community. As it was in 2016, there are a lot of vacant parcels and underdeveloped parcels where the land value is substantially higher than the building. The change in the LI in his view is permanent and it is not going to be reversed. He noted there were 3,000 trade and construction jobs in the LI in 2006. That number has gone down to less than 2,000 and that is not coming back. A lot of those jobs have moved south for a variety of reasons, industrial land is cheaper, a variety of reasons and we think the changes that have occurred are permanent. He would support Ketchum's plans to rethink how to optimize zoning code and architectural and design restrictions to make this land more valuable to the whole of the community without impacting the character of the city or the underlying focus we have on construction and the trades.

William Glenn spoke as a tenant in the Light Industrial, also a property owner but never developed it. He feels it is important to maintain light industrial uses on the first floor and allow residential above. However, he thought the residential tenants should not be allowed to put limits (time, noise, etc.) on the working times of the industrial spaces. He noted we need the proximity of trades and services to the Ketchum population area. He urged the Commission to maintain the viability of the Light Industrial Zone.

David Hurd spoke in support of keeping the Light Industrial, but not opposed to residential above. There currently are no industrial spaces available for rent or purchase in the LI. He

sees a problem with the combination of residential units with small children in close proximity to trucks, fork lifts, etc. He thinks the Community School is a good project but questions the location. He urges the Commission to be mindful of replacing the Industrial Zone with affordable housing.

Bob Crosby, Sun Valley Board of Realtors, thought Ketchum has problems with housing and traffic, and would like to see development north of East Fork Road and Ketchum. He would like to see housing available at all price points. He thought Ketchum needs housing as much or more than we need Light Industrial.

Jacob Tyler, manager of the Scott-Northwood Building, wanted to add some information: The first floor is 50% occupied due to the owner not wanting to rent long-term as the building is for sale. The 2nd floor is a mix of affordable-housing and full-price residential units. All affordable-housing units are occupied full-time. Six units are on the 3rd floor with about 50% full-time occupants. He agrees housing is an issue. This building has not compromised the purpose of the LI with the addition of housing units. It is an example of how it can work with industrial on the first floor and affordable housing above. He agrees once the LI is gone, it will not come back.

Chair Jeff Lamoureux closed Public Comments.

John Gaeddert pointed out the 4 goals to retain the LI as it is an amazing resource and a valuable asset to the community. Doesn't want to see residential at the expense of the LI. 1) Maintain the vitality of the Light Industrial. 2) Minimum 1st floor heights to encourage a variety of businesses. 3) Limits on retail in LI. 4) Minimize conflicts between businesses and residents.

Jeff Lamoureux asked about noise ordinances to allow work and yet shield it from resident complaints. Neil Morrow noted the "quiet enjoyment" of property would not apply. He agrees with protecting the Industrial. He thought the LI 3 could be OK for residential as it is close to the neighborhood and bus stop.

John Gaeddert added what about unit size increase if residences include children. Would live/work allow condominiumize of 1st and 2nd floor as a single unit for live/work. Fire department needs to approve increased height. Staff will be doing analysis of areas at 10th and Warm Springs and Lewis and Warm Springs with the introduction of the new Fire station. He proposed presenting this topic each meeting for more in-depth information and when ready, notice for public comment.

Jeff Lamoureux asked for a compilation of verbal as well as written Public Comment in a file for future reference. Could it be made part of the packets?

Kurt Eggers likes the taller 1st floor and some residential space. A residential component can promote viability and housing options. He supports the live/work type of space. Need to look at every opportunity for housing for the Community.

Motion to continue Zoning Code Amendment – Residential Use in the Light Industrial Districts to June 11, 2018.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Neil Morrow, Commissioner
SECONDER:	Kurt Eggers
AYES:	Jeff Lamoureux, Neil Morrow, Kurt Eggers
ABSENT:	Matthew Mead

5. CONSENT CALENDAR

Chair Jeff Lamoureux called for comment on the Consent Calendar. No comments were given.

- a. **Minutes:** April 9, 2018, May 14, 2018
- b. **Findings of Fact and Conclusions of Law for 231 E. Sun Valley Road Condos Subdivision.**
- c. **Findings of Fact and Conclusions of Law for Briscoe and Associates Conditional Use Permit.**

Motion to approve consent calendar in total.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Neil Morrow, Commissioner
SECONDER:	Kurt Eggers
AYES:	Jeff Lamoureux, Neil Morrow, Kurt Eggers
ABSENT:	Matthew Mead

6. FUTURE PROJECTS AND NOTICING REQUIREMENTS

Brittany Skelton reported the following items are on the agenda for the June 11, 2018 Planning and Zoning Commission meeting:

- 1) A Subdivision Application for a flag lot on River Run Drive.
- 2) The Sundali Re-Zone on the lot currently GR-L and Tourist.
- 3) Continuation of the Zoning Code Amendments for residential use in the Light Industrial and the standards for Community Core retail establishments.
- 4) The Warfield for Design Review on June 11 or the special meeting on June 25.
- 5) Anticipating a Pre-Application Design Review for a Mountain Overlay for an existing house for a people-mover system. This will have a site visit.

The following items are on the agenda for the June 25th Special Meeting:

- 1) A Text Amendment for Live/Work space in the Light Industrial Zone.
- 2) Design Review for Ketch.
- 3) The 2 continuing text amendments.

Jeff asked for notice for Warfield for 300 feet. The Commission discussed the inadequacy of the current Warfield parking plan and would like to see it improved.

7. STAFF REPORTS & CITY COUNCIL MEETING UPDATE

Brittany Skelton reported the items for the City Council Meeting June 4th will be:

- 1) The first reading for the Short-Term Rentals Text Amendment.
- 2) Consideration to Amend the Trail Creek Fund Development Agreement for the Auberge Project.
- 3) 231 Sun Valley Rd Condominium conversion.

- 4) Exceedance Agreements for the Warfield Brewery and Frantz Building.
- 5) Right-of-Way Encroachment Agreement for the Argyros.

8. COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Jeff Lamoureux asked why the parking and sidewalk plans at the Webb Building have changed. Brittany Skelton will research and have a response for the next meeting.

Kurt Eggers asked about possible CCRs related to the Sundali Re-Zone project. Brittany Skelton indicated she had not been aware of them and did not take them into consideration in her Staff Report. Jeff Lamoureux added the City does not enforce CCRs. Kurt said if the CCR are recorded on the plat, they are enforceable civilly. Kurt Eggers would like to see the CCR's. Brittany Skelton will check Simplot's development agreement with the city for the CCR for the next meeting.

Brittany Skelton said she is working the Streets Department Street and will be ready to bring it before the Commission soon.

Abby Rivin spoke to the Martin Appeal of the Community Library Expansion. The last City Council Meeting set the hearing date for July 16, 2018 at 4:00PM. Their request for a site visit was denied.

Kurt Eggers expressed interest in the survey results from An Affair on the Square. Brittany Skelton replied it would be shared with the Commissioners when the results have been compiled.

Brittany Skelton indicated we are working with the Streets Department on updated standards for sidewalks. Also looking at standards for Signs to be updated.

9. ADJOURNMENT

Motion to adjourn.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Neil Morrow, Commissioner
SECONDER:	Kurt Eggers
AYES:	Jeff Lamoureux, Neil Morrow, Kurt Eggers
ABSENT:	Matthew Mead

John Lamoureux
Chairperson



City of Ketchum
Planning & Building

IN RE:)	
)	
Stevens Subdivision)	KETCHUM PLANNING AND ZONING COMMISSION
Preliminary Plat)	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Date: June 11, 2018)	DECISION
)	
File Number: 18-056)	

PROJECT: Stevens Subdivision

FILE NUMBER: #18-056

OWNERS: Travis and Haley Stevens

REPRESENTATIVE: Bruce Smith, PLS, Alpine Enterprises Inc.

REQUEST: Preliminary Plat approval to subdivide 314 River Run Drive, a 22,704 sq. ft. lot, into two lots

LOCATION: 314 River Run Drive (Lot 19, Sun Valley Subdivision, 1st Addition)

NOTICE: Notice was mailed to political subdivisions and property owners within a 300' radius of the subject property and was published in the Idaho Mountain Express on May 16th, 2018.

ZONING: Limited Residential (LR)

BACKGROUND:

1. Property owners Travis and Haley Stevens, represented by Bruce Smith, PLS, Alpine Enterprises Inc., have submitted a Preliminary Plat application for a subdivision to subdivide an existing 22,704 square foot lot into two lots.
2. The subject property is located in an existing platted subdivision, Sun Valley Subdivision, 1st Addition. The legal description of the property is Lot 19 of Sun Valley Subdivision 1st Addition and the address is 314 River Run Drive. The subject property contains an existing single-family house. The proposal is to subdivide Lot 19 into two lots, to be named 19A and 19B. The lot containing the existing home will be Lot 19A and is proposed to be 13,494 square feet. Proposed Lot 19B will be a 9,116 square feet, located behind Lot 19A, and accessed by an access and utility easement that terminates in a fire truck (fire apparatus) turnaround that has been reviewed and approved by the Fire Department.

3. All land subdivisions in the City of Ketchum are subject to the standards contained in Ketchum Municipal Code, Title 16, Subdivision. The standards are tailored for subdividing of land for the first time to create a new subdivision; many standards are related to the design and construction of multiple new lots that will form new blocks and infrastructure such as streets that will be dedicated to and maintained by the City. Some standards however, such as the installation of utility service lines, are applicable to the proposed subdivision of the subject property.
4. The first step in the subdivision process is to receive Preliminary Plat review and a recommendation from the Planning and Zoning Commission. After receiving a recommendation for approval from the Commission the Commission then forwards the Preliminary Plat application to Council for review and approval.
5. After City Council approval of the Preliminary Plat the subdivider may submit an application for Final Plat. Concurrently, and prior to the Commission’s approval of the Final Plat, the applicant is required to submit plans for required improvements prepared by a civil engineer licensed in Idaho. After the City Engineer’s approval of the improvement plans the Commission may approve the Final Plat and forward the Final Plat to Council for review and approval; if the application substantially conforms to the Preliminary Plat approval the Commission shall recommend approval. Upon installation of required improvements and review and approval of as-built drawings by the City Engineer City Council may approve the Final Plat; if the Final Plat substantially conforms with the Preliminary Plat Council shall approve the final plat.

FINDINGS OF FACT

Table 1: City Department Comments

City Department Comments			
Compliant			
Yes	No	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>City Department Comments</p> <p>Utilities:</p> <ul style="list-style-type: none"> • Indicate the water and sewer service lines to the existing residence on the Preliminary Plat. • Indicate the location of proposed water and sewer services that will serve proposed Lot 19B on the Preliminary Plat. <p>Fire Department:</p> <ul style="list-style-type: none"> • Locate the access easement and fire apparatus turn-around on the east side of the existing residence. • The driveway needs to be built to support an imposed load of 75,000 lbs. to support the fire apparatus. • No additional comments at this time. <p>Streets:</p> <ul style="list-style-type: none"> • Right-of-way must be brought up to current city standards. • Drainage for proposed lot 19B shall be retained on site. • The proposed new driveway shall meet city standards. • There are existing “No Parking” signs in the right-of-way in front of the subject property. It is recommended that the “No Parking” signs remain; the “No Parking” signs were installed by the Traffic Authority in order to increase visibility and safety. <p>Planning and Zoning:</p> <ul style="list-style-type: none"> • See comments throughout staff report.

Table 2: Zoning Standards

Compliance with Zoning Standards				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030.C	Minimum Lot Area
			<i>Staff Comments</i>	Required: 9,000 square feet minimum Existing: Existing Lot 19 is 22,634 square feet. Proposed Lot 19A is 13,494 square feet and proposed Lot 19B is 9,116 square feet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030.C	Lot Width
				Required: 80' Proposed: Proposed Lot 19A will have a width of 89.90' at the rear and 94' at the front. Proposed Lot 19B will have a width of 89.90' at the front and 90' at the rear.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030.C	Maximum Building Coverage
				Required: 35% Proposed: Proposed Lot 19A is proposed to be 13,494 square feet and the building coverage of the existing residence is 1,140 square feet, representing a building coverage of 8.4% Lot 19B is proposed to be 9,116 square feet, which equates to a maximum building coverage of 3,190 square feet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030.C	Minimum Building Setbacks
			<i>Staff Comments</i>	Required: Front – 15' Side – 1' for every 2' in building height, or 10', whichever is greater Rear – 20' Proposed – Lot 19A: Lot 19A contains an existing residence. The front and side setbacks will not change. The proposed new rear setback is 38'. Proposed – Lot 19B: Proposed Lot 19B will be 90' in width and 101' in length, which would allow for a building envelope 70' in width and 66' in length. There is a fire apparatus turnaround easement proposed, which overlaps with the building envelope. This reduces the footprint of the building envelope but does not conflict with required setbacks or cause the lot to be unbuildable.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.F.7	Required Access
				Required: Every lot in a subdivision shall have a minimum of twenty feet (20') of frontage on a dedicated public street or legal access via an easement of twenty feet (20') or greater in width. Easement shall be recorded in the office of the Blaine County recorder prior to or in conjunction with recordation of the final plat. Proposed: Lot 19B will be served by an access easement with 20' of frontage on River Run Drive. The access easement is 20' wide for the length of the easement, however, the roof overhang of the existing residence constricts the clearance to 17.34' for a portion of the easement. The portion of the easement that constricts to 17.34' has been reviewed and approved by the Fire Department.

				<i>Lot 19A is accessed from River Run Drive and has 94.5' of street frontage.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.030.H	Curb Cut
			<i>Staff Comments</i>	Required: A total of 35% of the linear footage of any street frontage can be devoted to access to off street parking. Proposed: The lot has 94.5' of frontage on River Run Drive. The existing driveway is 12' and the proposed driveway is 20', for a total of 32' or 33.8%
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.40.B	Parking Spaces
			<i>Staff Comments</i>	Required: Single-family dwellings in residential zones shall have two parking spaces. Proposed: The existing residence located on proposed Lot 19A has a one car garage and parking in the existing driveway that accesses the garage.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.020	Zoning Matrix
			<i>Staff Comments</i>	Multiple family dwellings are permitted in the Community Core, Subdistrict C, and dwellings may occupy the ground floor in this subdistrict. 17.08.020 – Definitions Dwelling, Multiple Family: A building, under single or multiple ownership, containing two (2) or more dwelling units used for residential occupancy. <i>The applicant is proposing a 20-unit multi-family development.</i>

Table 2: Preliminary Plat Requirements

Preliminary Plat Requirements				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.C.1	The subdivider shall file with the administrator copies of the completed subdivision application form and preliminary plat data as required by this chapter.
			<i>Staff Comments</i>	<i>The application has been reviewed and determined to be complete.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I	Contents Of Preliminary Plat: The preliminary plat, together with all application forms, title insurance report, deeds, maps, and other documents reasonably required, shall constitute a complete subdivision application.
			<i>Staff Comments</i>	<i>All required materials for the Preliminary Plat application have been submitted.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .1	The preliminary plat shall be drawn to a scale of not less than one inch equals one hundred feet (1" = 100') and shall show the following: The scale, north point and date.
			<i>Staff Comments</i>	<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .2	The name of the proposed subdivision, which shall not be the same or confused with the name of any other subdivision in Blaine County, Idaho.
			16.04.030.I .1	<i>This standard has been met. This is an amendment to an existing subdivision, Sun Valley Subdivision, 1st Addition.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .3	The name and address of the owner of record, the subdivider, and the engineer, surveyor, or other person preparing the plat.

			Staff Comments	<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .4	Legal description of the area platted.
			Staff Comments	<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .5	The names and the intersecting boundary lines of adjoining subdivisions and parcels of property.
				<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .6	A contour map of the subdivision with contour lines and a maximum interval of five feet (5') to show the configuration of the land based upon the United States geodetic survey data, or other data approved by the city engineer.
				<i>This standard has been met. Spot elevations are indicated on the plat in lieu of contour lines at an interval of 5' or less. There is no more than a 5.4' grade change between the lowest elevation (5,846.0') at the front of the property and the highest elevation (5851.4') at the rear of the property.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I 7	The scaled location of existing buildings, water bodies and courses and location of the adjoining or immediately adjacent dedicated streets, roadways and easements, public and private.
				<i>This standard has been met. The existing residence and existing adjacent street are indicated. All existing and proposed easements are indicated.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .8	Boundary description and the area of the tract.
				<i>The legal description appears on the proposed plan and references the tract, which is within S12, T.4N., R.17E., B.M., City of Ketchum, Blaine County, Idaho.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .9	Existing zoning of the tract.
				<i>The zoning, Limited Residential (LR), appears on the proposed plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .10	The proposed location of street rights of way, lots, and lot lines, easements, including all approximate dimensions, and including all proposed lot and block numbering and proposed street names.
				<i>Applicable standards have been met – the Preliminary Plat indicates a new access and utility easement and the new proposed lots, Lot 19A and Lot 19B, and their proposed lot lines and dimensions.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .11	The location, approximate size and proposed use of all land intended to be dedicated for public use or for common use of all future property owners within the proposed subdivision.
				<i>This is a lot split within an existing subdivision. No land for common or public use is required or proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .12	The location, size and type of sanitary and storm sewers, water mains, culverts and other surface or subsurface structures existing within or immediately adjacent to the proposed sanitary or storm sewers, water mains, and storage facilities, street improvements, street lighting, curbs, and gutters and all proposed utilities.
				<i>This standard is not applicable because this is a subdivision of an existing lot within an existing subdivision and no new water mains, storm sewers, streets, and so forth are proposed. However, as with all development in the city, both lots are required to retain their drainage on site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .13	The direction of drainage, flow and approximate grade of all streets.
				<i>The grade of River Run Drive, 1.1%, and the direction of flow is indicated.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .14	The location of all drainage canals and structures, the proposed method of disposing of runoff water, and the location and size of all drainage easements, whether they are located within or outside of the proposed plat.
				<i>This standard is not applicable because this is a subdivision of an existing lot within an existing subdivision and no new</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .15	All percolation tests and/or exploratory pit excavations required by state health authorities.
				<i>At this time, no state health authority has required this condition. Notice of this subdivision has been mailed to all outside agencies.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .16	A copy of the provisions of the articles of incorporation and bylaws of homeowners' association and/or condominium declarations to be filed with the final plat of the subdivision.
				<i>This standard is not required for a lot split within an existing subdivision.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .17	Vicinity map drawn to approximate scale showing the location of the proposed subdivision in reference to existing and/or proposed arterials and collector streets.
				<i>This standard is not required because Lot 19 is located within an already platted subdivision, Sun Valley Subdivision, 1st Addition. The plat for Sun Valley Subdivision, 1st Addition is recorded with Blaine County and serves as a vicinity map for reference.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .18	The boundaries of the floodplain, floodway and avalanche zoning district shall also be clearly delineated and marked on the preliminary plat.
				<i>There is no floodplain, floodway, or avalanche zone within the vicinity or on the proposed lots.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .19	Building envelopes shall be shown on each lot, all or part of which is within a floodway, floodplain, or avalanche zone; or any lot that is adjacent to the Big Wood River, Trail Creek, or Warm Springs Creek; or any lot, a portion of which has a slope of twenty five percent (25%) or greater; or upon any lot which will be created adjacent to the intersection of two (2) or more streets.
				<i>This standard does not apply to the proposed lot split.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .20	Lot area of each lot.
				<i>Proposed square footages for Lots 19A and 19B are indicated.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .21	Existing mature trees and established shrub masses.
				<i>All existing mature trees and established shrubs on the subject property are indicated on the Preliminary Plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .22	A current title report shall be provided at the time that the preliminary plat is filed with the administrator, together with a copy of the owner's recorded deed to such property.
				<i>A copy of the warranty deed and title insurance policy have been submitted.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .23	Three (3) copies of the preliminary plat shall be filed with the administrator.
				<i>A digital copy for reproduction was submitted with the application. Therefore, staff required only one (1) full size copy of the preliminary plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040. A	Required Improvements: The improvements set forth in this section shall be shown on the preliminary plat and installed prior to approval of the final plat. Construction design plans shall be submitted and approved by the city engineer. All such improvements shall be in accordance with the comprehensive plan and constructed in compliance with construction standard specifications adopted by the city. Existing natural features which enhance the

				<p>attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.</p> <p><i>Required improvements are indicated on the Preliminary Plat. Construction design plans are forthcoming. See next section.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040. B	<p>Improvement Plans: Prior to approval of final plat by the commission, the subdivider shall file two (2) copies with the city engineer, and the city engineer shall approve construction plans for all improvements required in the proposed subdivision. Such plans shall be prepared by a civil engineer licensed in the state.</p> <p><i>Improvement Plans are not required at this time. The applicant is aware that this a requirement prior to construction of required improvements.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040. C	<p>Prior to final plat approval, the subdivider shall have previously constructed all required improvements and secured a certificate of completion from the city engineer. However, in cases where the required improvements cannot be constructed due to weather conditions or other factors beyond the control of the subdivider, the city council may accept, in lieu of any or all of the required improvements, a performance bond filed with the city clerk to ensure actual construction of the required improvements as submitted and approved. Such performance bond shall be issued in an amount not less than one hundred fifty percent (150%) of the estimated costs of improvements as determined by the city engineer. In the event the improvements are not constructed within the time allowed by the city council (which shall be one year or less, depending upon the individual circumstances), the council may order the improvements installed at the expense of the subdivider and the surety. In the event the cost of installing the required improvements exceeds the amount of the bond, the subdivider shall be liable to the city for additional costs. The amount that the cost of installing the required improvements exceeds the amount of the performance bond shall automatically become a lien upon any and all property within the subdivision owned by the owner and/or subdivider.</p> <p><i>Construction of required improvements is not required at this time. The applicant is aware that this is a requirement prior to Final Plat approval.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040. D	<p>As Built Drawing: Prior to acceptance by the city council of any improvements installed by the subdivider, two (2) sets of as built plans and specifications, certified by the subdivider's engineer, shall be filed with the city engineer. Within ten (10) days after completion of improvements and submission of as built drawings, the city engineer shall certify the completion of the improvements and the acceptance of the improvements, and shall submit a copy of such certification to the administrator and the subdivider. If a performance bond has been filed, the administrator shall forward a copy of the certification to the city clerk. Thereafter, the city clerk shall release the performance bond upon application by the subdivider.</p> <p><i>As-built drawings are not required at this time. However, the applicant is aware that this is a requirement for completion of the subdivision.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040. E	<p>Monumentation: Following completion of construction of the required improvements and prior to certification of completion by the city engineer, certain land survey monuments shall be reset or verified by the subdivider's engineer or surveyor to still be in place. These monuments shall have the size, shape, and type of material as shown on the subdivision plat. The monuments shall be located as follows:</p> <ol style="list-style-type: none"> 1. All angle points in the exterior boundary of the plat.

				<p>2. All street intersections, points within and adjacent to the final plat.</p> <p>3. All street corner lines ending at boundary line of final plat.</p> <p>4. All angle points and points of curves on all streets.</p> <p>5. The point of beginning of the subdivision plat description.</p>
				<i>This action shall occur following completion of required improvements.</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	16.04.040. F	<p>Lot Requirements:</p> <p>1. Lot size, width, depth, shape and orientation and minimum building setback lines shall be in compliance with the zoning district in which the property is located and compatible with the location of the subdivision and the type of development, and preserve solar access to adjacent properties and buildings.</p> <p>2. Whenever a proposed subdivision contains lot(s), in whole or in part, within the floodplain, or which contains land with a slope in excess of twenty five percent (25%), based upon natural contours, or creates corner lots at the intersection of two (2) or more streets, building envelopes shall be shown for the lot(s) so affected on the preliminary and final plats. The building envelopes shall be located in a manner designed to promote harmonious development of structures, minimize congestion of structures, and provide open space and solar access for each lot and structure. Also, building envelopes shall be located to promote access to the lots and maintenance of public utilities, to minimize cut and fill for roads and building foundations, and minimize adverse impact upon environment, watercourses and topographical features. Structures may only be built on buildable lots. Lots shall only be created that meet the definition of "lot, buildable" in section 16.04.020 of this chapter. Building envelopes shall be established outside of hillsides of twenty five percent (25%) and greater and outside of the floodway. A waiver to this standard may only be considered for the following:</p> <p style="padding-left: 40px;">a. For lot line shifts of parcels that are entirely within slopes of twenty five percent (25%) or greater to create a reasonable building envelope, and mountain overlay design review standards and all other city requirements are met.</p> <p style="padding-left: 40px;">b. For small, isolated pockets of twenty five percent (25%) or greater that are found to be in compliance with the purposes and standards of the mountain overlay district and this section.</p> <p>3. Corner lots shall have a property line curve or corner of a minimum radius of twenty five feet (25') unless a longer radius is required to serve an existing or future use.</p> <p>4. Side lot lines shall be within twenty degrees (20°) to a right angle or radial line to the street line.</p> <p>5. Double frontage lots shall not be created. A planting strip shall be provided along the boundary line of lots adjacent to arterial streets or incompatible zoning districts. Should a double frontage lot(s) be created out of necessity, then such lot(s) shall be reversed frontage lot(s).</p> <p>6. Minimum lot sizes in all cases shall be reversed frontage lot(s).</p> <p>7. Every lot in a subdivision shall have a minimum of twenty feet (20') of frontage on a dedicated public street or legal access via an easement of twenty feet (20') or greater in width. Easement shall be recorded in the office of the Blaine County recorder prior to or in conjunction with recordation of the final plat.</p>
				<i>Standard #1 has been met. Standards #2-6 are not applicable. Standard #7 has been met with the proposed 20' access easement. This easement is incorporated on the Preliminary Plat and will be included on the Final Plat.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040. G	<p>G. Block Requirements: The length, width and shape of blocks within a proposed subdivision shall conform to the following requirements:</p> <ol style="list-style-type: none"> 1. No block shall be longer than one thousand two hundred feet (1,200'), nor less than four hundred feet (400') between the street intersections, and shall have sufficient depth to provide for two (2) tiers of lots. 2. Blocks shall be laid out in such a manner as to comply with the lot requirements. 3. The layout of blocks shall take into consideration the natural topography of the land to promote access within the subdivision and minimize cuts and fills for roads and minimize adverse impact on environment, watercourses and topographical features. 4. Corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the intersection of the streets.
			<i>This application does not create a new block. This requirement is not applicable.</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040. H	<p>Street Improvement Requirements:</p> <ol style="list-style-type: none"> 1. The arrangement, character, extent, width, grade and location of all streets put in the proposed subdivision shall conform to the comprehensive plan and shall be considered in their relation to existing and planned streets, topography, public convenience and safety, and the proposed uses of the land; 2. All streets shall be constructed to meet or exceed the criteria and standards set forth in chapter 12.04 of this code, and all other applicable ordinances, resolutions or regulations of the city or any other governmental entity having jurisdiction, now existing or adopted, amended or codified; 3. Where a subdivision abuts or contains an existing or proposed arterial street, railroad or limited access highway right of way, the council may require a frontage street, planting strip, or similar design features; 4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods; 5. Street grades shall not be less than three-tenths percent (0.3%) and not more than seven percent (7%) so as to provide safe movement of traffic and emergency vehicles in all weather and to provide for adequate drainage and snow plowing; 6. In general, partial dedications shall not be permitted, however, the council may accept a partial street dedication when such a street forms a boundary of the proposed subdivision and is deemed necessary for the orderly development of the neighborhood, and provided the council finds it practical to require the dedication of the remainder of the right of way when the adjoining property is subdivided. When a partial street exists adjoining the proposed subdivision, the remainder of the right of way shall be dedicated; 7. Dead end streets may be permitted only when such street terminates at the boundary of a subdivision and is necessary for the development of the subdivision or the future development of the adjacent property. When such a dead end street serves more than two (2) lots, a temporary turnaround easement shall be provided, which easement shall revert to the adjacent lots when the street is extended; 8. A cul-de-sac, court or similar type street shall be permitted only when necessary to the development of the subdivision, and provided, that no such street shall have a maximum length greater than four hundred feet (400') from entrance to center of turnaround, and all cul-de-sacs shall have a minimum

			<p>turnaround radius of sixty feet (60') at the property line and not less than forty five feet (45') at the curb line;</p> <p>9. Streets shall be planned to intersect as nearly as possible at right angles, but in no event at less than seventy degrees (70°);</p> <p>10. Where any street deflects an angle of ten degrees (10°) or more, a connecting curve shall be required having a minimum centerline radius of three hundred feet (300') for arterial and collector streets, and one hundred twenty five feet (125') for minor streets;</p> <p>11. Streets with centerline offsets of less than one hundred twenty five feet (125') shall be prohibited;</p> <p>12. A tangent of at least one hundred feet (100') long shall be introduced between reverse curves on arterial and collector streets;</p> <p>13. Proposed streets which are a continuation of an existing street shall be given the same names as the existing street. All new street names shall not duplicate or be confused with the names of existing streets within Blaine County, Idaho. The subdivider shall obtain approval of all street names within the proposed subdivision from the commission before submitting same to council for preliminary plat approval;</p> <p>14. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills;</p> <p>15. Street patterns of residential areas shall be designed to create areas free of through traffic, but readily accessible to adjacent collector and arterial streets;</p> <p>16. Reserve planting strips controlling access to public streets shall be permitted under conditions specified and shown on the final plat, and all landscaping and irrigation systems shall be installed as required improvements by the subdivider;</p> <p>17. In general, the centerline of a street shall coincide with the centerline of the street right of way, and all crosswalk markings shall be installed by the subdivider as a required improvement;</p> <p>18. Street lighting may be required by the commission or council where appropriate and shall be installed by the subdivider as a requirement improvement;</p> <p>19. Private streets may be allowed upon recommendation by the commission and approval by the council. Private streets shall be constructed to meet the design standards specified in subsection H2 of this section;</p> <p>20. Street signs shall be installed by the subdivider as a required improvement of a type and design approved by the administrator and shall be consistent with the type and design of existing street signs elsewhere in the city;</p> <p>21. Whenever a proposed subdivision requires construction of a new bridge, or will create substantial additional traffic which will require construction of a new bridge or improvement of an existing bridge, such construction or improvement shall be a required improvement by the subdivider. Such construction or improvement shall be in accordance with adopted standard specifications;</p> <p>22. Sidewalks, curbs and gutters may be a required improvement installed by the subdivider; and</p> <p>23. Gates are prohibited on private roads and parking access/entranceways, private driveways accessing more than one single-family dwelling unit and one accessory dwelling unit, and public rights of way unless approved by the city council.</p>
			<p><i>This proposal does not create new street. These standards are not applicable.</i></p>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.I	<p>Alley Improvement Requirements: Alleys shall be provided in business, commercial and light industrial zoning districts. The width of an alley shall be not less than twenty feet (20'). Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be provided to permit safe vehicular movement. Dead end alleys shall be prohibited. Improvement of alleys shall be done by the subdivider as required improvement and in conformance with design standards specified in subsection H2 of this section.</p>
				<i>This proposal does not create a new alley. This standard is not applicable.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.J	<p>Required Easements: Easements, as set forth in this subsection, shall be required for location of utilities and other public services, to provide adequate pedestrian circulation and access to public waterways and lands.</p> <ol style="list-style-type: none"> 1. A public utility easement at least ten feet (10') in width shall be required within the street right of way boundaries of all private streets. A public utility easement at least five feet (5') in width shall be required within property boundaries adjacent to Warm Springs Road and within any other property boundary as determined by the city engineer to be necessary for the provision of adequate public utilities. 2. Where a subdivision contains or borders on a watercourse, drainageway, channel or stream, an easement shall be required of sufficient width to contain such watercourse and provide access for private maintenance and/or reconstruction of such watercourse. 3. All subdivisions which border the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a ten foot (10') fish and nature study easement along the riverbank. Furthermore, the council shall require, in appropriate areas, an easement providing access through the subdivision to the bank as a sportsman's access. These easement requirements are minimum standards, and in appropriate cases where a subdivision abuts a portion of the river adjacent to an existing pedestrian easement, the council may require an extension of that easement along the portion of the riverbank which runs through the proposed subdivision. 4. All subdivisions which border on the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a twenty five foot (25') scenic easement upon which no permanent structure shall be built in order to protect the natural vegetation and wildlife along the riverbank and to protect structures from damage or loss due to riverbank erosion. 5. No ditch, pipe or structure for irrigation water or irrigation wastewater shall be constructed, rerouted or changed in the course of planning for or constructing required improvements within a proposed subdivision unless same has first been approved in writing by the ditch company or property owner holding the water rights. A written copy of such approval shall be filed as part of required improvement construction plans. 6. Nonvehicular transportation system easements including pedestrian walkways, bike paths, equestrian paths, and similar easements shall be dedicated by the subdivider to provide an adequate nonvehicular transportation system throughout the city.
				<i>The Preliminary Plat contains a utility easement, which coincides with the access easement. Standards #2-6 are not applicable.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.K	<p>Sanitary Sewage Disposal Improvements: Central sanitary sewer systems shall be installed in all subdivisions and connected to the Ketchum sewage</p>

				<p>treatment system as a required improvement by the subdivider. Construction plans and specifications for central sanitary sewer extension shall be prepared by the subdivider and approved by the city engineer, council and Idaho health department prior to final plat approval. In the event that the sanitary sewage system of a subdivision cannot connect to the existing public sewage system, alternative provisions for sewage disposal in accordance with the requirements of the Idaho department of health and the council may be constructed on a temporary basis until such time as connection to the public sewage system is possible. In considering such alternative provisions, the council may require an increase in the minimum lot size and may impose any other reasonable requirements which it deems necessary to protect public health, safety and welfare.</p>
				<p><i>This standard has been met by indicating the proposed service connections to the sewer district sewer main that is located in the River Run Drive right-of-way.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040. L	<p>Water System Improvements: A central domestic water distribution system shall be installed in all subdivisions by the subdivider as a required improvement. The subdivider shall also be required to locate and install an adequate number of fire hydrants within the proposed subdivision according to specifications and requirements of the city under the supervision of the Ketchum fire department and other regulatory agencies having jurisdiction. Furthermore, the central water system shall have sufficient flow for domestic use and adequate fire flow. All such water systems installed shall be looped extensions, and no dead end systems shall be permitted. All water systems shall be connected to the municipal water system and shall meet the standards of the following agencies: Idaho department of public health, Idaho survey and rating bureau, district sanitarian, Idaho state public utilities commission, Idaho department of reclamation, and all requirements of the city.</p>
				<p><i>This standard has been met by indicating the proposed service connection to the municipal water main that is located within the River Run Drive right-of-way.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040. M	<p>Planting Strip Improvements: Planting strips shall be required improvements. When a predominantly residential subdivision is proposed for land adjoining incompatible uses or features such as highways, railroads, commercial or light industrial districts or off street parking areas, the subdivider shall provide planting strips to screen the view of such incompatible features. The subdivider shall submit a landscaping plan for such planting strip with the preliminary plat application, and the landscaping shall be a required improvement.</p>
				<p><i>This standard is not applicable.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040. N	<p>Cuts, Fills, And Grading Improvements: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts, fills, alterations of topography, streams, drainage channels, and disruption of soils and vegetation. The design criteria shall include the following:</p> <ol style="list-style-type: none"> 1. A preliminary soil report prepared by a qualified engineer may be required by the commission and/or council as part of the preliminary plat application. 2. Preliminary grading plan prepared by a civil engineer shall be submitted as part of all preliminary plat applications. Such plan shall contain the following information: <ol style="list-style-type: none"> a. Proposed contours at a maximum of five foot (5') contour intervals. b. Cut and fill banks in pad elevations. c. Drainage patterns. d. Areas where trees and/or natural vegetation will be preserved.

				<p>e. Location of all street and utility improvements including driveways to building envelopes.</p> <p>f. Any other information which may reasonably be required by the administrator, commission or council to adequately review the affect of the proposed improvements.</p> <p>3. Grading shall be designed to blend with natural landforms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.</p> <p>4. Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for open space for the benefit of future property owners within the subdivision.</p> <p>5. Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such times as such revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion.</p> <p>6. Where cuts, fills, or other excavations are necessary, the following development standards shall apply:</p> <p>a. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability.</p> <p>b. Fills shall be compacted to at least ninety five percent (95%) of maximum density as determined by AASHO T99 (American Association of State Highway Officials) and ASTM D698 (American standard testing methods).</p> <p>c. Cut slopes shall be no steeper than two horizontal to one vertical (2:1). Subsurface drainage shall be provided as necessary for stability.</p> <p>d. Fill slopes shall be no steeper than three horizontal to one vertical (3:1). Neither cut nor fill slopes shall be located on natural slopes of three to one (3:1) or steeper, or where fill slope toes out within twelve feet (12') horizontally of the top and existing or planned cut slope.</p> <p>e. Toes of cut and fill slopes shall be set back from property boundaries a distance of three feet (3'), plus one-fifth (1/5) of the height of the cut or the fill, but may not exceed a horizontal distance of ten feet (10'); tops and toes of cut and fill slopes shall be set back from structures at a distance of at least six feet (6'), plus one-fifth (1/5) of the height of the cut or the fill. Additional setback distances shall be provided as necessary to accommodate drainage features and drainage structures.</p>
				<p><i>This is a small-scale subdivision to divide an existing lot within an existing subdivision into two lots. These standards are not applicable. There will be no cuts or fill. The only grading that will occur is related to the construction of the proposed access easement.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040. O	<p>Drainage Improvements: The subdivider shall submit with the preliminary plat application such maps, profiles, and other data prepared by an engineer to indicate the proper drainage of the surface water to natural drainage courses or storm drains, existing or proposed. The location and width of the natural drainage courses shall be shown as an easement common to all owners within the subdivision and the city on the preliminary and final plat. All natural drainage courses shall be left undisturbed or be improved in a manner that will</p>

				<p>increase the operating efficiency of the channel without overloading its capacity. An adequate storm and surface drainage system shall be a required improvement in all subdivisions and shall be installed by the subdivider. Culverts shall be required where all water or drainage courses intersect with streets, driveways or improved public easements and shall extend across and under the entire improved width including shoulders.</p> <p><i>This application is for subdivision of an existing lot within an existing subdivision that has frontage on an existing street. No new streets are proposed and no alteration to topography, other than the construction of an access driveway, are proposed with this application. At the time of building permit drainage plans for a new structure on proposed Lot 19B will be required.</i></p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	16.04.040. P	<p>Utilities: In addition to the terms mentioned in this section, all utilities including, but not limited to, electricity, natural gas, telephone and cable services shall be installed underground as a required improvement by the subdivider. Adequate provision for expansion of such services within the subdivision or to adjacent lands including installation of conduit pipe across and underneath streets shall be installed by the subdivider prior to construction of street improvements.</p> <p><i>Natural gas, telephone, and cable are located underground and serve the subject property and may be tied into by future development to occur on proposed Lot 19B.</i></p> <p><i>Electricity serves the subject property through an overhead powerline. Staff has not yet addressed the applicability or feasibility of undergrounding the electricity to the subject property within the context of an already developed subdivision with aboveground powerlines. This standard will be addressed prior to Final Plat.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040. Q	<p>Off Site Improvements: Where the offsite impact of a proposed subdivision is found by the commission or council to create substantial additional traffic, improvements to alleviate that impact may be required of the subdivider prior to final plat approval, including, but not limited to, bridges, intersections, roads, traffic control devices, water mains and facilities, and sewer mains and facilities.</p> <p><i>No off-site improvements are required.</i></p>

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 subdivision ordinance, Title 16;
3. The City of Ketchum Planning Department provided adequate notice of the time, place, and summary of the applicant's proposal to be heard by the Commission for review of this application during a public hearing;
4. The Commission has authority to hear the applicant's Preliminary Plat Application pursuant to Chapter 16.04 of Ketchum Code Title 16;
5. The project **does** meet the standards of approval under Chapter 16.04 of Subdivision Code Title 16.

DECISION

THEREFORE, the Ketchum Planning and Zoning Commission **recommends approval to City Council** of this Preliminary Plat application this Monday, June 11th, 2018 subject to the following conditions:

1. Prior to construction of required improvements, and prior to approval of the Final Plat by the Commission, the applicant shall file two (2) copies of improvement plans prepared by a civil engineer licensed in Idaho with the City Engineer for approval.
2. Required improvements shall be installed prior to City Council's approval of the Final Plat.
3. The applicant shall submit two (2) sets of as-built plans and specifications, certified by the subdivider's engineer, to the City Engineer. The as-built plans shall be certified and accepted by the City Engineer prior to City Council's approval of the Final Plat.
4. The failure to obtain Final Plat approval by the Council, of an approved preliminary plat, within one (1) year after approval by the Council shall cause all approvals of said preliminary plat to be null and void;
5. The recorded plat shall show a minimum of two Blaine County Survey Control Monuments with ties to the property and an inverse between the two monuments. The Survey Control Monuments shall be clearly identified on the face of the map;
6. An electronic CAD file shall be submitted to the City of Ketchum prior to final plat signature by the City Clerk. The electronic CAD file shall be submitted to the Blaine County Recorder's office concurrent with the recording of the Plat containing the following minimum data:
 - a. Line work delineating all parcels and roadways on a CAD layer/level designated as "parcel";
 - b. Line work delineating all roadway centerlines on a CAD layer/level designated as "road"; and,
 - c. Line work that reflects the ties and inverses for the Survey Control Monuments shown on the face of the Plat shall be shown on a CAD layer/level designated as "control"; and,
7. All information within the electronic file shall be oriented and scaled to Grid per the Idaho State Plane Coordinate System, Central Zone, NAD1983 (1992), U.S. Survey Feet, using the Blaine County Survey Control Network. Electronic CAD files shall be submitted in a ".dwg", ".dgn" or ".shp" format and shall be submitted digitally to the City on a compact disc. When the endpoints of the lines submitted are indicated as coincidental with another line, the CAD line endpoints shall be separated by no greater than 0.0001 drawing units.
8. The applicant shall provide a copy of the recorded final plat to the Department of Planning and Building for the official file on the application.
9. All requirements of the Fire, Utility, Building, Planning and Public Works departments of the City of Ketchum shall be met. All public improvements shall meet the requirements of the Public Works Department.
10. Standard 16.04.040.P regarding underground electricity shall be addressed prior to Final Plat approval by City Council.

Findings of Fact **adopted** this 11th day of June, 2018

Jeff Lamoureux
Chair
Planning and Zoning Commission

