



**PLANNING AND ZONING COMMISSION AGENDA-REGULAR MEETING**  
Monday, March 12, 2018  
Ketchum City Hall  
480 East Avenue North, Ketchum, ID 83340

1. **5:30 PM - CALL TO ORDER: City Hall, 480 East Avenue North, Ketchum, Idaho**
2. **PUBLIC COMMENT** - Communications from the public for items not on the agenda.
3. **PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF**
  - a. **Stott Residence**: 600 N. Walnut Ave. (Lot 1 and Lot 2, Block 91, Ketchum Townsite). The Commission will consider and take action on a Mountain Overlay Design Review Application for a new single-family residence.
  - b. **Re-zone Request in Mortgage Row**: Request by Dwight & Susan Coburn and Robert, Kenneth, & Nancy Dreyer (DHD Properties LLC) to rezone Lots 17, 18, and 19 of the Mortgage Row Subdivision from the Limited Residential One Acre District (LR-1) to the General Residential Low-Density District (GR-L). Subject properties are located at 12696, 12698, & 12700 Highway 75, Ketchum, Idaho 83340.
  - c. **Zoning Code Amendments** – Community Core subdistricts and retail uses: 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. Continue to March 27, 2018.
  - d. **Zoning Code Amendment** – Short Term Rentals: City-initiated amendments to Title 17, Chapter 17.08, Definitions, Section 17.12.020, District Use Matrix, and Section 17.124.070 Accessory Dwelling Units. Continue to March 27, 2018.
  - e. **Zoning Code Amendment** – Residential Use in the Light Industrial Districts: City-initiated amendments to Title 17, Section 17.124.090, Residential, Light Industrial Districts, and Section 17.12.020, District Use Matrix. *Continue to March 27, 2018.*
  - f. **Zoning Code Amendment** – Setback Definition: The Commission will hold a public hearing and take action on application for a text amendment by Jonathan and Rebecca Neeley to amend Title 17, Zoning, of the Ketchum Municipal Code, Chapter 17.08, Definitions, to amend the definition “setback” to permit below grade structures to encroach into required setbacks.
4. **CONSENT CALENDAR**
  - a. **Minutes**: February 12, 2018;
  - b. **Minutes**: February 26, 2018
  - c. **Findings of Fact and Conclusions of Law for The Onyx at Leadville Residences Project**
5. **FUTURE PROJECTS AND NOTICING REQUIREMENTS**
6. **STAFF REPORTS & CITY COUNCIL MEETING UPDATE**
7. **COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE**
8. **ADJOURNMENT**

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



City of Ketchum  
Planning & Building

**STAFF REPORT**  
**KETCHUM PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING OF MARCH 12<sup>th</sup>, 2018**

**PROJECT:** Stott Residence

**FILE NUMBER:** #18-023

**REPRESENTATIVE:** Jamie Slagel, Olson Kundig

**OWNER:** Peter Stott (Columbia Holdings LLC, per Blaine County Assessor, as of 3/5/2018)

**REQUEST:** Mountain Overlay Design Review

**LOCATION:** 600 N. Walnut Ave  
Lots 1 & 2 Block 91 Ketchum Townsite

**ZONING:** Limited Residential (LR)

**OVERLAY:** Mountain Overlay (MO)

**NOTICE:** Notice was mailed to adjacent property owners on February 27<sup>th</sup>, 2018.

**REVIEWER:** Abby Rivin, Associate Planner

**BACKGROUND**

The applicant has requested Design Review approval for the construction a new 7,005 sq ft single-family residence with associated site improvements including a pool at 600 N. Walnut Avenue. The subject property, Lots 1 and 2 of Block 91 Ketchum Townsite, is within the Mountain Overlay (MO) District and the underlying zoning is Limited Residential (LR). The Planning & Building Department received a Lot Line Shift application on February 13<sup>th</sup>, 2018 to eliminate the common lot line between Lots 1 and 2 of Block 91 Ketchum Townsite. Approval of the final plat for the Lot Line Shift will create Amended Lot 1A, which will be 16,523 sq ft (0.38 acres in size). Staff has added a recommended condition of approval that the Lot Line Shift application must be approved prior to issuance of a building permit for the project. The applicant is property owner Peter Stott (Columbia Holdings LLC), represented by Architect Jamie Slagal with Olson Kundig. Total building coverage on the 16,523 square foot property is 5,220 square feet or 32%.

As a new single-family residence, the project is exempt from the improvements and standards set forth in Ketchum City Code, Chapter 17.96. Design Review (§17.96.60). However, 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. The Planning and Zoning Commission conducted a site visit and reviewed the Pre-Application Design Review for the proposed single-family residence on February 12<sup>th</sup>, 2018. The Commission unanimously approved a motion to advance the subject project to Design Review.

**ANALYSIS**

Staff recommends approval of the MO Design Review application for the construction of a new single-family

residence and associated site improvements at 600 N. Walnut Avenue. A full analysis and explanation of this recommendation is detailed within the Staff Report.

The outstanding action items identified in the Pre-Application Mountain Overlay Design Review have been addressed by the applicant and City Departments as follows:

**Trees and steps within the right-of-way as indicated on Sheets L1.0 and L2.0 of the Pre-Application Design Review submittal are not approved as sited.**

- The proposed trees sited within the Walnut Avenue right-of way as indicated on Sheet L2.0 of the Design Review submittal shall be relocated closer to the property line. Final location of the proposed trees shall be approved by the City Arborist prior to issuance of a building permit for the project.
- Steps within the right-of-way are not approved as indicated on Sheets L1.0 and L2.0 of the Design Review submittal. The steps within the right-of-way on 6<sup>th</sup> Street are not permitted as the proposed siting is over an existing water vault. Steps within the right-of-way on Walnut Avenue must be relocated approximately 4 ft closer to the property line. Final step design and placement shall be approved by the Streets Department prior to issuance of a building permit for the project.

**The proposed landscaping and revegetation adjacent to the alleyway are not permitted.**

- The adjacent alleyway was intended to be maintained as a public park. During Pre-Application Design Review, the Planning and Zoning Commission expressed concerns regarding the proposed landscaping as privatizing a space intended for public use. The applicant has maintained the proposed landscaping in the updated submittal but has also provided a public gravel path from 6<sup>th</sup> Street through the alley in order to enhance public access.
- The final landscape and irrigation plan within the right-of-way adjacent to the alleyway shall be approved by the City Arborist prior to issuance of a building permit for the project.

**The driveway apron must slope away from existing edge of asphalt at 2% for a minimum of 7 feet.**

- The applicant has revised the driveway slope to the satisfaction of the Streets Department.

**The applicant must provide civil drawings including a cross section for the proposed right-of-way improvements.**

- The applicant provided sections of the proposed right-of-way improvements on Walnut Avenue and 6<sup>th</sup> Street on Sheet L3.0 of the Design Review submittal. Civil drawings for the proposed right-of-way improvements stamped by an Idaho licensed engineer shall be reviewed and approved by the Streets Department prior to issuance of a building permit.

**The alley may not be utilized as a temporary road for equipment access during construction as indicated on the Phase 2 Construction Management Plan.**

- The alley may be used as a temporary road for equipment access during construction. A water main that serves the adjacent residence at 691 N. Spruce Ave is located underneath the alley. The applicant shall coordinate with the adjacent property owner to protect the water main during construction.

**The maximum height of the proposed retaining wall at the corner of Walnut Avenue and 6th Street exceeds the maximum height permitted by Ketchum City Code §17.124.130.A.**

- Sheet L3.0 of the Design Review submittal shows proposed elevations with grading and proposed wall heights. The maximum height of the wall is 6 ft at the corner of Walnut Avenue and 6<sup>th</sup> Street. Ketchum City Code §17.124.130.A requires that walls located less than 30 ft from the front lot line, which is Walnut Avenue, may not exceed 4 ft in height. Walls located more than 30 ft from the front lot line may not exceed 6 ft in height. As the proposed wall retains the site’s sloping grade, the applicant requests that the Planning and Zoning Commission permit the proposed 6 ft wall height. The mass of the wall face is proposed to be softened through the planting of espalier fruit trees.

**COMPREHENSIVE PLAN ANALYSIS**

The proposed single-family residence at 600 N. Walnut Avenue 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
<b>Future Land Use</b>	
<b>Low Density Residential</b>	<p><b>Primary Uses:</b> Single-family and duplex residences and accessory units.</p> <p><b>Secondary Uses:</b> 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><b>Characteristics and Location:</b> 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>
<b>Community Design and Neighborhoods</b>	
<b>Goal CD-2 Protect and enhance views of the surrounding mountains and natural features.</b>	<p><b>Policy CD-2.2 - Mountain Overlay Zone</b> 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> <p><b>Policy CD-2.4 Development Designed for Natural Feature Preservation</b> Protect and incorporate natural features into newly developing areas. Conserve the natural patterns of streams, ridgelines, topography, riparian areas, and wildlife habitat areas.</p>

**Table 2: Requirements for All Applications**

City Department Comments				
Compliant			City Code	City Standards and <i>Staff Comments</i>
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"/>	<p><b>Police Department:</b> <i>No comment at this time.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>Fire Department:</b> <i>The above project shall meet all 2012 International Fire Code requirements in addition to specific City Building and Fire Ordinances.</i></p> <p><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></p> <p><i>Vehicle parking and material storage during construction shall not restrict or obstruct public streets 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></p> <p><i>An approved automatic fire sprinkler system shall be installed throughout the building per City of Ketchum Ordinance #1125 (<a href="http://www.ketchumfire.org">www.ketchumfire.org</a>) and the National Fire Protection Association Standard 13D. 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></p> <p><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></p> <p><i>An approved monitored fire sprinkler alarm system shall be installed per City of Ketchum Ordinance #1125 (<a href="http://www.ketchumfire.org">www.ketchumfire.org</a>) 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></p> <p><i>An approved access roadway per 2012 International Fire Code Appendix D (<a href="http://www.ketchumfire.org">www.ketchumfire.org</a>) shall be installed prior to any combustible construction on the site. The road shall be a minimum of twenty (20) feet in width and capable of supporting an imposed load of at least 75,000 pounds. The road must be an all-weather driving surface maintained free, clear, and unobstructed at all times.</i></p> <p><i>Fire extinguishers shall be installed and maintained per 2012 IFC Section 906 both during construction and upon occupancy of the building.</i></p>

			<p><i>Spark arresters are required on all solid fuel burning appliance chimneys to reduce potential fires from burning embers.</i></p> <p><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 accommodate keys to every door of the project.</i></p> <p><i>Inspections of fire department permit required installations shall be scheduled at least 48 hours in advance.</i></p> <p><i>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 <a href="http://www.ketchumfire.org">www.ketchumfire.org</a>.</i></p> <p><i>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 <a href="http://www.ketchumfire.org">www.ketchumfire.org</a>.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>Streets Department:</b></p> <ul style="list-style-type: none"> <li><i>Steps within the right-of-way are not approved as sited on Sheets L1.0 and L2.0 of the submittal. The steps within the right-of-way on 6<sup>th</sup> Street are not permitted as the proposed siting is over an existing water vault. Proposed steps within the right-of-way on Walnut Avenue must be relocated ~4 ft closer to the property line. Final step design and placement shall be approved by the Streets Department prior to issuance of a building permit.</i></li> <li><i>The applicant must provide civil drawings including a cross section for the proposed right-of-way improvements stamped by an Idaho licensed engineer prior to issuance of a building permit.</i></li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>Utilities:</b></p> <ul style="list-style-type: none"> <li><i>A new fire line must be installed for the fire sprinkler system and may connect to the existing line at 6<sup>th</sup> St or Walnut Ave.</i></li> <li><i>Domestic service must be taken off of the fire line system in the mechanical/riser room prior to the point of diversion to the fire backflow device.</i></li> <li><i>A licensed plumber or mechanical engineer must determine the appropriate meter size and a new meter must be installed. If a meter larger than 1" is required, then the impact fee will be adjusted to reflect the size.</i></li> <li><i>The existing sewer connection may be used if it is determined to be viable by a licensed plumber or mechanical engineer. No sewer impact fee will be charged.</i></li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>Parks/Arborist:</b></p> <ul style="list-style-type: none"> <li><i>The proposed trees sited in the Walnut Avenue right-of-way shall be relocated closer to the property line. Final location of the proposed trees shall be approved by the City Arborist prior to issuance of a building permit.</i></li> <li><i>Instead of solely installing Aspen trees, the applicant shall incorporate a variety of plant species within the alley. Understory plantings shall be native grasses. The final landscape and irrigation plans for the right-of-way adjacent to the alley shall be approved by the City Arborist prior to issuance of a building permit..</i></li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>Building:</b></p> <p><i>The building must meet 2012 International Building Code.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>Planning and Zoning:</b></p>

			Comments are denoted throughout the Staff Report.
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**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	<b>Minimum Lot Area</b>
			<i>Staff Comment</i>	<b>Required:</b> 9,000 square feet minimum. <b>Existing::</b> 16,523 sq ft
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	<b>Building Coverage</b>
			<i>Staff Comment</i>	<b>Permitted:</b> 35% <b>Proposed:</b> 32% (5,220 square feet)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	<b>Minimum Building Setbacks</b>
			<i>Staff Comment</i>	<b>Minimum:</b> Front: 15' Side: > of 1' for every 2' in building height, or 10' (17' required) Rear: 20'  17.128.020 D. In measuring the rear yard of a principal building where the rear lot line abuts an alley, measurement may be made to the centerline of the alley, provided no building is located within the right of way of the alley  <b>Proposed:</b> Front: 40'-1" Side: 17" Side: 16'-11" Rear: 20'-0" as measured from alley centerline
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	<b>Building Height</b>
			<i>Staff Comment</i>	<b>Maximum Permitted:</b> 35' <b>Proposed:</b> 34'
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125. 030.H	<b>Curb Cut</b>
			<i>Staff Comment</i>	<b>Permitted:</b> A total of 35% of the linear footage of any street frontage can be devoted to access to off street parking. <b>Proposed:</b> The proposed curb cut is 23'-8", which is 22% of the linear street frontage along Walnut Avenue.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.020.A.2 & 17.125.050	<b>Parking Spaces</b>
			<i>Staff Comment</i>	Off-street parking standards of this chapter apply to any new development and to any new established uses. <b>Required:</b> Dwelling, one-family: 2 spaces per dwelling unit <b>Proposed:</b> The applicant is proposing a two (2) car garage. One (1) additional parking space is proposed for the driveway.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.18.020	<b>Zoning Matrix</b>
			<i>Staff Comment</i>	<b>17.18.020: Limited Residential District:</b> 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.

**Table 4: Mountain Overlay Design Review Standards**

<b>IMPROVEMENTS AND STANDARDS: 17.104.070 – Mountain Overlay Design Review:</b>				
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.				
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Commission Comments</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070 A (1)	<b>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.</b>
			<i>Staff Comment</i>	<i>The proposed residence complies with this requirement as the structure is not located on a ridge or knoll that would have a material visual impact on a significant skyline visible from a public vantage point entering or within the city. The overall design will serve to protect the visual integrity of the adjacent hillside.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070 A (2)	<b>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.</b>
			<i>Staff Comment</i>	<i>The proposed construction of the new single-family residence does not require significant excavation or fill. Hillside disturbance has been minimized and the project will not have a material visual impact from a public vantage point within or upon entering the city.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070 A (3)	<b>Driveway standards as well as other applicable standards contained in chapter 12.04 of this code shall be met.</b>
			<i>Staff Comment</i>	<i>The proposed paver driveway is sited in the same location as the existing, gravel driveway on Lot 2. The Streets Department has approved the proposed design of the paver driveway. The driveway must meet all applicable standards and shall receive approval from the Public Works Department prior to the issuance of a building permit for the project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070 A (4)	<b>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.</b>
			<i>Staff Comment</i>	<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)	<b>Significant rock outcroppings shall not be disturbed;</b>
			<i>Staff Comment</i>	<i>The proposed limit of disturbance does not extend into existing significant rock outcroppings on-site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070 A (6)	<b>International building code (IBC) and international fire code (IFC) and Ketchum fire department requirements shall be met;</b>
			<i>Staff Comment</i>	<i>The project must comply with the International Building Code 2012 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070 A (7)	<b>Public water and sewer service shall comply with the requirements of the city.</b>
			<i>Staff Comment</i>	<ul style="list-style-type: none"> <li>• A new fire line must be installed for the fire sprinkler system and may connect to the existing line at 6th St or Walnut Ave.</li> <li>• Domestic service must be taken off of the fire line system in the mechanical/riser room prior to the point of diversion to the fire backflow device.</li> <li>• A licensed plumber or mechanical engineer must determine the appropriate meter size and a new meter must be installed. If a meter larger than 1" is required, then the impact fee will be adjusted to reflect the size.</li> <li>• The existing sewer connection may be used if it is determined to be viable by a licensed plumber or mechanical engineer. No sewer impact fee will be charged.</li> </ul>



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070 A (8)	<b>Drainage shall be controlled and maintained to not adversely affect other properties.</b>
			<i>Staff Comment</i>	<i>The applicant has utilized a system of catch basins and drywells as shown on Sheet L1.0 of the design review submittal. Specifications and locations for drainage improvements shall be submitted and approved by 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"/>	17.104.070 A (9)	<b>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.</b>
			<i>Staff Comment</i>	<i>The proposed paver driveway will not require significant cuts or fills as it is sited in the same location as the existing, gravel driveway on Lot 2.</i>  <i>Retaining walls are proposed throughout the project design and along the western, northern, and southern property lines. The retaining walls are accented with landscape features including espaliered fruit trees. Proposed species include Aspen trees, perennials, and perennial grasses. The final species selection and location within the right-of-way of Walnut Avenue and the alley shall be approved by the City Arborist prior to the issuance of a building permit.</i>  <i>Disturbance as required for construction will be revegetated with material consistent with adjacent hillside.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070 A (10)	<b>Are there other sites on the parcel more suitable for the proposed development in order to carry out the purposes of this section?</b>
			<i>Staff Comment</i>	<i>No alternative site for the residence exists on the property. The proposed residence will not have a material visual impact on a significant skyline, does not impact a significant rock outcropping, and will minimize the disturbance to native and natural vegetation.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070 A (11)	<b>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;</b>
			<i>Staff Comment</i>	<i>Access will not traverse slopes greater than 25%. The driveway is existing and the reconstruction of the driveway, as proposed, will not traverse additional areas of hillside.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070 A (12)	<b>Utilities shall be underground.</b>
			<i>Staff Comment</i>	<i>All new utilities shall be undergrounded.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070 A (13)	<b>Limits of disturbance shall be established on the plans and protected by fencing on the site for the duration of construction.</b>
			<i>Staff Comment</i>	<i>The applicant has provided construction fencing on the Phase 2 Construction Management Plan. The limits of disturbance must conform to the property lines, except as approved by the city for encroachment within the public right-of-way. The final construction management plan shall be approved by the Streets Department and Building Department prior to issuance of a building permit for the project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070 A (14)	<b>Excavations, fills and vegetation disturbance on hillsides not associated with the building construction shall be minimized.</b>
			<i>Staff Comment</i>	<i>The proposed construction of the new single-family residence does not require significant cuts or fills. Vegetation disturbance on the hillside has been minimized with this proposal.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.104.070 A (15)	<b>Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.</b>
			<i>Staff Comment</i>	<i>No significant landmarks have been identified on-site.</i>

### **STAFF RECOMMENDATION**

Staff recommends that the design review application for the Stott Residence be approved by the Planning and Zoning Commission, subject to conditions 1-12 listed below.

### **COMMISSION OPTIONS**

- Move to continue review of the Design Review application for the Stott Residence to a date certain.
- Move to deny the Design Review application for the Stott Residence and draft findings supporting denial.

### **RECOMMENDED CONDITIONS**

1. All departmental conditions as described in Tables 2, 3, and 4;
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 Ketchum City Code Title 17, Section 17.96.090, 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. Civil drawings including a cross section for the proposed right-of-way improvements stamped by an Idaho licensed engineer shall be reviewed and approved by the Streets Department. All work in the right-of-way will require a right-of-way encroachment permit, reviewed and approved by the City before installation;
7. The final step design and placement within the public right-of-way shall be approved by the Streets Department prior to issuance of a building permit ;
8. Final location and species of the proposed trees within the right-of-way as well as an irrigation plan shall be approved by the City Arborist prior to issuance of a building permit;
9. All exterior lighting on the property shall be in compliance with Ketchum Municipal Code, Chapter 17.132, Dark Skies, and approved prior to issuance of a Certificate of Occupancy;
10. 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;
11. The Lot Line Shift application to eliminate the common lot line between Lots 1 and 2 of Block 91 Ketchum Townsite (18-014) shall be approved prior to issuance of a building permit for the project;
12. 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 Form
- B. Plans

# ATTACHMENT A. APPLICATION



City of Ketchum  
Planning & Building

OFFICIAL USE ONLY
Project No: P18-023
Date: 2-27-18
By: MP
Fee Paid: 1400.00
Approved Date:
Denied Date:
By:

### Mountain Overlay Design Review Application

Full

OWNER INFORMATION			
Project Name: STOTT RESIDENCE			
Owner Name: PETER STOTT			
Mailing Address: 2896 SW PATTON ROAD, PORTLAND, OR 97201			
Phone: 503.274.2600			
Email: PETER.STOTT@CI.PDX.COM			
PROJECT INFORMATION			
Architect/Representative: JAMIE SLAGEL			
Phone: 206.438.1466			
Mailing Address: 159 S. JACKSON ST. SUITE 600, SEATTLE, WA 98144			
Email: JAMIES@OLSONKUNDIG.COM			
Engineer of Record: TBD			
Engineer Email: TBD			
Legal Land Description: LOTS 1 + 2 BLOCK 91 KETCHUM, ID			
Project Address: 600 WALNUT AVE N			
Lot Area: 16,522 SF			
Zoning District: LR - LIMITED RESIDENTIAL <span style="float: right;">RPK00000910010</span>			
Anticipated Use: SINGLE FAMILY USE			
Number of Residential Units: 1			
TYPE OF CONSTRUCTION			
<input checked="" type="checkbox"/> New	<input type="checkbox"/> Remodel	<input type="checkbox"/> Addition	<input type="checkbox"/> Other, please explain:
TOTAL FLOOR AREA			
	Proposed	Existing	
Basement:	1,058 SF GROSS, 898 SF NET		
1 <sup>st</sup> Floor:	3,531 SF GROSS, 3,045 SF NET		
2 <sup>nd</sup> Floor:	4,076 SF GROSS, 3,062 SF NET		
3 <sup>rd</sup> Floor:			
Decks:	398 SF		
Mezzanine:			
Total:			
Building Coverage:	4,541 SF 27.5 %	Curb Cut:	SF %
PROPOSED SETBACKS			
Front: 15'	Side: 17' (50% BUILDING HEIGHT)	Side: 17' (50% BUILDING HEIGHT)	Rear: 20' TO CENTERLINE OF ALLEY
ADDITIONAL INFORMATION			
Building Height: 34'-0"		Parking Spaces Provided: N/A	
Will Fill or Excavation Be Required?	Yes	(No)	
If Yes, Amount in Cubic Yards	Fill:	Excavation:	
Will Existing Trees or Vegetation Be Removed?	(Yes)	No	

Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Floodplain Management Overlay Application, in which the City of Ketchum is the prevailing party, to pay 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.

*Jim Baker*

Signature of Owner/Representative

2/27/2018

Date

# ATTACHMENT B. PLANS



# STOTT RESIDENCE

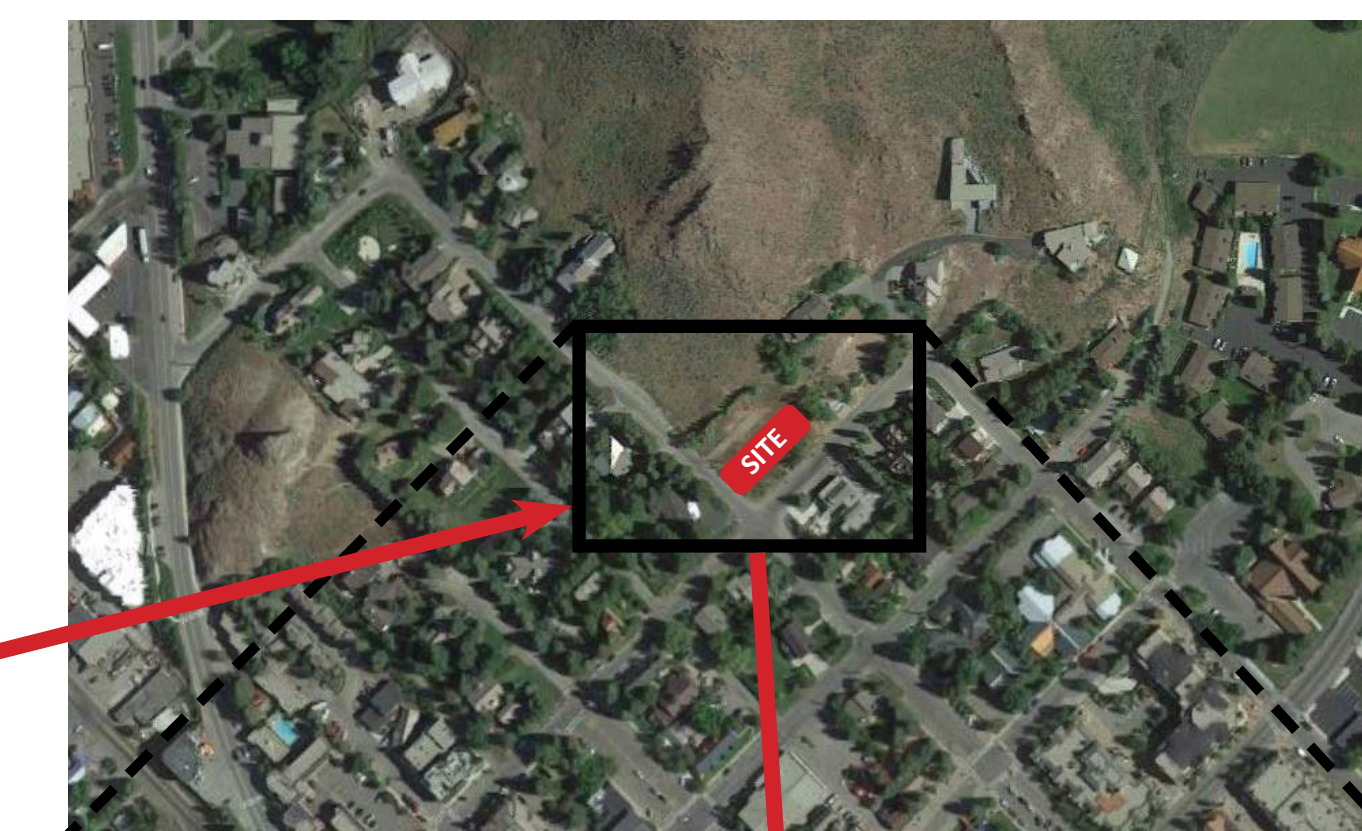
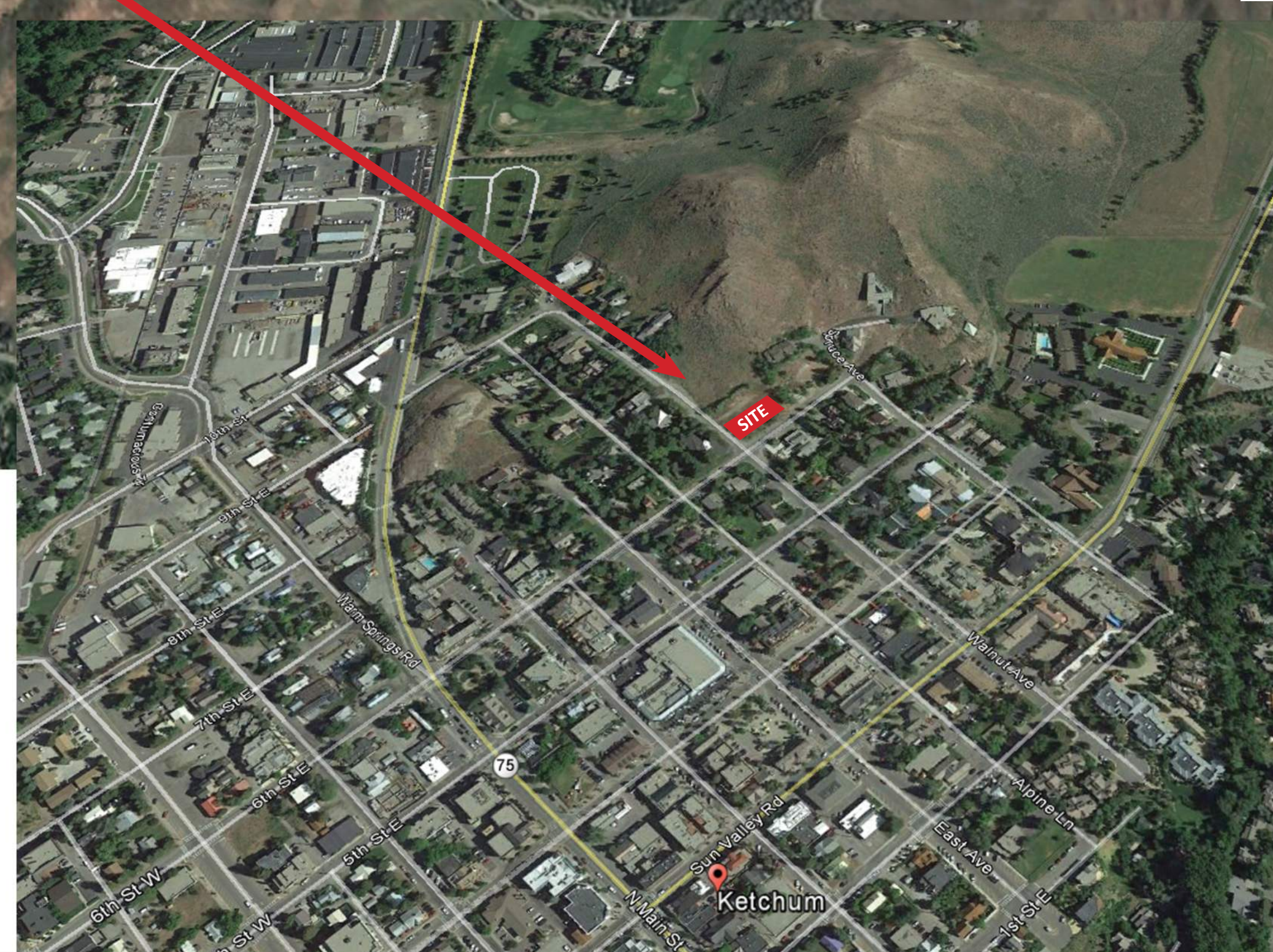
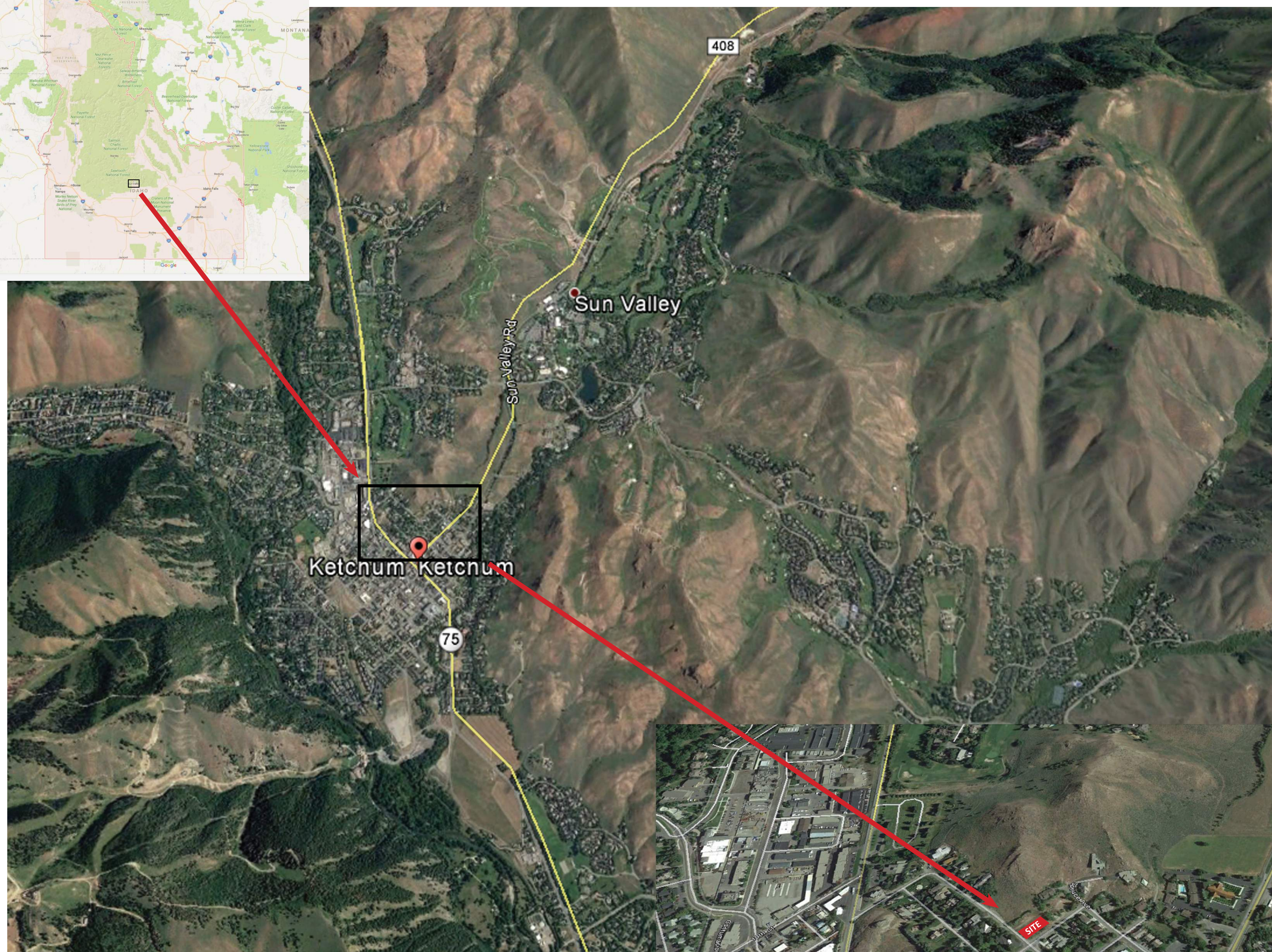
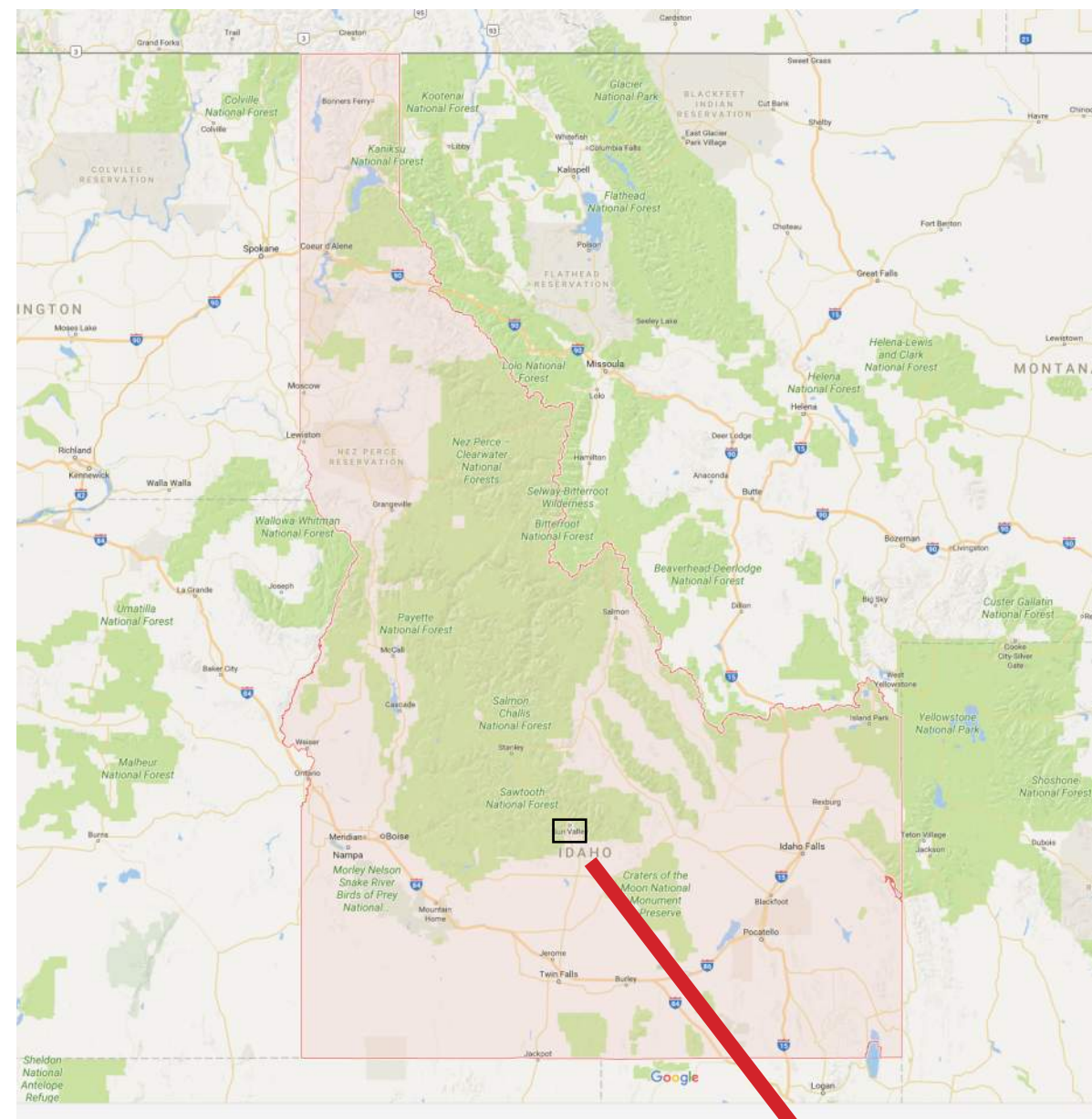
KETCHUM, IDAHO

Design Review Application  
February 26, 2018

## DRAWING INDEX:

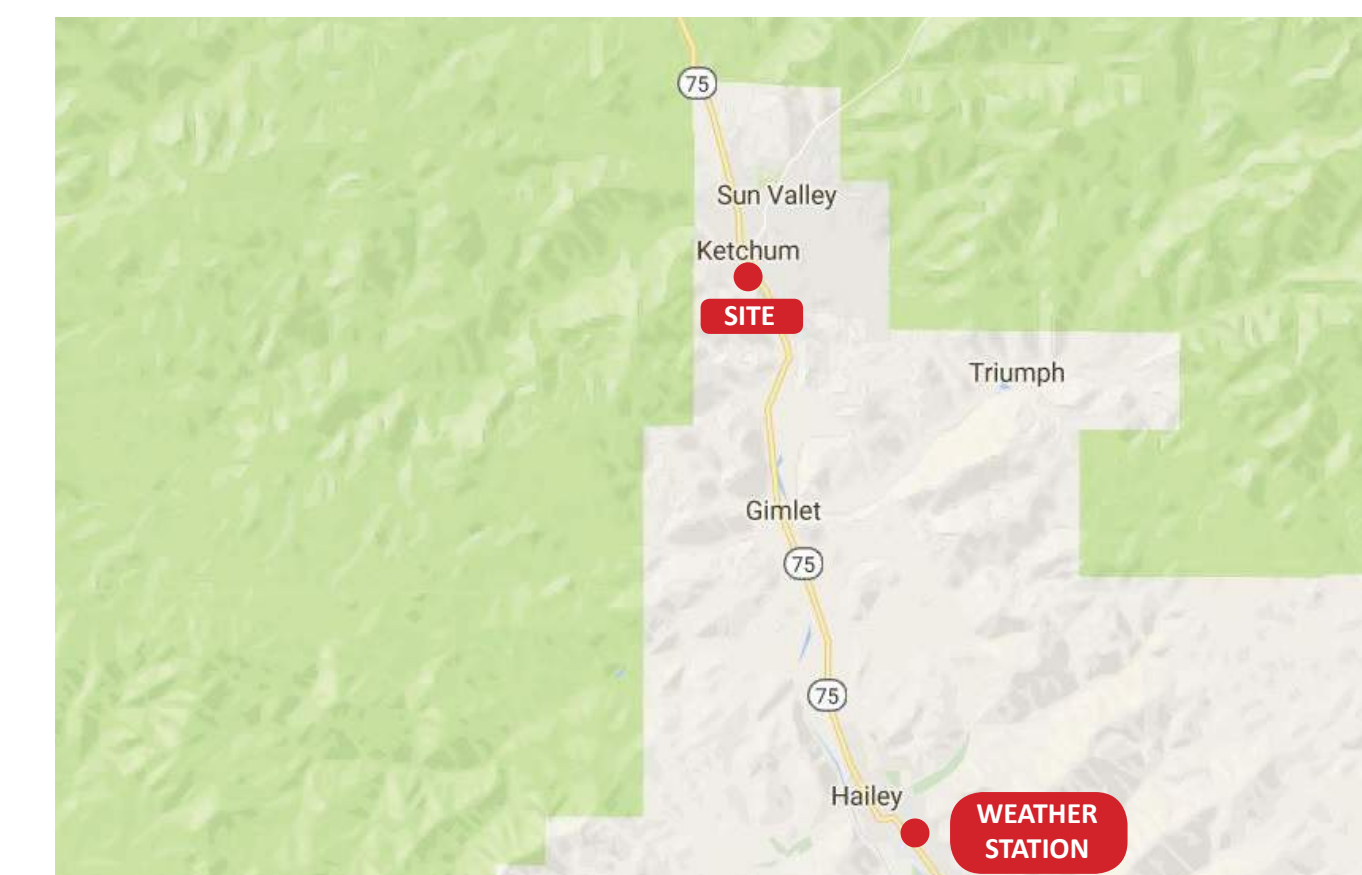
Vicinity Map  
Site Analysis  
Site Survey  
Grading Drainage & Utility Plan  
Landscape & Lighting Plan  
Lower Level Plan  
Site Overview  
Main Level Plan  
Upper Level Plan  
Roof/Site Plan  
Exterior Elevations  
Exterior Elevations  
Material Samples  
View from Street Corner

# Olson Kundig



SITE SUMMARY —

Located at the corner of 6th and Walnut in Ketchum Idaho.



159 South Jackson St, Suite 600  
Seattle, Washington 98104 USA  
+1 206 624 5670 olsonkundig.com

**Olson Kundig**

project:  
**STOTT RESIDENCE**  
LOT 1 & 2, BLK 91, KETCHUM, ID 83340

principal architect TK  
project manager JS  
drawn by RP  
Author  
checked by Checker  
job no. 17036  
date 10/23/2017

revisions:  
\_\_\_\_\_  
no. date

DESIGN REVIEW  
JANUARY 29, 2018

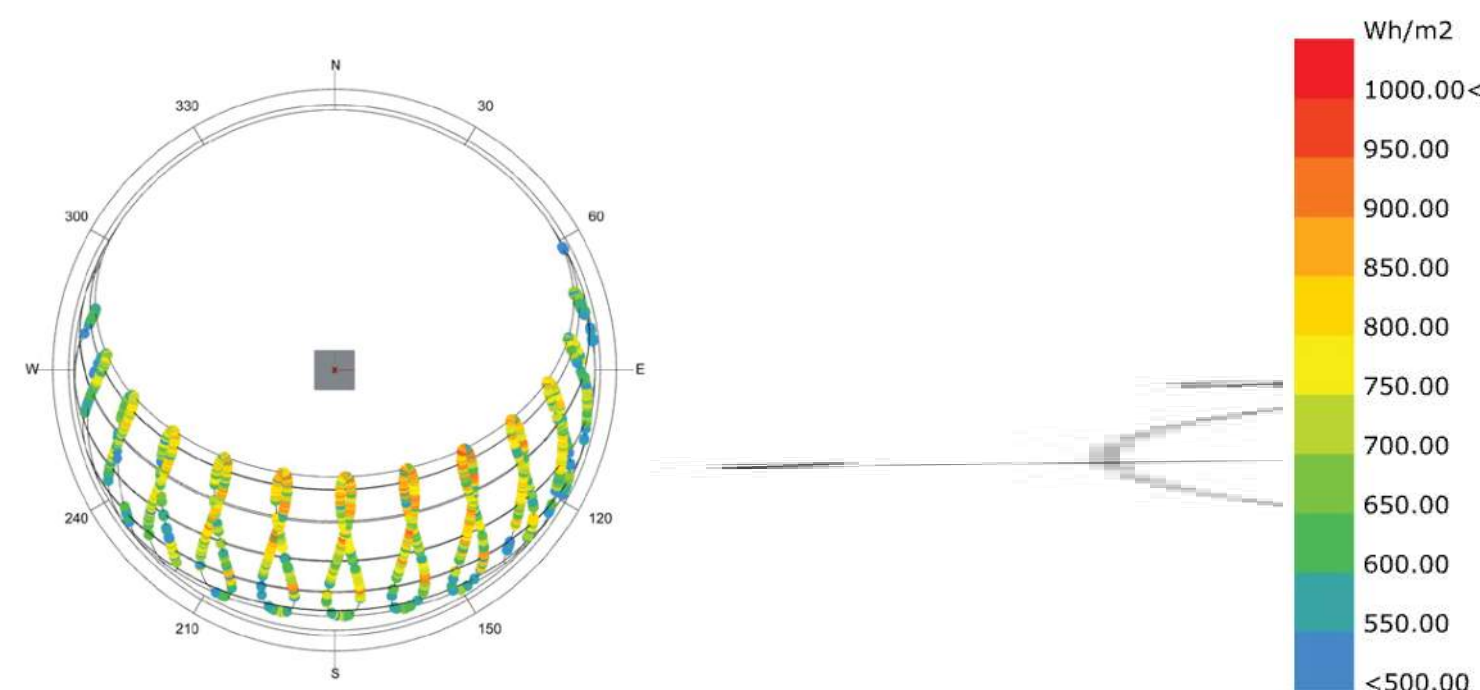
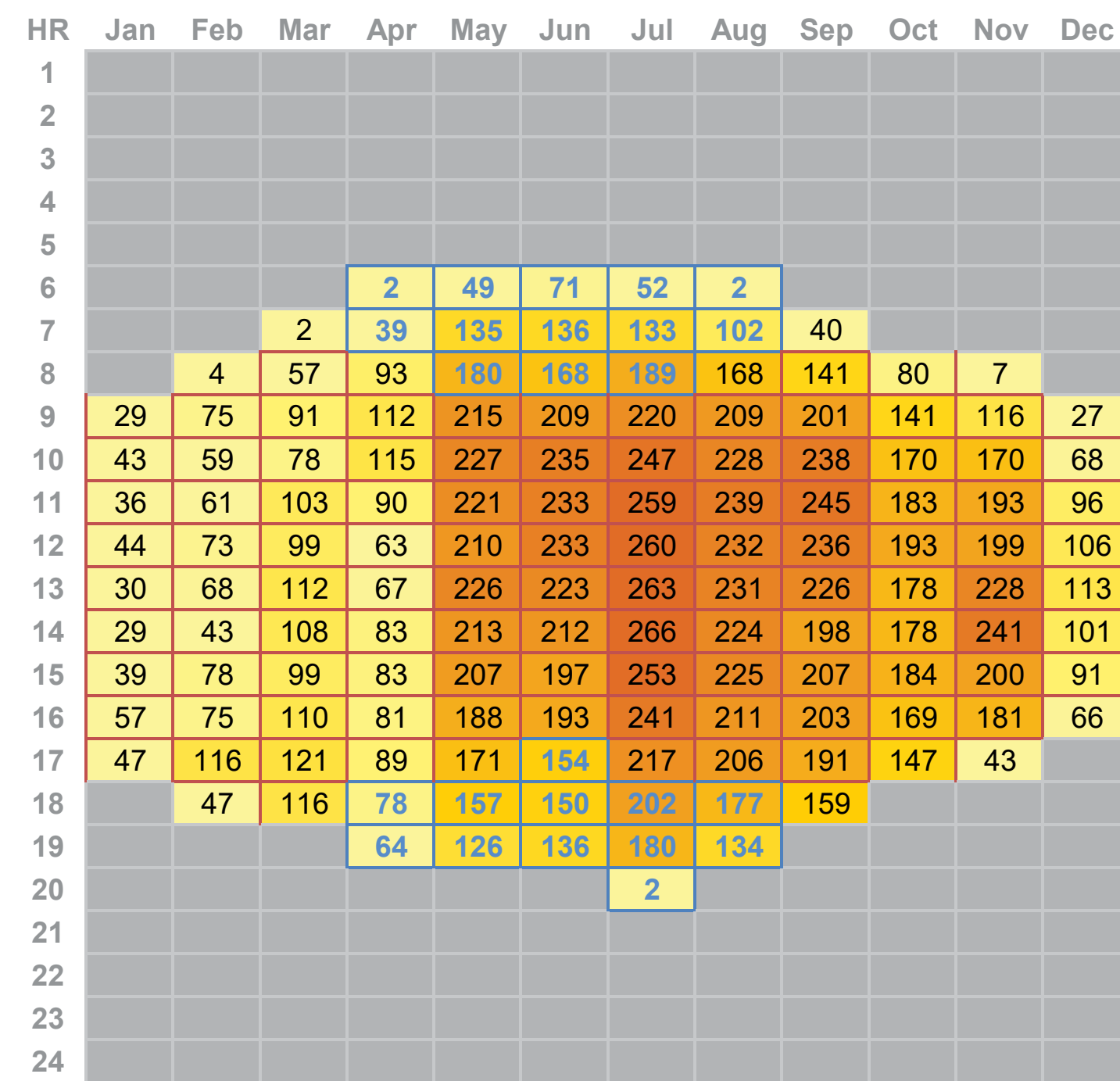
VICINITY MAP

**A1.00**



## SOLAR RADIATION

Solar Radiation. Blue = Sun in North



## SOLAR EXPOSURE

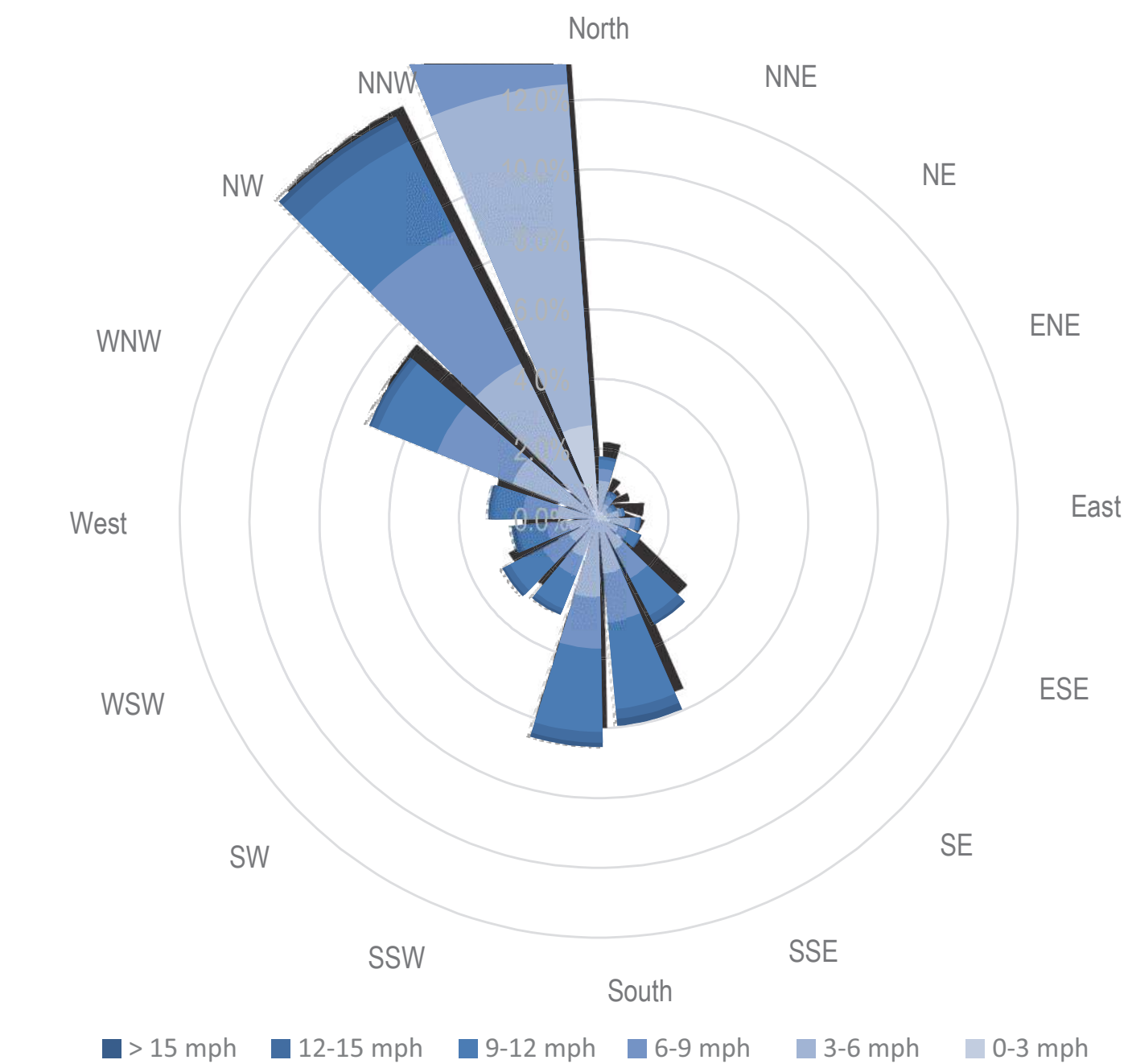
- Throughout the summer, Idaho has long days and high solar hours
- Medium to high cloud cover throughout the year, clearer skies in July

## Average Monthly Cloud Cover



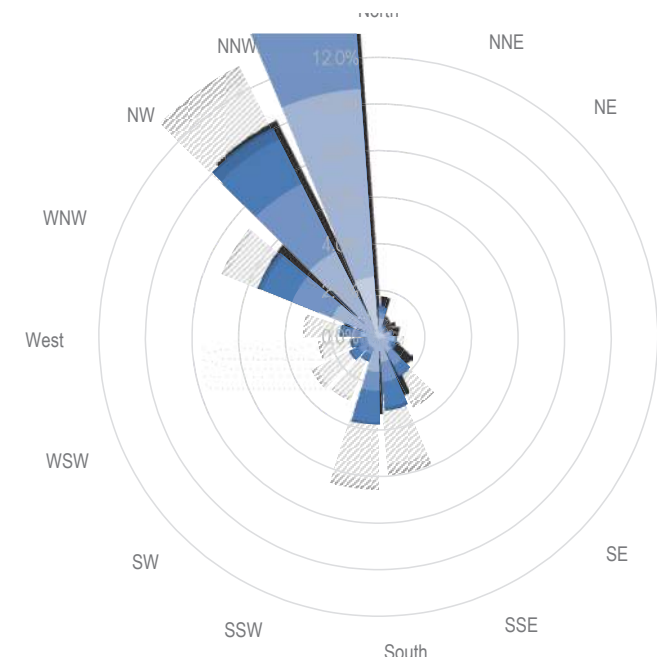
## WIND & RAIN

Wind Rose from Jan to Dec: Temps between 0 & 100 Hours 0-24

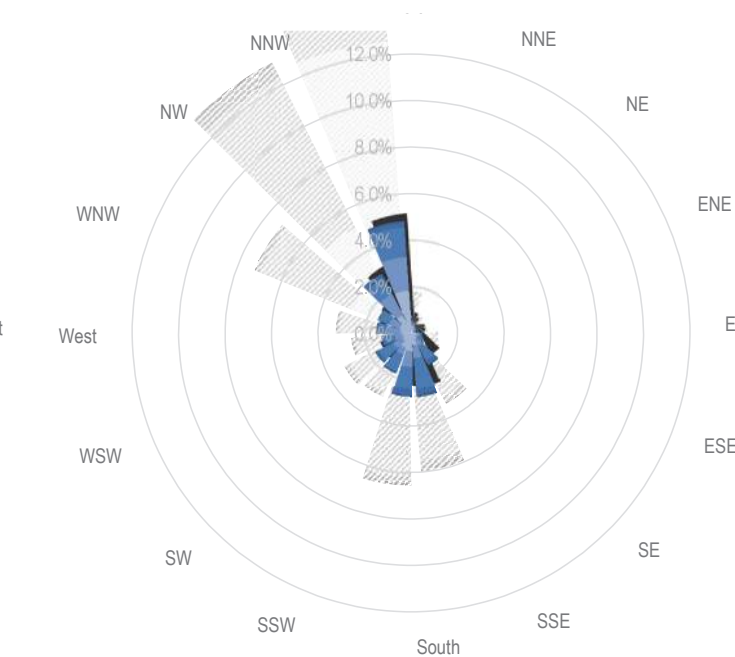


- Colder winds come at high speeds primarily from the North West
- Warmer winds are much slower and primarily arrive from the NorthWest

### BELOW 60F



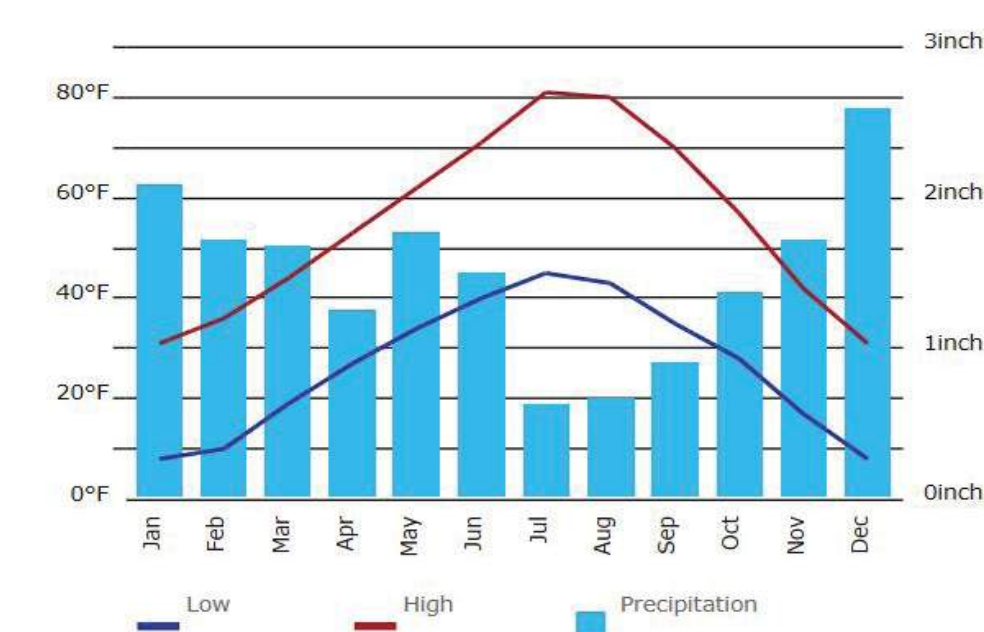
### ABOVE 60F



## RAIN

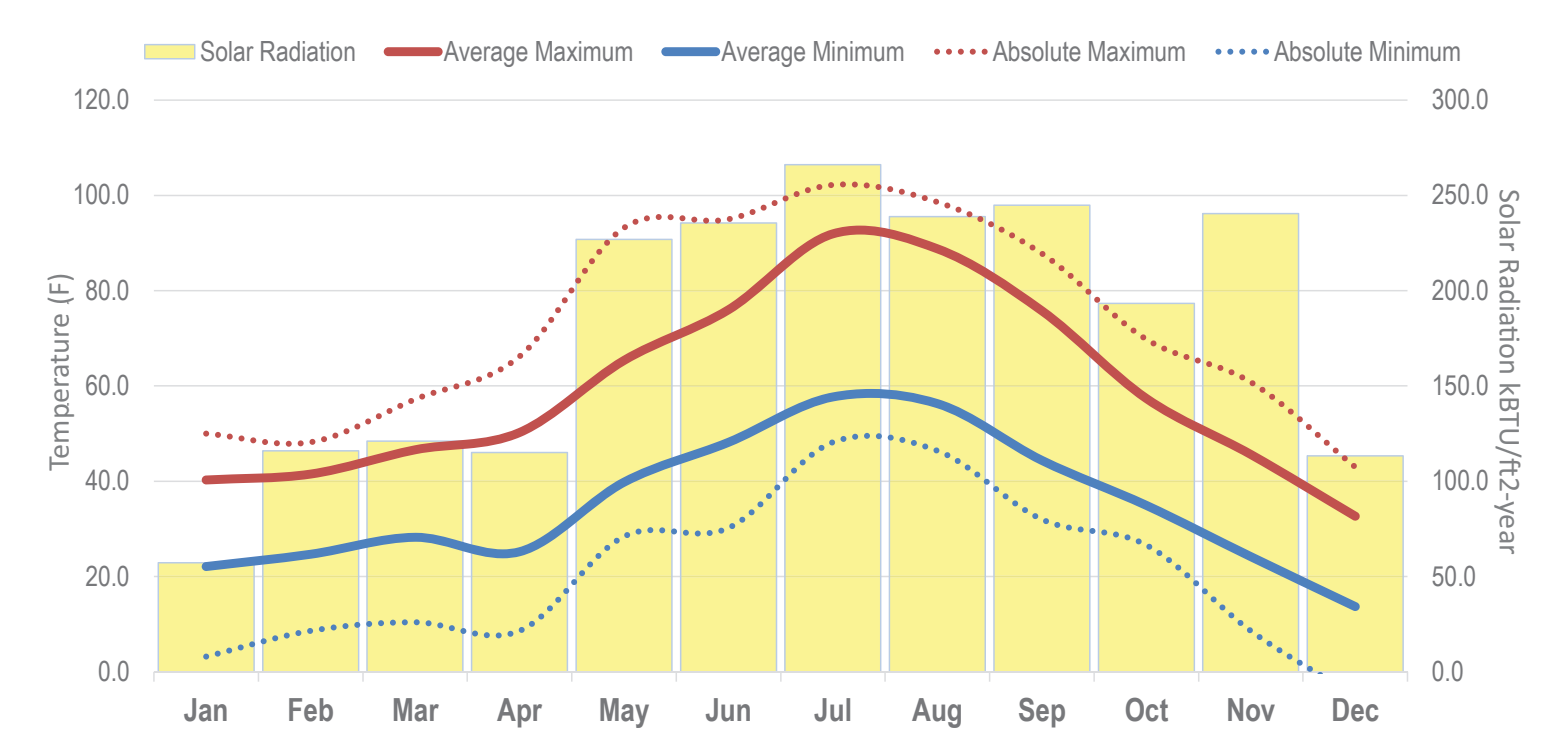
- Rainfall is highest in the months of December
- Summers are relatively dry with the lowest inches of rainfall in the months of July-September.

## Monthly Rainfall (Inches)



## TEMPERATURE & HUMIDITY

Climate Summary



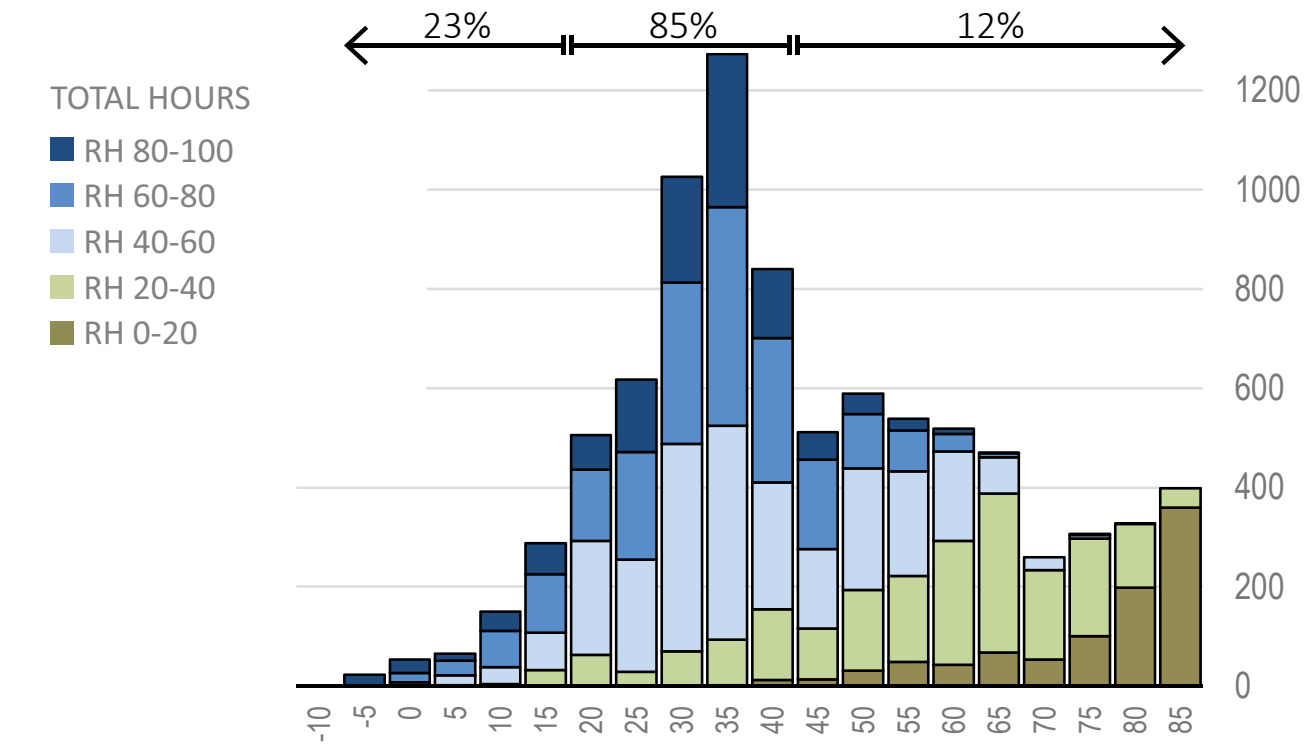
## Monthly Average: Dry Bulb Temperature

HR	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1	29	32	34	31	45	54	68	64	49	40	30	18
2	24	33	33	29	44	53	66	63	48	39	30	18
3	28	34	33	28	43	52	65	62	47	38	29	18
4	27	34	33	28	42	51	64	60	46	37	28	18
5	28	31	34	28	41	50	59	59	48	36	27	18
6	27	29	31	26	40	50	58	57	46	36	25	18
7	25	26	30	27	43	52	61	57	46	36	25	17
8	26	26	30	32	46	55	65	61	48	36	25	17
9	27	28	33	37	51	60	72	66	53	39	27	18
10	29	31	37	42	55	65	77	73	59	44	30	22
11	32	34	41	45	58	69	83	78	65	49	35	25
12	35	37	43	47	60	72	86	83	70	53	40	28
13	37	39	44	48	62	73	88	86	72	54	43	30
14	38	39	44	48	63	74	90	87	74	56	45	32
15	38	39	44	49	64	75	91	87	74	57	45	31
16	38	38	44	48	64	74	91	87	74	57	44	28
17	36	37	45	46	63	74	91	87	73	55	40	23
18	33	34	43	44	62	73	89	85	70	51	36	21
19	32	33	40	41	60	72	87	82	65	48	34	20
20	31	31	38	36	56	68	83	76	61	46	32	19
21	30	30	36	34	53	64	75	71	58	44	31	19
22	29	30	35	33	50	60	72	67	55	42	30	18
23	29	29	34	30	49	58	72	67	52	41	30	18
24	29	30	35	31	48	56	70	66	50	40	31	17

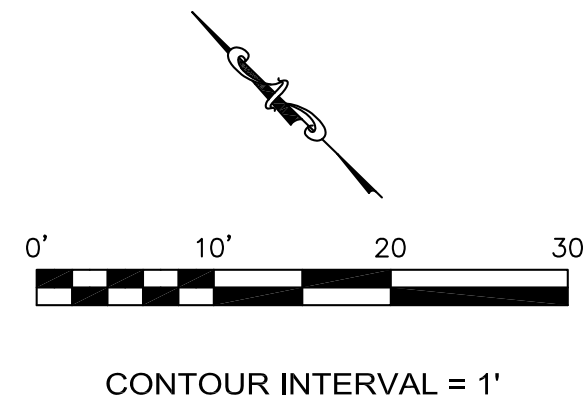
## FINAL THOUGHTS

- Average temperature is 70 F, with average high of 88 F in July
- Half of its annual rainfall occurs during the winter and early spring, with light rain and drizzle for the remainder of year.
- Low snowfall accumulation

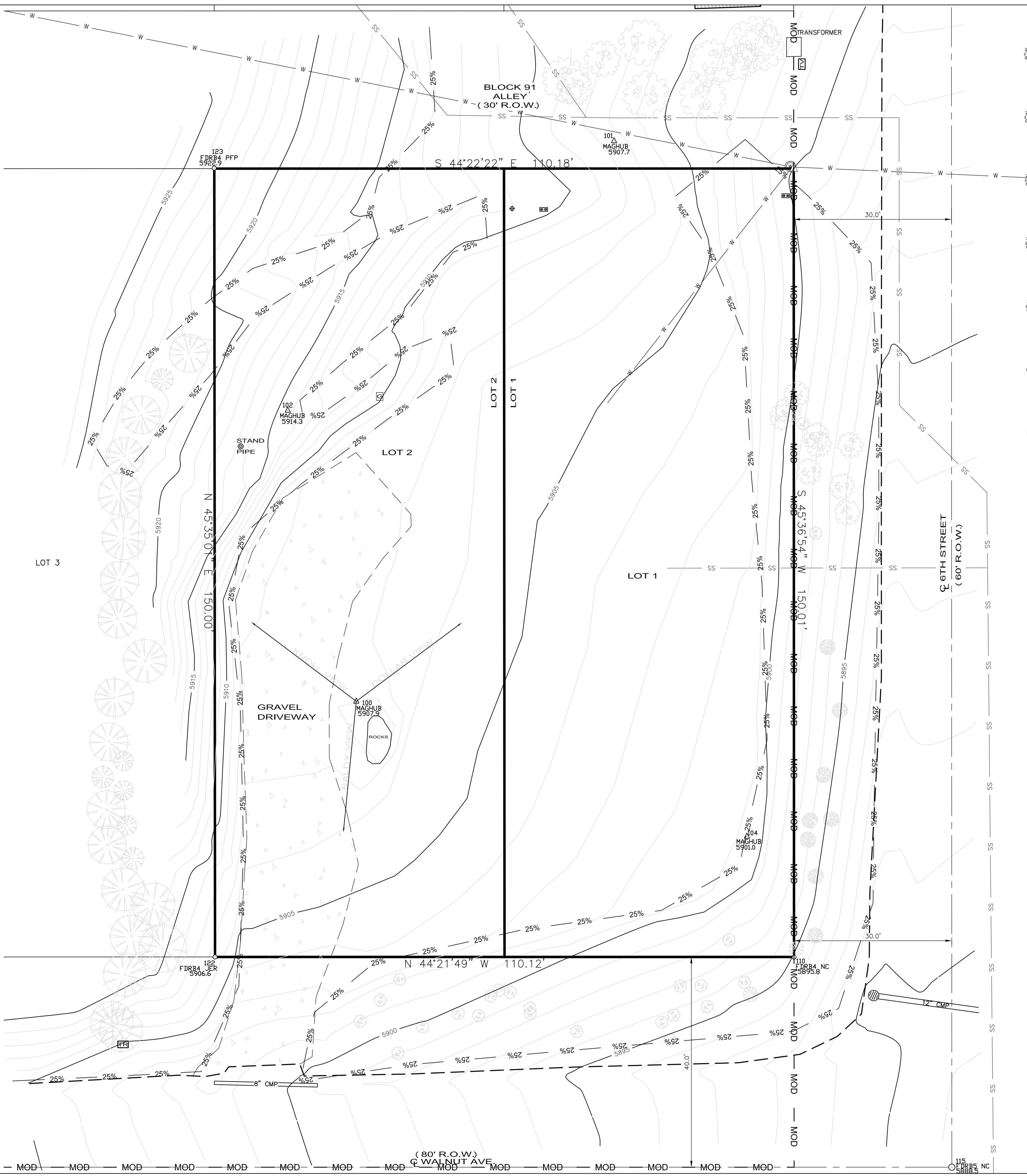
## Temperature and Humidity Bins: Hours 0-24







CONTOUR INTERVAL = 1'



LEGEND	
	PROPERTY LINE
	ADJOINING LOT LINE
	CENTERLINE
	MOUNTAIN OVERLAY LINE (PER CITY OF KETCHUM ZONING)
	1' CONTOUR INTERVAL
	5' CONTOUR INTERVAL
	EDGE OF PAVEMENT
	8\"/>
	WATER LINE
	SEWER LINE
	25% SLOPE LINE
	FOUND 1/2\"/>
	FOUND 5/8\"/>
	CALCULATED POINT (NO MONUMENT)
	CABLE RISER
	TELEPHONE RISER
	POWER METER
	GAS MARKER
	AIR CONDITIONER
	CATCH BASIN
	WATER METER
	SIGN
	IRRIGATION BOX
	DICIDUOUS TREE
	EVERGREEN TREE

DRAFT WORKSHEET

NOTES

- 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.
- THIS MAP WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT AND IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT.
- BASIS OF BEARINGS IS IDAHO STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE AS DERIVED BY GPS OBSERVATIONS. ALL BEARINGS SHOWN ARE GRID AZIMUTH.
- ALL DISTANCES SHOWN ARE GROUND DISTANCES IN U.S. SURVEY FEET.
- ELEVATIONS BASED ON NAVD 88 (GEOID03) DATUM.
- UTILITIES AND DRAIN PIPES SHOWN HEREON ARE PER SURFACE EVIDENCE AND RECORD ONLY. OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
- 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.
- SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.
- TREE LOCATIONS AND DRIPLINES AS SHOWN HEREON ARE APPROXIMATE.
- MAP UPDATED 7/6/2016 TO SHOW SITE CONDITIONS AFTER HOUSE REMOVAL.

**ELECTRONIC DATA:**  
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PREPARED BY: BENCHMARK ASSOCIATES, P.A.  
 P.O. BOX 733 - 100 BELL DRIVE, KETCHUM, IDAHO, 83340  
 PHONE (208)726-9512 FAX (208)726-9514 EMAIL: mail@bma5b.com  
 WEB: http://benchmark-associates.com/  
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**LOTS 1 AND 2  
BLOCK 91, KETCHUM**

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

PREPARED FOR : WILLIAMS PARTNERS ARCHITECTS

PROJECT NO. 16110	DWG BY: DWS	16110.DWG
A TOPOGRAPHIC MAP   DATE OF SURVEY: 11/12/2014		SHEET: 1 OF 1

159 South Jackson St, Suite 600  
 Seattle, Washington 98104 USA  
 +1 206 624 5670 olsonkundig.com

# Olson Kundig

PROJECT: **STOTT RESIDENCE**  
 LOT 1 & 2, BLK 91, KETCHUM, ID 83340

principal architect TK  
 project manager JS  
 drawn by RP  
Author  
 checked by Checker  
 job no. 17036  
 date 10/23/2017

revisions:


DESIGN REVIEW  
 02/26/2018

SITE SURVEY  
C1.00

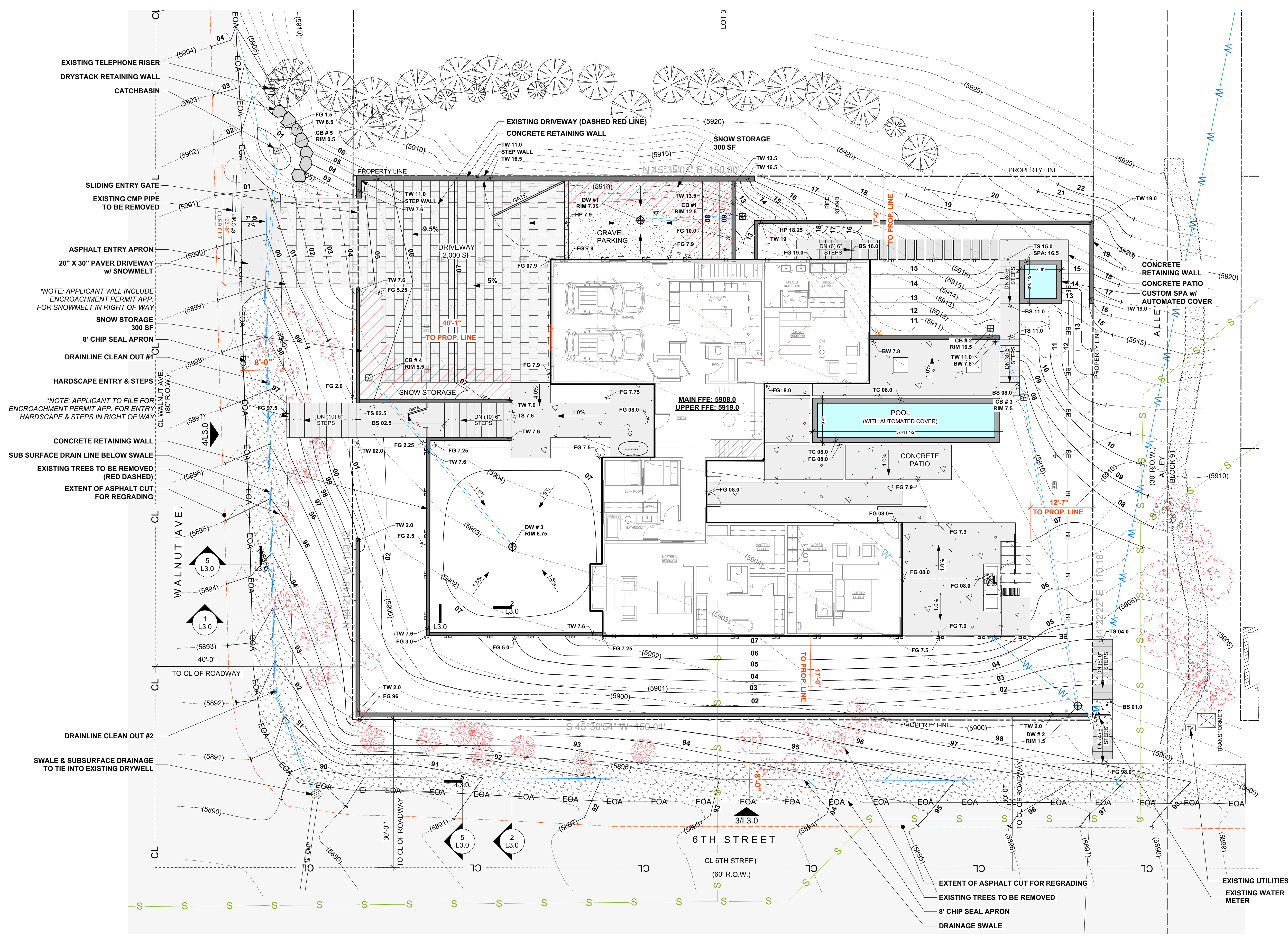
**LANDSCAPE DESIGN**  
**STOTT RESIDENCE**  
LOT 1 & 2, BLK 91 | KETCHUM, ID | 83340

**GRADING, DRAINAGE,  
& UTILITY PLAN**

Date: 03.07.2018  
Drawn By: TB, NP  
Checked By: CG  
File: Stott\_Base

Sheet No. \_\_\_\_\_

**L1.0**  
3



**SHEET LEGEND**

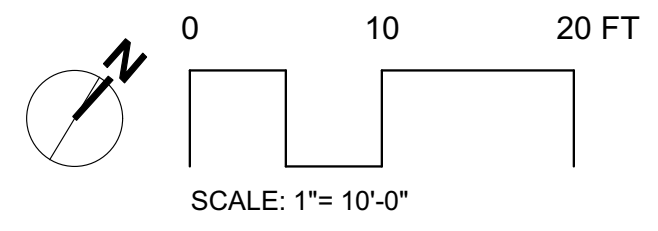
SYMBOL	DESCRIPTION
---	Property Line
---	Building Setbacks
---	Edge Of Asphalt
---	Building Envelope
---	Existing Sewer Line Connection
---	Existing Water Line Connection
(5949)	Existing Contours
(5950)	Proposed Contours
49	House Roof Overhang
50	Drainage Swale
---	Drainline Connection
---	Existing Driveway
TV	Existing TV Connection
---	Existing Power Box
G	Existing Gas Connection
TR	Telephone Riser
---	Existing Trees
---	Existing Vegetation To Be Removed
---	Drystack Wall
---	Paver Driveway
---	Concrete Patios & Walkways
---	Landscape Steps
---	Chip Seal Asphalt
---	Snow Storage

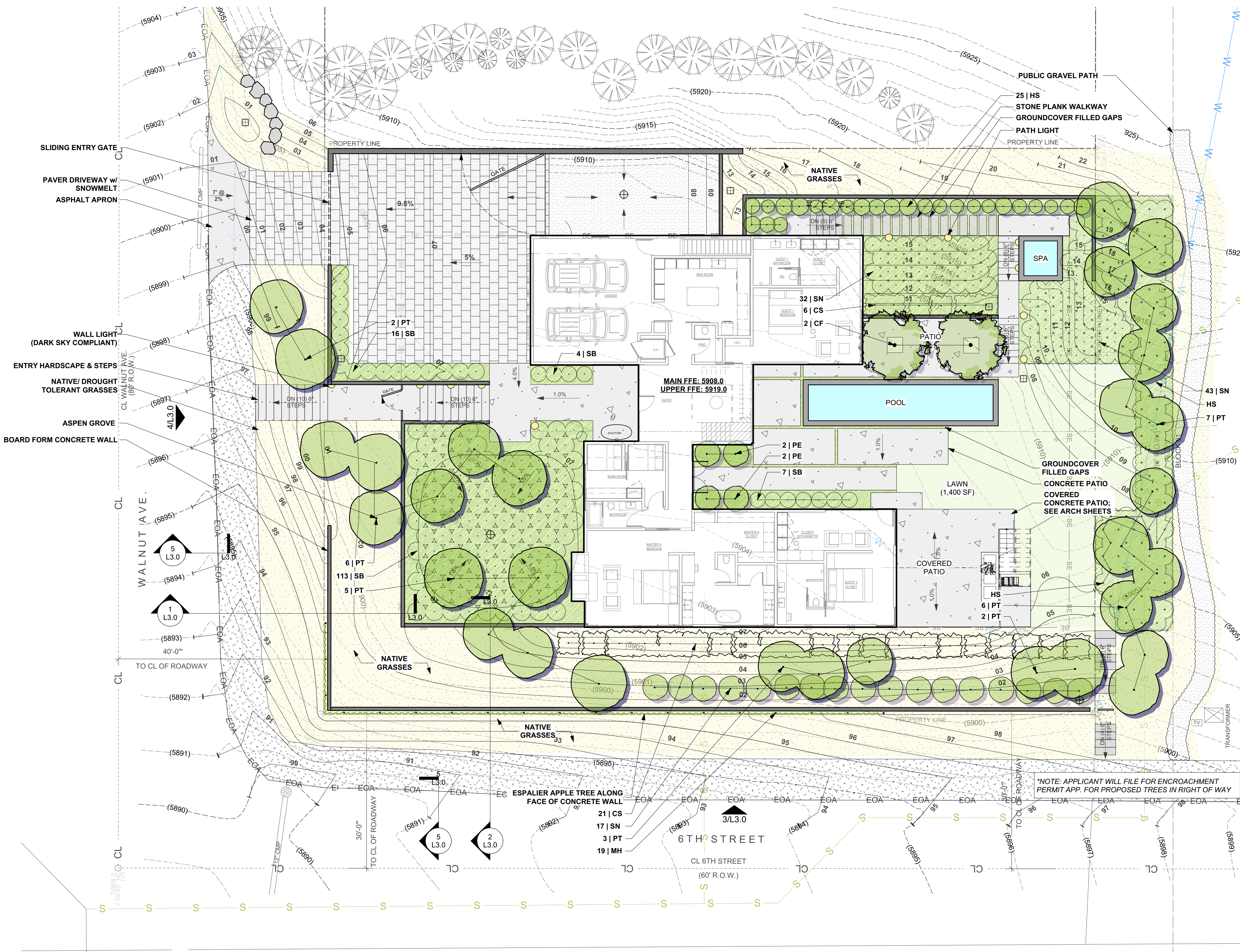
**GRADING + DRAINAGE LEGEND**

Symbol	Definition
□	Catchbasin
⊕	Drywell
FFE	Finish Floor Elevation
16.0	Spot Elevation
FG	Spot Elevation: Finish Grade
TS	Spot Elevation: Top of Step
BS	Spot Elevation: Bottom of Step
TC	Spot Elevation: Top Of Coping
TW	Spot Elevation: Top Of Wall
DW RIM	Spot Elevation: Drywell Rim
CB RIM	Spot Elevation: Catchbasin Rim

**SNOW STORAGE CALCULATION**  
DRIVEWAY AREA: 2,000 SQ FT.  
REQUIRED SNOW STORAGE AREA: 600 SQ FT.  
PLANNED SNOW STORAGE AREA: 600 SQ FT.

**PRE APP. GRADING NOTES**  
1. SEE BENCHMARK & ASSOCIATES SURVEY FOR ALL EXISTING UTILITY LOCATIONS  
2. REFER TO ARCHITECTURAL PLANS FOR ALL FINISH FLOOR ELEVATIONS  
3. GRADING SHOWN ON THIS PLAN IS CONCEPTUAL & SHOWN FOR DESIGN PURPOSES ONLY





LANDSCAPE PLAN LEGEND	
Symbol	Definition
---	Property Line
(80)	Existing Contours
(79)	Proposed Contours
- - - -	Property Setback
(Sun symbol)	Existing Trees To Remain
(Green circle)	Proposed Trees; See Plant Schedule
(Grid pattern)	Chip Seal Asphalt
(Square pattern)	Paver Driveway
(Dotted pattern)	Concrete Patios & Walkways
(Grey block)	Drystack Retaining Wall
(Step symbol)	Landscape Steps
(Green hatched)	Perennial Bed
(Yellow hatched)	Drought Tolerant Grass
(White)	LAWN

\*NOTE LANDSCAPE LIGHTING: PATH & WALL LIGHTING WILL COMPLY TO CITY OF KETCHUM DARK SKY ORDINANCE

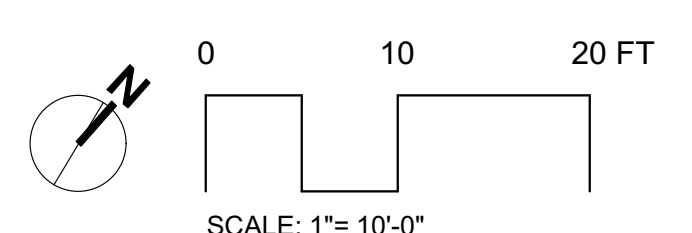
PLANTING SCHEDULE				
ABRV.	QTY.	SIZE	BOTANICAL	COMMON
<b>DECIDUOUS TREES</b>				
PT	31	2"-3" Cal.	<i>Populus tremuloides</i>	Aspen
PE	4	2" Cal.	<i>Populus tremula 'Erecta'</i>	Swedish Aspen
CF	2	3"	<i>Carpinus betulus 'Fastigiata'</i>	European Hornbeam
MH	19	25 Gal.	<i>Malus domestica 'Honeycrisp'</i>	Espalier Apple Tree
<b>Shrubs</b>				
SB	140	5 Gal.	<i>Spiraea betulifolia 'Tor'</i>	Tor Birchleaf Spirea
SN	98	5 Gal.	<i>Spiraea nipponica</i>	Snowmound Spirea
CS	27	5 Gal.	<i>Cornus alba 'Sibirica'</i>	Red Twig Dogwood
<b>PERENNIALS</b>				
TBD	+/- 300	1 Gal.	Assorted	
<b>PERENNIAL GRASSES</b>				
HS	+/- 102	1 Gal.	<i>Helictotrichon sempervirens</i>	Blue Oat Grass
<b>Native Grass + Turf</b>				
Restored Native	+/- 7,325 SF	Hydro Seed	Mtn. Brome, Hard Fescue, Blue Bunch Grass Mix	
Lawn	+/- 1,345 SF	Sod	Kentucky Blue Grass	

Light Schedule				
Symbol	QTY.	Type	Make	Model
(Circle with dot)	5	Path Light	WAC	LEDGE LIGHT
(Triangle with dot)	6	Wall Light	WAC	LED STEP LIGHT

**LIGHTING & UTILITY PLAN NOTE:**  
-ALL LIGHT FIXTURES TO MEET THE DARK SKY COMPLIANT REQUIREMENTS FOR CITY OF KETCHUM

IRRIGATION SCHEDULE	
AREA DESCRIPTION	IRRIGATION TYPE
Trees + Shrubs	Buried Drip Irrigation
Perennial Drifts	Buried Drip Irrigation
Lawn	Overhead Irrigation
Restored Native Meadow	Temporary Overhead

\* QUANTITIES/ MEASUREMENTS PROVIDED ARE ROUGH ESTIMATES.



No. \_\_\_\_\_ Description \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_

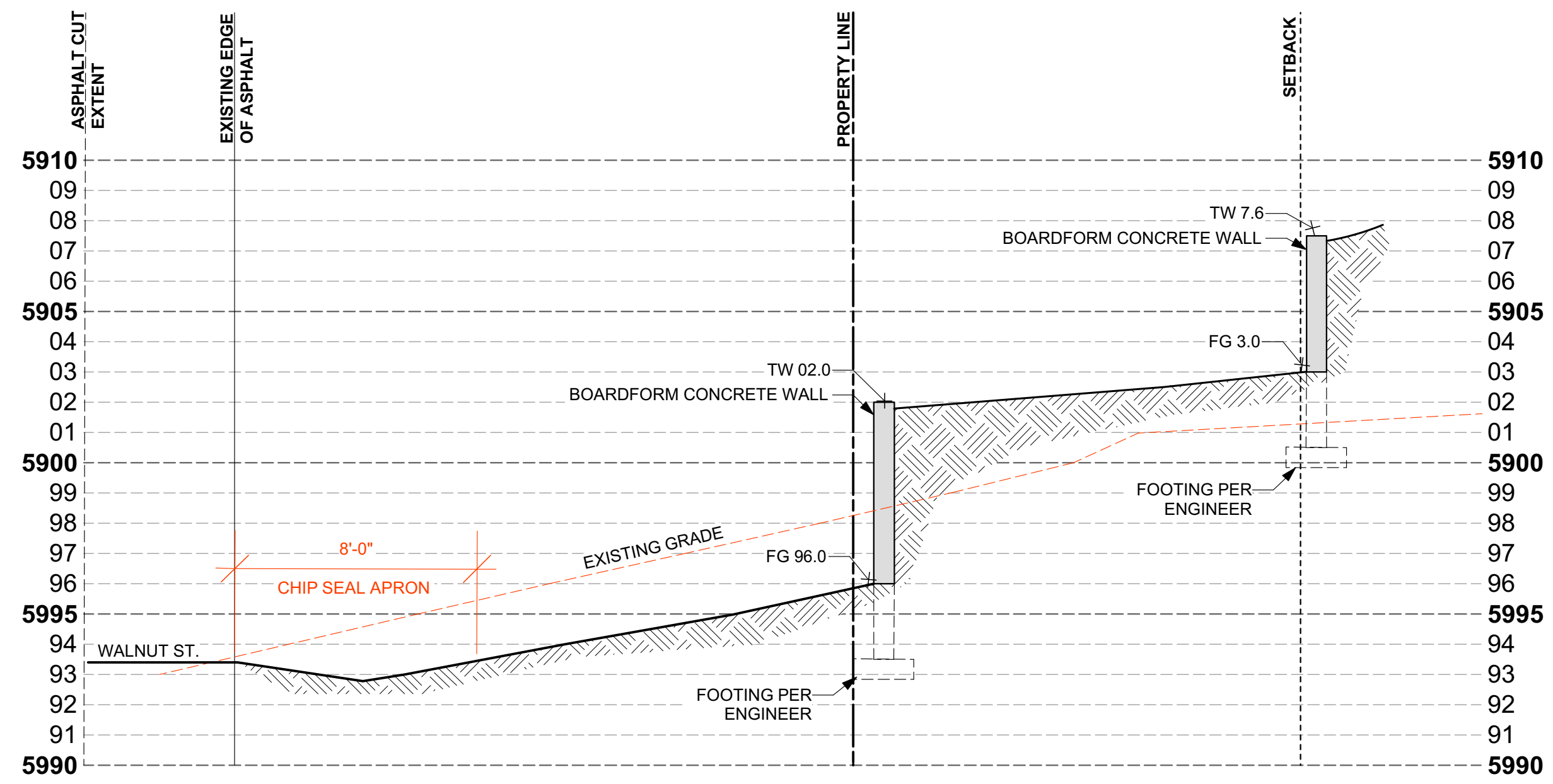
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BYLA Landscape Architects

**LANDSCAPE DESIGN**  
**STOTT RESIDENCE**  
LOT 1 & 2, BLK 91 | KETCHUM, ID | 83340

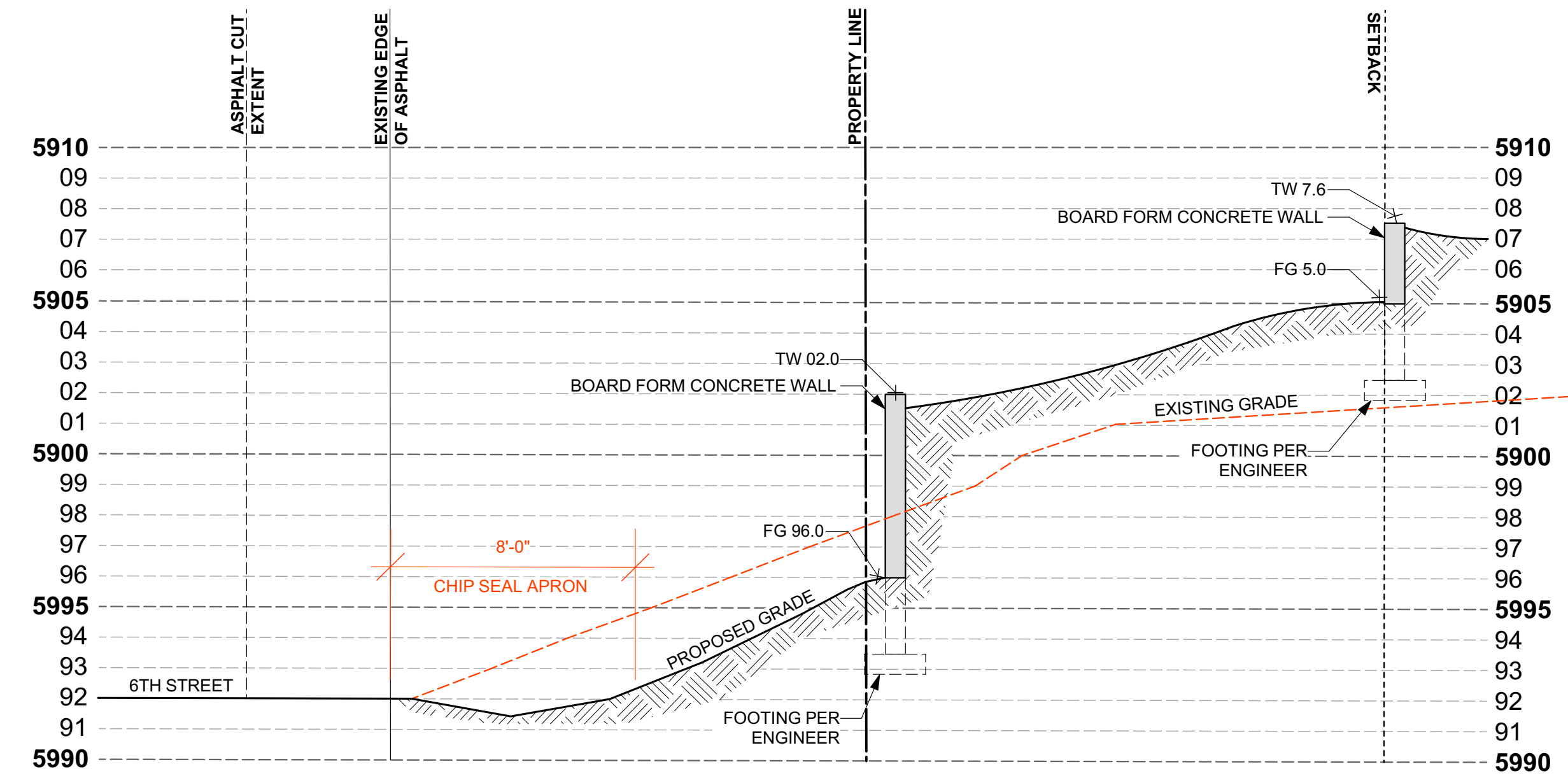
LANDSCAPE & LIGHTING PLAN

Date: 03.07.2018  
Drawn By: TB, NP  
Checked By: CG  
File: Stott\_Base

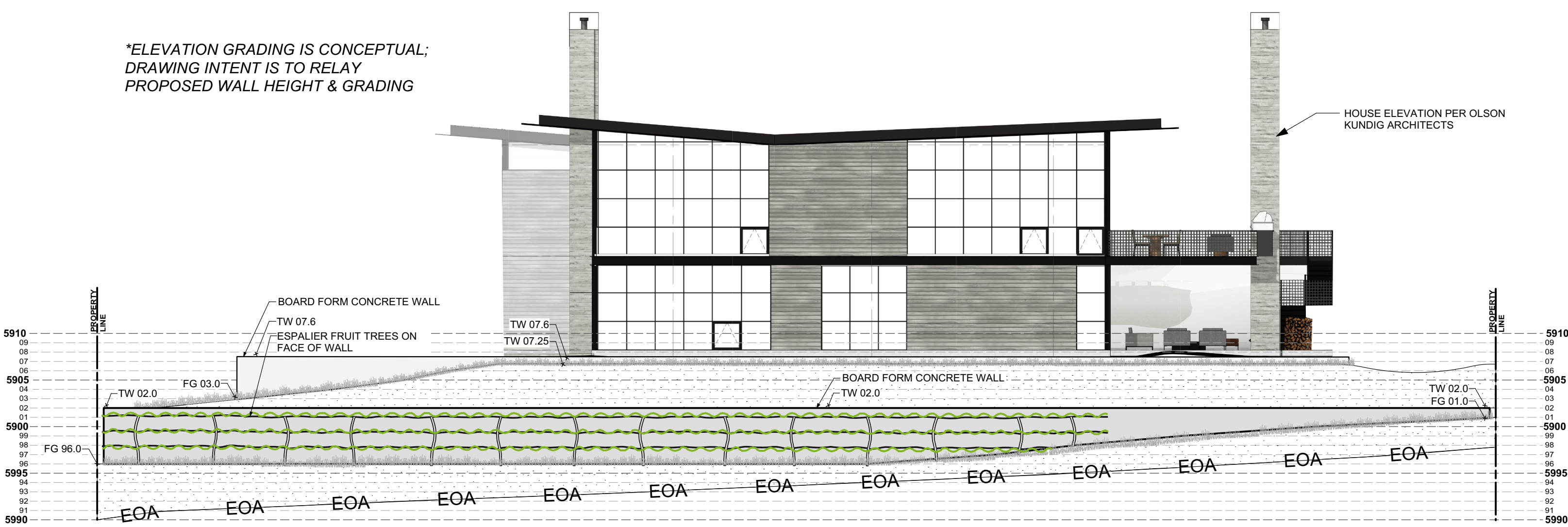
Sheet No. **L2.0**  
3



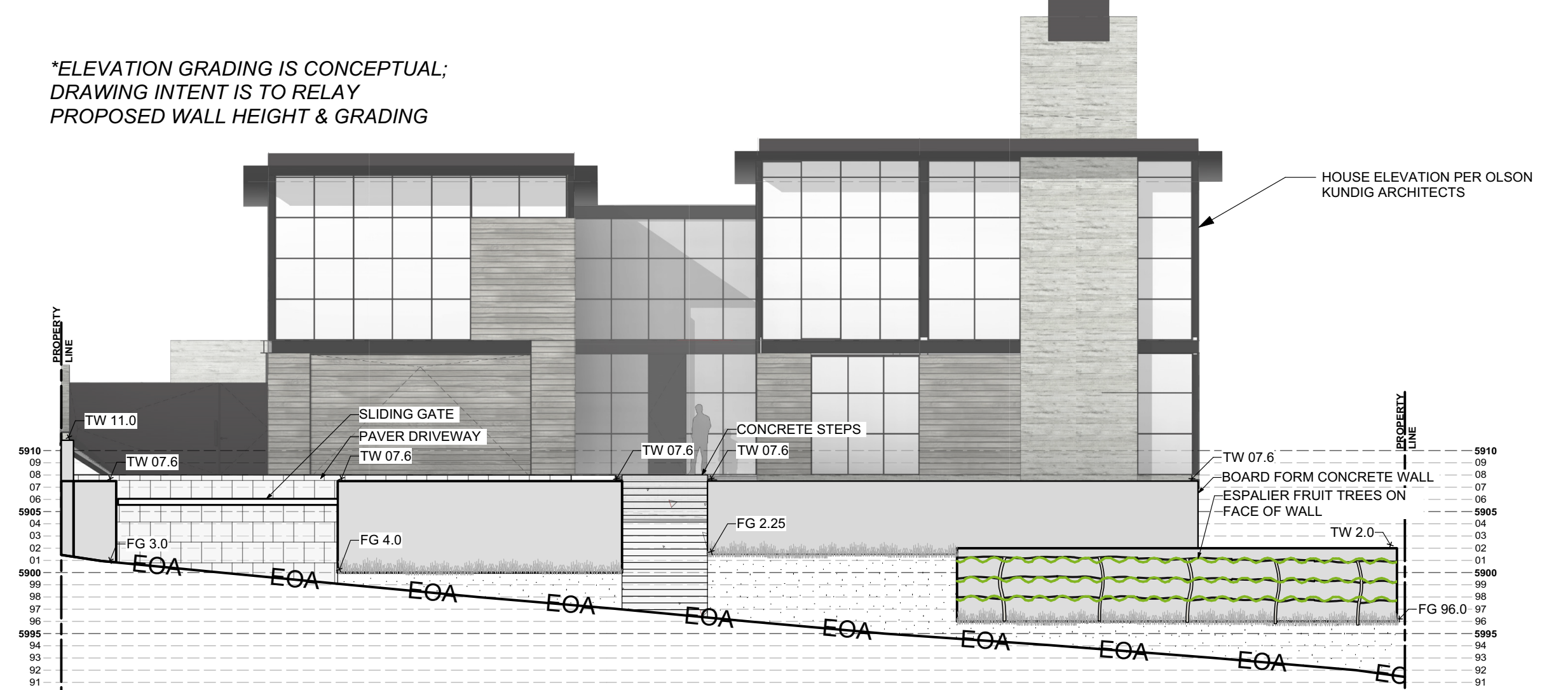
1 SITE SECTION: WALNUT AVE.  
Scale: 1/4" = 1'-0"



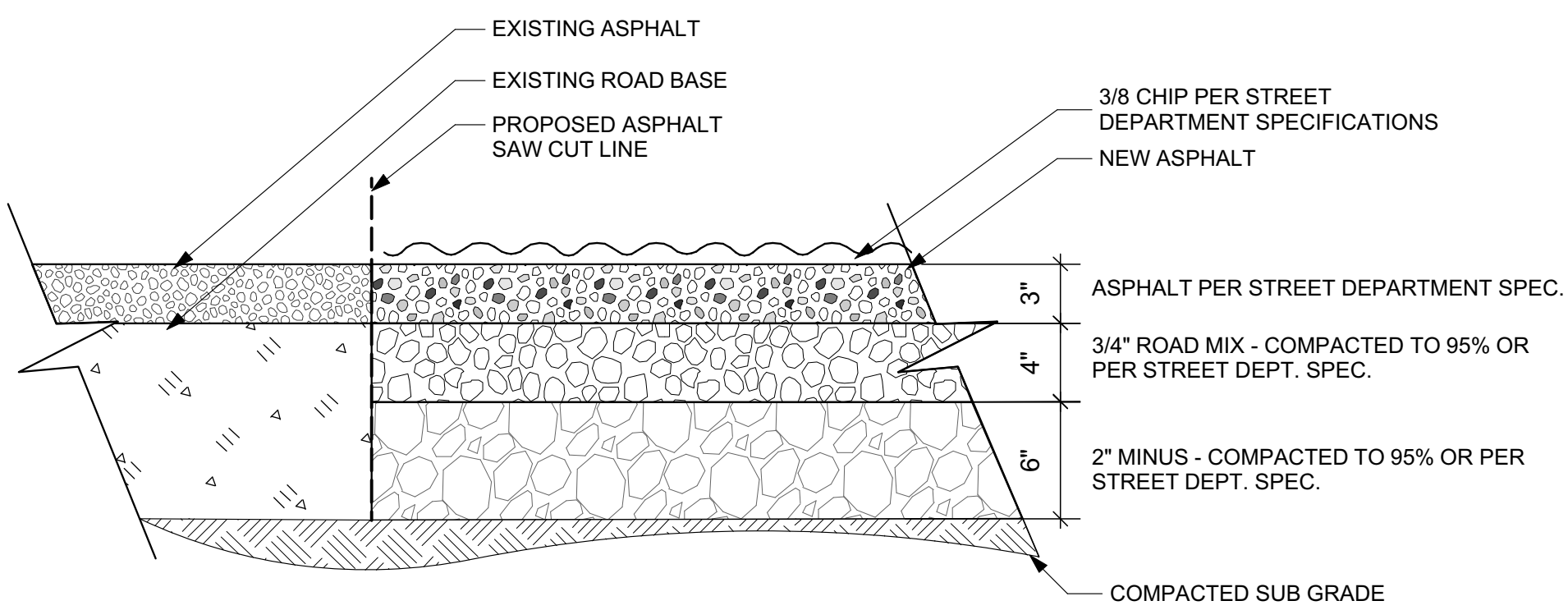
2 SITE SECTION: 6TH STREET  
Scale: 1/4" = 1'-0"



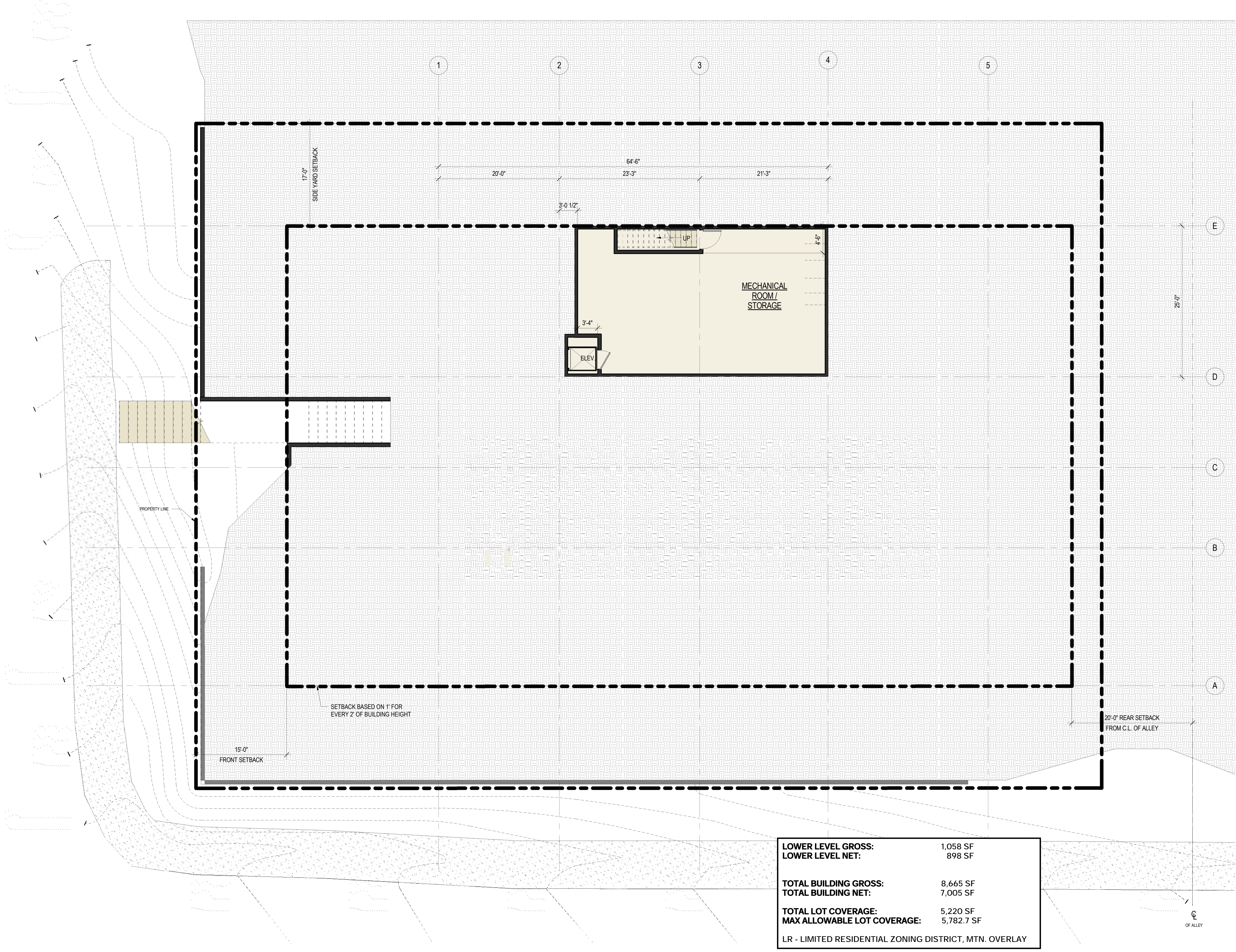
3 SOUTH ELEVATION  
Scale: 1" = 10 ft



4 WEST ELEVATION  
Scale: 1" = 10 ft



5 TYP. ASPHALT DETAIL  
Scale: 1 1/2" = 1'-0"



<b>LOWER LEVEL GROSS:</b>	1,058 SF
<b>LOWER LEVEL NET:</b>	898 SF
<b>TOTAL BUILDING GROSS:</b>	8,665 SF
<b>TOTAL BUILDING NET:</b>	7,005 SF
<b>TOTAL LOT COVERAGE:</b>	5,220 SF
<b>MAX ALLOWABLE LOT COVERAGE:</b>	5,782.7 SF

LR - LIMITED RESIDENTIAL ZONING DISTRICT, MTN. OVERLAY

**1 LOWER LEVEL PLAN**  
SCALE: 1/8" = 1'-0"

159 South Jackson St, Suite 600  
Seattle, Washington 98104 USA  
+1 206 624 5870 olsonkundig.com

# Olson Kundig

project: **STOTT RESIDENCE**  
LOT 1 & 2, BLK 91, KETCHUM, ID 83340

principal architect TK  
project manager JS  
drawn by RP  
Author  
checked by Checker  
job no. 17036  
date 02/07/2018

revisions:

no.	date	by

NOT FOR CONSTRUCTION  
DESIGN REVIEW  
02/26/2018

LOWER LEVEL PLAN  
**A2.00**

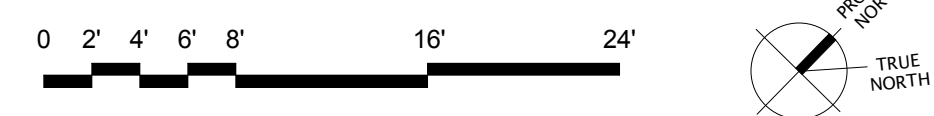


1 MAIN LEVEL PLAN  
SCALE: 1/8" = 1'-0"



- LIGHTING LEGEND:**
- X1: WAC - WL - LED STEP LIGHT (MATCH LANDSCAPE) 6
  - X2: BK-LIGHTING - SCENCE LIGHT 7
  - X3: BK-LIGHTING - RECESSED LIGHT 12
- QTY:**

<b>UPPER LEVEL GROSS:</b>	4,076 SF
<b>UPPER LEVEL NET:</b>	3,062 SF
<b>TOTAL BUILDING GROSS:</b>	8,665 SF
<b>TOTAL BUILDING NET:</b>	7,005 SF
<b>TOTAL LOT COVERAGE:</b>	5,220 SF
<b>MAX ALLOWABLE LOT COVERAGE:</b>	5,782.7 SF
LR - LIMITED RESIDENTIAL ZONING DISTRICT, MTN. OVERLAY	



**1 UPPER LEVEL PLAN**  
SCALE: 1/8" = 1'-0"

159 South Jackson St, Suite 600  
Seattle, Washington 98104 USA  
+1 206 624 5870 olsonkundig.com

# Olson Kundig

project: **STOTT RESIDENCE**  
LOT 1 & 2, BLK 91, KETCHUM, ID 83340

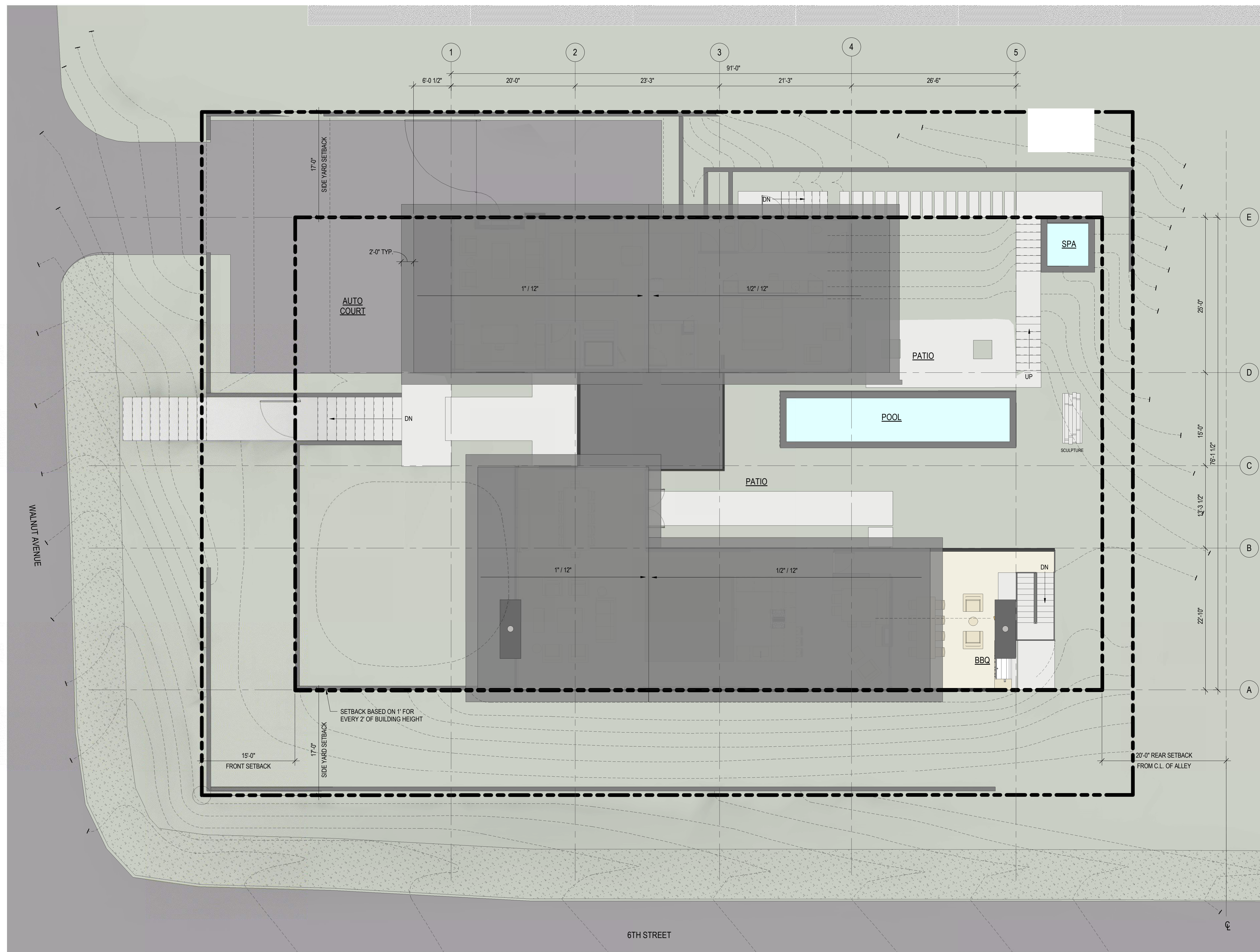
principal architect TK  
project manager JS  
drawn by RP  
Author  
checked by \_\_\_\_\_  
job no. 17036  
date 02/07/2018

revisions:

no.	date	by

**NOT FOR CONSTRUCTION**  
DESIGN REVIEW  
02/26/2018

UPPER LEVEL PLAN  
**A2.20**



1 ROOF/SITE PLAN  
SCALE: 1/8" = 1'-0"

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Seattle, Washington 98104 USA  
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# Olson Kundig

project: **STOTT RESIDENCE**  
LOT 1 & 2, BLK 91, KETCHUM, ID 83340

principal architect TK  
project manager JS  
drawn by RP  
Author  
checked by \_\_\_\_\_  
job no. 17036  
date 02/07/2018

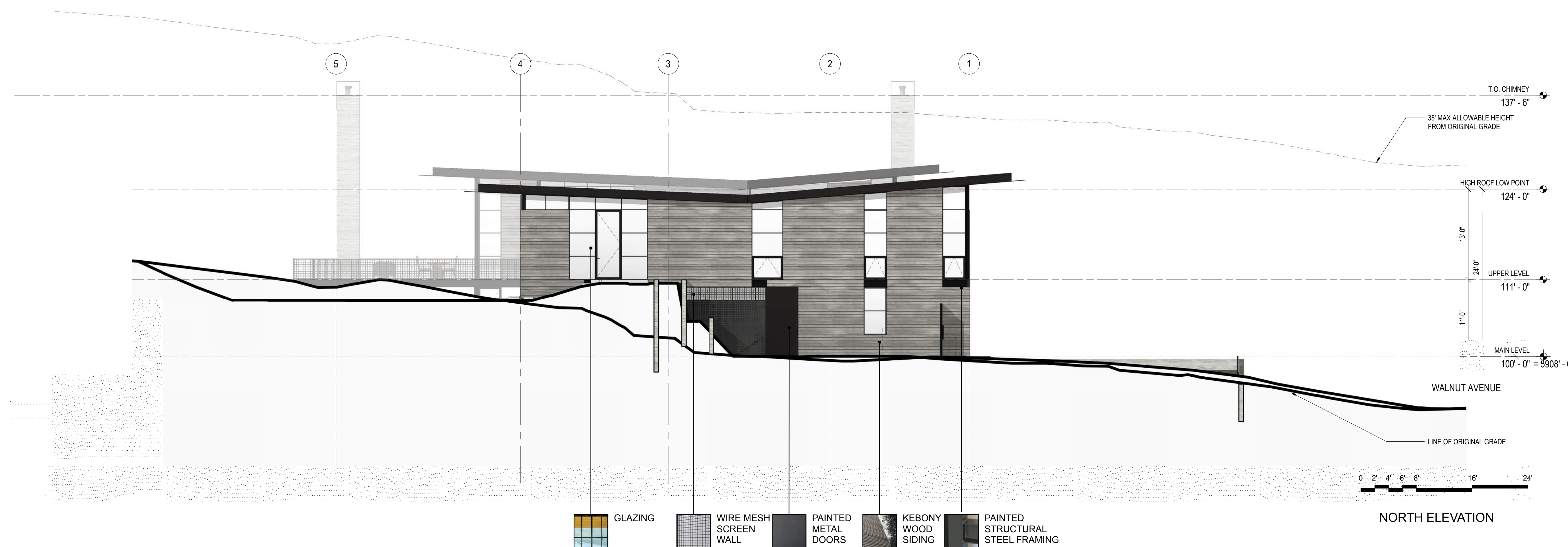
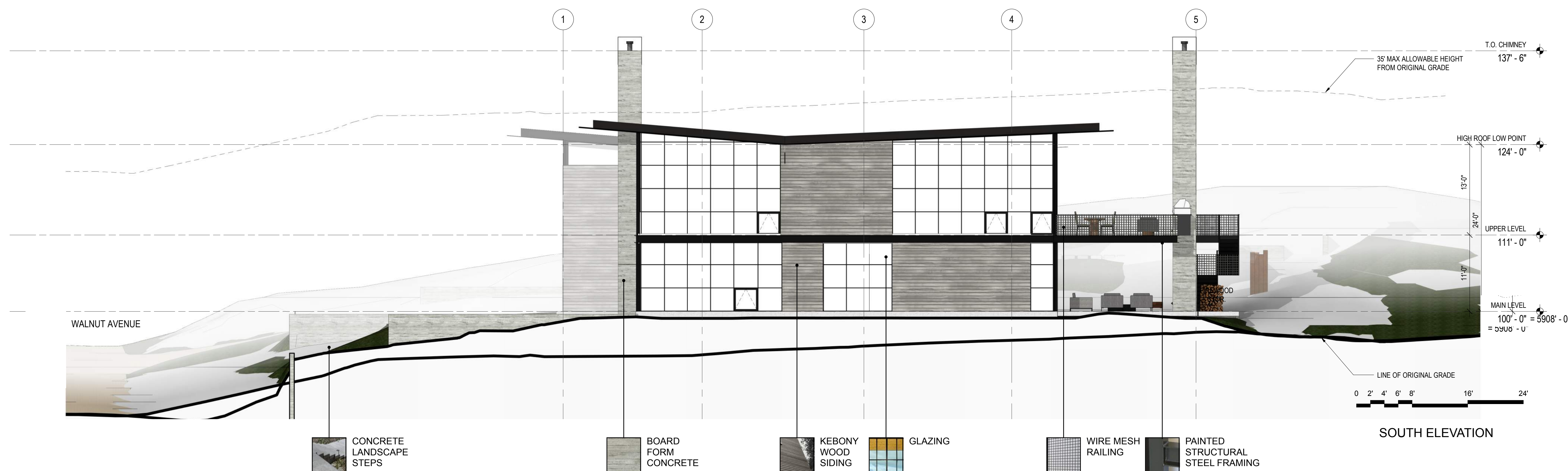
revisions:

no.	date	b	y

NOT FOR CONSTRUCTION  
DESIGN REVIEW  
02/26/2018

## ROOF PLAN A2.30



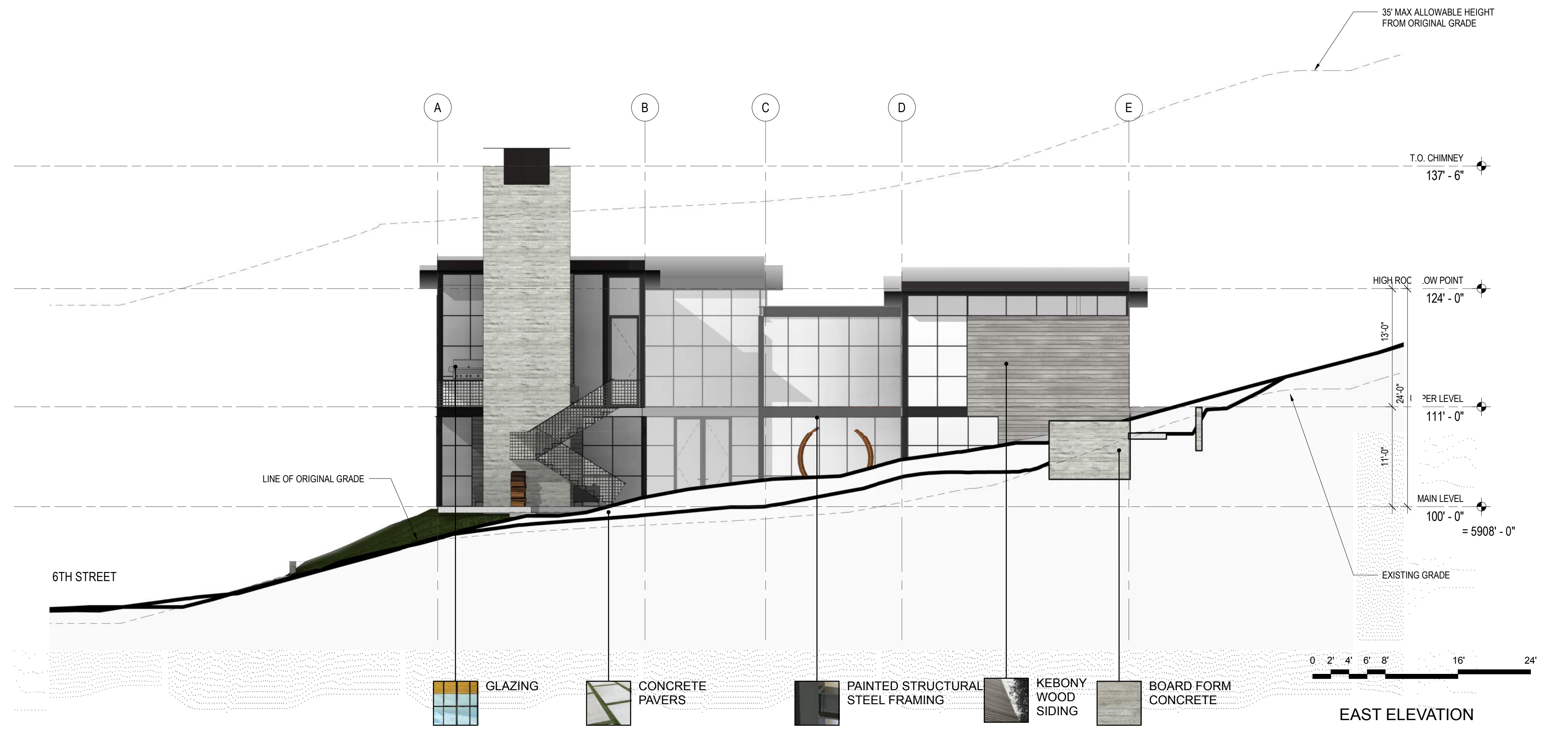
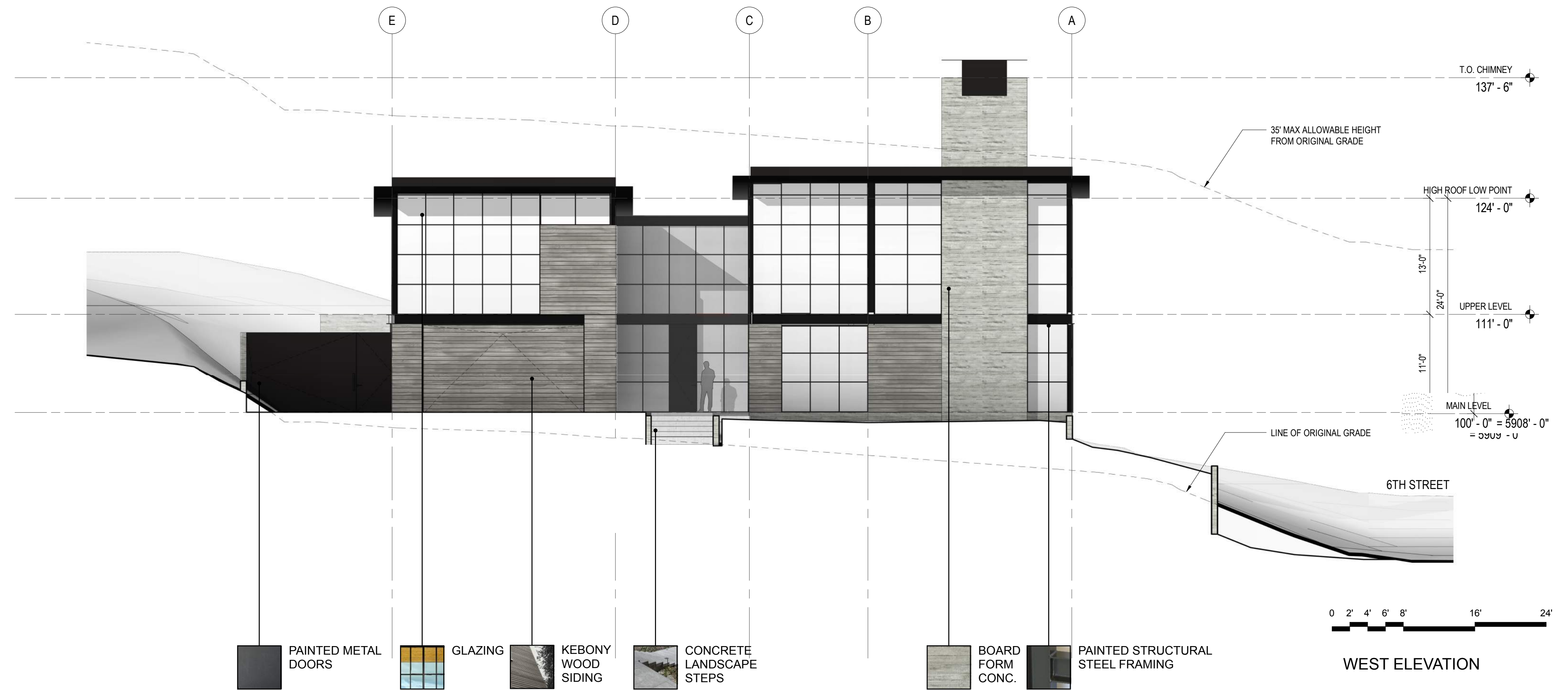


principal architect TK  
 project manager JS  
 drawn by RP  
 Author  
 checked by Checker  
 job no. 17036  
 date 10/23/2017

revisions:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 no. date

DESIGN REVIEW  
 02/26/2018

EXTERIOR  
 ELEVATIONS  
**A3.00**



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# Olson Kundig

PROJECT: STOTT RESIDENCE  
 LOT 1 & 2, BLK 91, KETCHUM, ID 83340

principal architect TK  
 project manager JS  
 drawn by RP  
 Author  
 checked by Checker  
 job no. 17036  
 date 10/23/2017

revisions:

no.	date

DESIGN REVIEW  
 02/26/2018

## Design Review Pre-Application - January 27 2018

### Exterior Material Palette

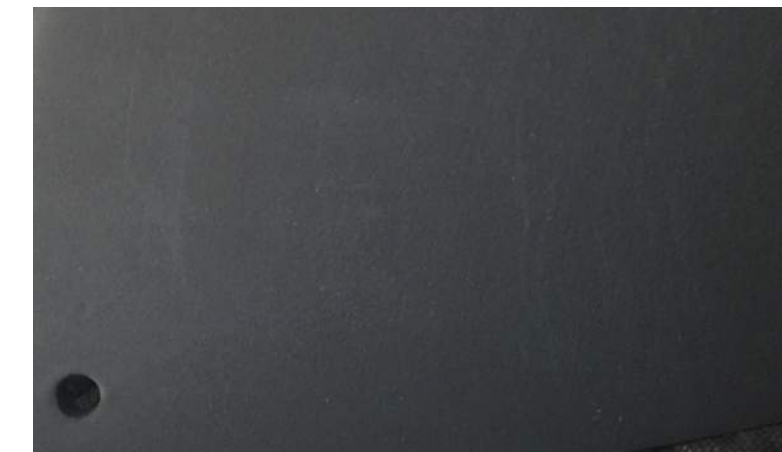
(Materials to be approved through submittals and mockups)



#### Cast-in-place Concrete

at monolithic exterior walls

(precision cast-in-place, smooth, board form texture, 2"x6" nominal boards, staggered pattern)



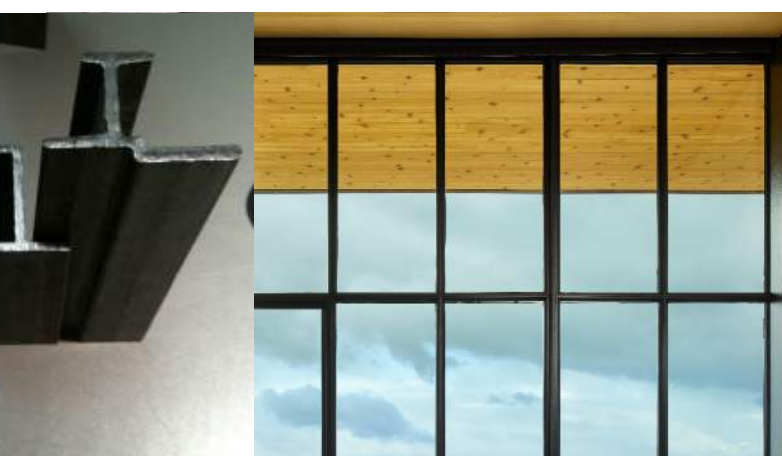
#### Primer Black Powder Coated Steel

at select exterior wall panels, chimney, roof overhangs , and at exterior structural steel (see elevations)



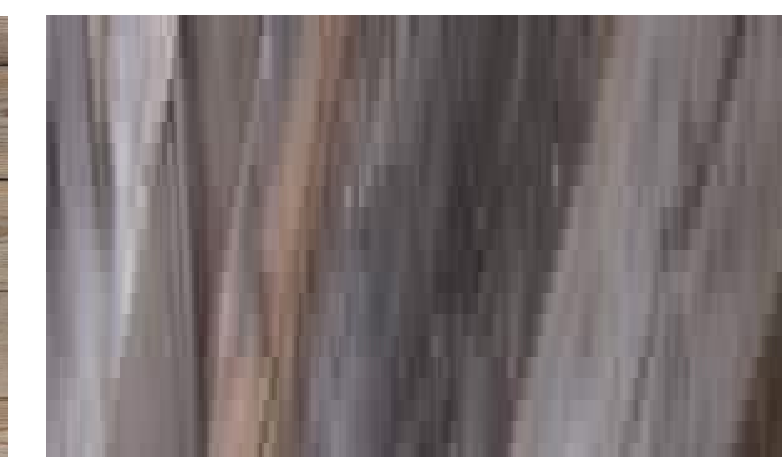
#### Kebony Wood Siding

at solid exterior wall panels



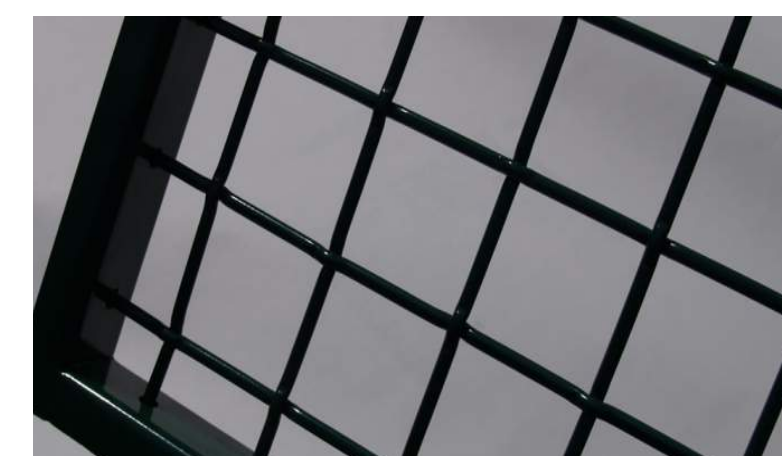
#### Thermally-Broken Metal Windows and doors

at exterior glazing and sliders, black finish



#### Wood Soffit

at underside of deck overhang



#### Black Welded Wire Mesh

at exterior guardrails and site fencing



#### Concrete Pavers

at patio and deck walking surfaces

principal architect TK  
 project manager JS  
 drawn by RP  
 Author  
 checked by Checker  
 job no. 17036  
 date 10/23/2017

revisions:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 no. date

DESIGN REVIEW  
 02/26/2018

MATERIAL  
 SAMPLES  
**A5.00**



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# Olson Kundig

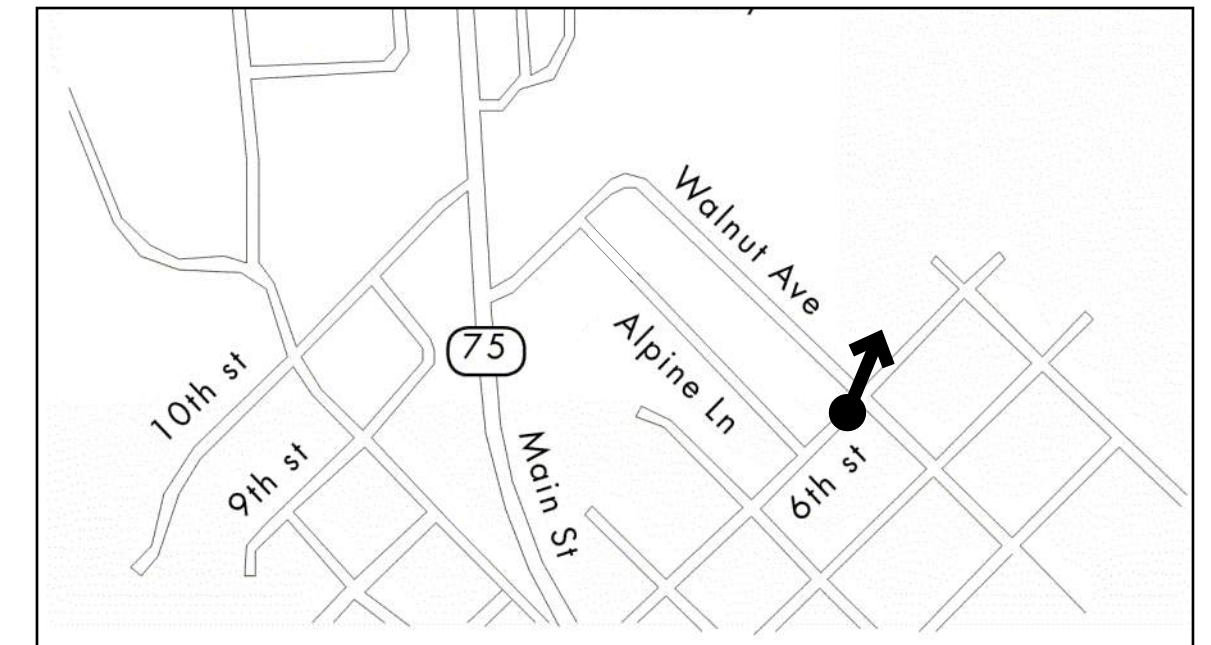
project:  
**STOTT RESIDENCE**  
 LOT 1 & 2, BLK 91, KETCHUM, ID 83340

principal architect TK  
 project manager JS  
 drawn by RP  
 Author  
 checked by Checker  
 job no. 17036  
 date 10/23/2017

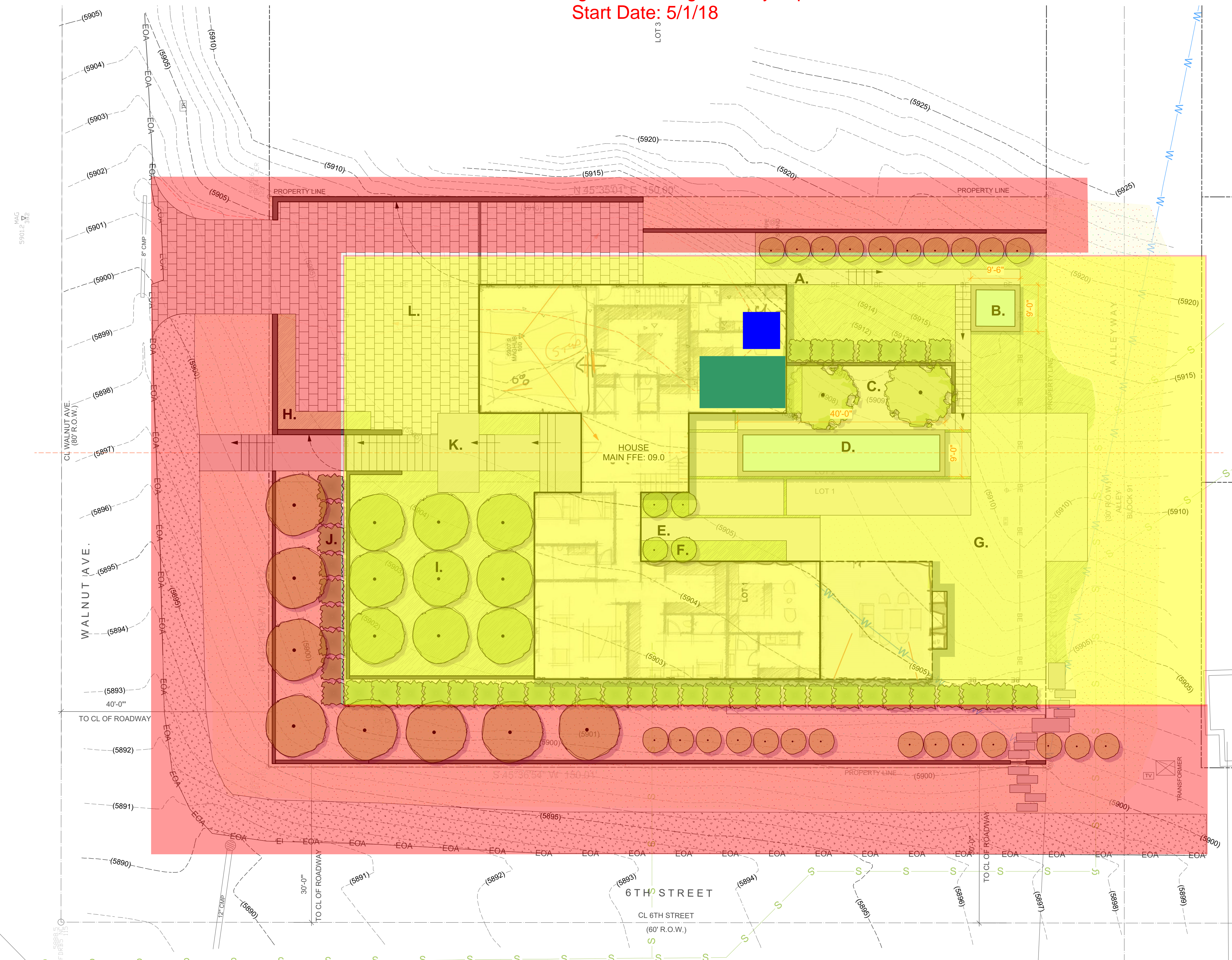
revisions:  
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 \_\_\_\_\_  
 \_\_\_\_\_  
 no. date

DESIGN REVIEW  
 02/26/2018

VIEW FROM  
 STREET CORNER  
**T1.30**



**Phase 1 Construction Management Plan**  
 To include site retaining walls and right of way improvements  
 Start Date: 5/1/18



**PLAN LEGEND**

**BACK YARD**

- A. MASTER BED PATIO
- B. SPA
- C. POOL PATIO
- D. POOL
- E. PATIO ACCESS
- F. SWEDISH ASPEN
- G. OPEN LAWN AREA

**FRONT YARD**

- H. PERENNIAL BED
- I. DECIDUOUS TREES
- J. ENTRY RETAINING WALL & HEDGE
- K. ENTRY WALKWAY
- L. DRIVEWAY & PARKING (20" X 30" PAVER)

- Phase 1 area of disturbance
- Parking, staging and material stockpiling,
- Blue Room
- Dumpster

No.	Description	Signature	Date

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 ben young landscape architect

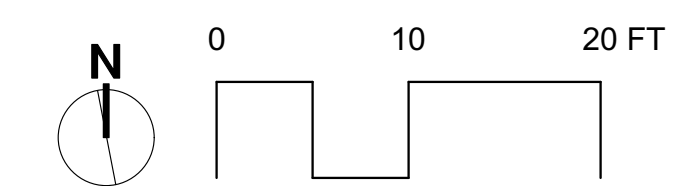
**LANDSCAPE DESIGN**  
**STOTT RESIDENCE**  
 LOT 1 & 2, BLK 91 | KETCHUM, ID | 83340

**SITE OVERVIEW**

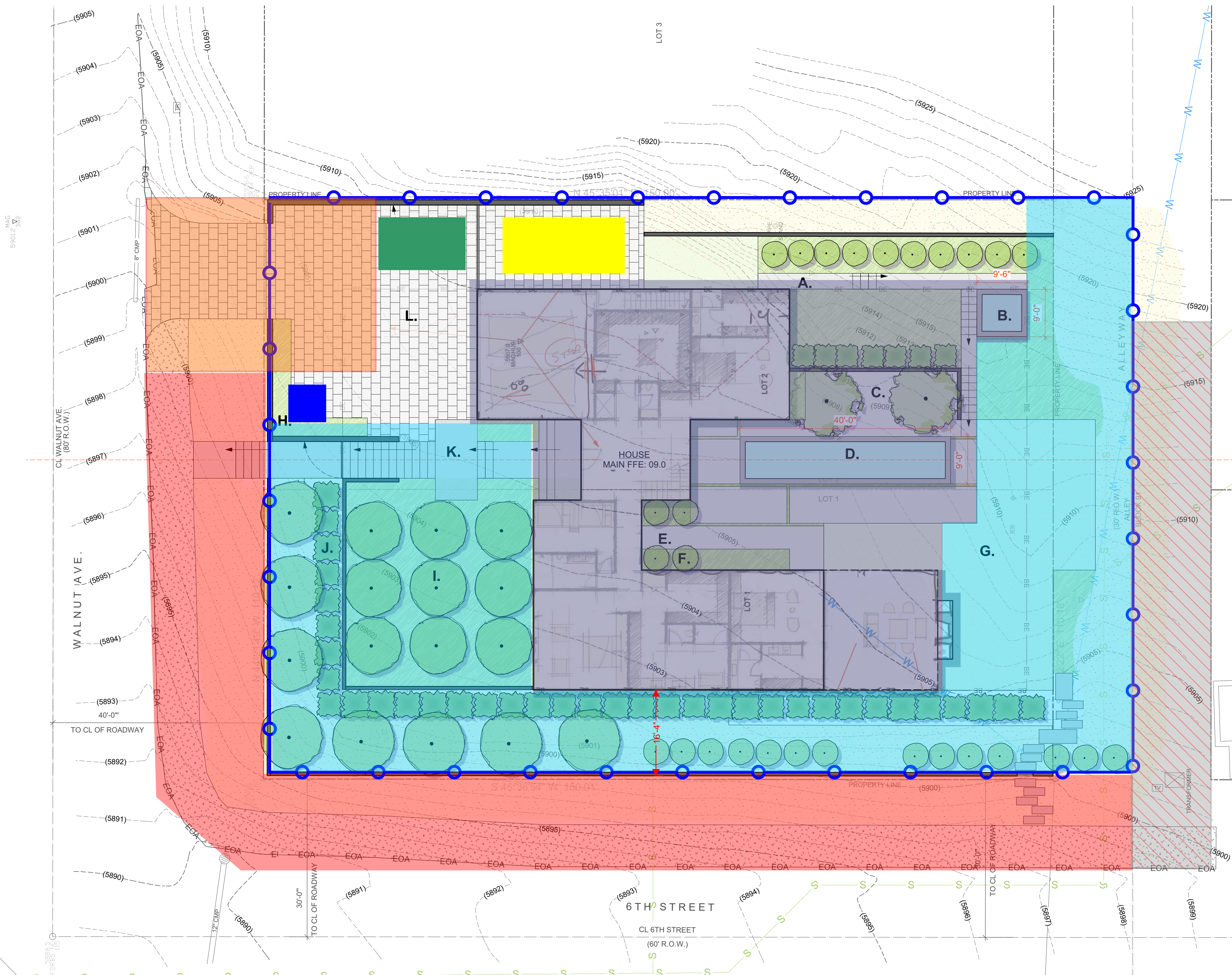
Date: 01.18.2018  
 Drawn By: TB, NP  
 Checked By: CG  
 File: Stott\_Base

Sheet No.

**L3.1**



# Phase 2 Construction Management Plan



## PLAN LEGEND

### BACK YARD

- A. MASTER BED PATIO
- B. SPA
- C. POOL PATIO
- D. POOL
- E. PATIO ACCESS
- F. SWEDISH ASPEN
- G. OPEN LAWN AREA

### FRONT YARD

- H. PERENNIAL BED
- I. DECIDUOUS TREES
- J. ENTRY RETAINING WALL & HEDGE
- K. ENTRY WALKWAY
- L. DRIVEWAY & PARKING (20" X 30" PAVER)

- Material deliveries
- Parking
- Job Trailer
- Blue Room
- Dumpster
- Construction Fence
- Material Storage, Staging and Stockpile
- Area of Excavation
- Temporary road for construction/equipment access

No.	Description	Signature	Date

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# LANDSCAPE DESIGN

## STOTT RESIDENCE

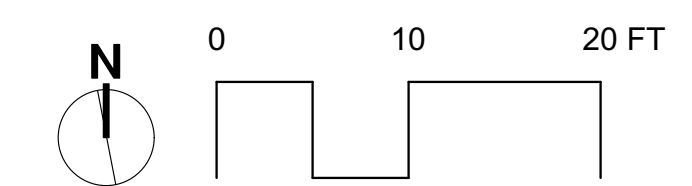
LOT 1 & 2, BLK 91 | KETCHUM, ID | 83340

### SITE OVERVIEW

Date: 01.18.2018  
 Drawn By: TB, NP  
 Checked By: CG  
 File: Stott\_Base

Sheet No.

# L3.1

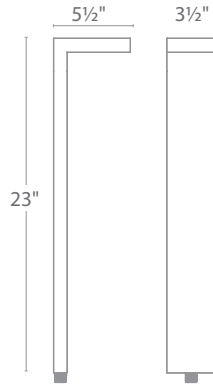


# LEDGE LED PATH LIGHT

6081

# WAC

## LANDSCAPE LIGHTING



Fixture Type:

Catalog Number:

Project: \_\_\_\_\_

Location: \_\_\_\_\_

### PRODUCT DESCRIPTION

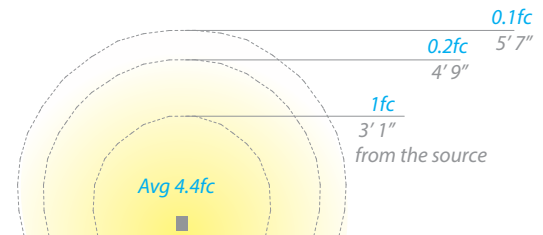
Sleek linear design blends seamlessly into pathways while providing soft, directional illumination

### SPECIFICATIONS

**Input:** 9-15VAC (Transformer is required)  
**Power:** 3.0W / 4.5VA  
**Brightness:** Up to 105 lm  
**CRI:** 90  
**Rated Life:** 60,000 hours

### FEATURES

- IP66 rated, Protected against powerful water jets
- Factory sealed water tight fixtures
- Translucent lens provides uniform light distribution
- Mounting stake, 6 foot lead wire, and direct burial gel filled wire nuts are included
- Recommended spacing for installation: Residential: 8 to 10ft; Commercial: 5 to 7ft
- Maintains constant lumen output against voltage drop
- UL & cUL 1838 Listed



### ORDERING NUMBER

	Color Temp	Finish
<b>6081</b> <i>Linear Path</i>	<b>27</b> 2700K Warm White	<b>BK</b> Black on Aluminum
	<b>30</b> 3000K Pure White	<b>BZ</b> Bronze on Aluminum

**6081-\_\_\_BK**

Example: **6081-30BK**

wacighting.com  
 Phone (800) 526.2588  
 Fax (800) 526.2585

Headquarters/Eastern Distribution Center  
 44 Harbor Park Drive  
 Port Washington, NY 11050

Central Distribution Center  
 1600 Distribution Ct  
 Lithia Springs, GA 30122

Western Distribution Center  
 1750 Archibald Avenue  
 Ontario, CA 91760

# Model: WL-LED100

## LEDme® Step Light

# WAC LIGHTING

Responsible Lighting®



Fixture Type:

Catalog Number:

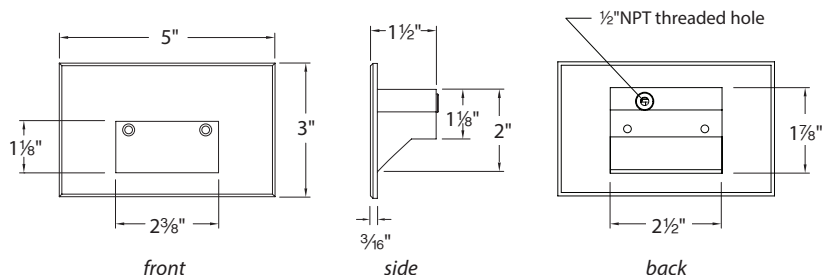
Project: \_\_\_\_\_

Location: \_\_\_\_\_

### PRODUCT DESCRIPTION

Horizontal rectangle LEDme® Step Light. Designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters.

Features an architectural design. Energy efficient for long-lasting indoor and outdoor lighting solutions. Creates an attractive, romantic impression at night.



### FEATURES

- 316 marine grade cast stainless steel (SS) available
- Direct wiring, no driver needed
- Low profile, flush to wall aesthetics with no visible hardware
- 40,000 hour rated life
- Balanced lighting, free of shadows with minimum glare
- Up to 200 fixtures can be connected in parallel
- Replaceable LED module
- 5 year WAC Lighting product warranty

### SPECIFICATIONS

**Construction:** Die-cast aluminum or 316 marine grade cast stainless steel

**Power:** Direct wiring, no remote driver needed. Input voltage: 120V or 277VAC 50/60Hz

**Light Source:** 3000K CCT Samsung HV-AC High Power LED, CRI: 85  
Optional color lenses. Total power consumption of 3.9W

**Mounting:** Fits into 2" x 4" J-Box with minimum inside dimensions of 3"L x 2"W x 2"H  
Includes bracket for J-Box mount.

**Dimming:** Dim to 10% with electronic low voltage (ELV) dimmer  
Approved dimmers: Lutron Skylark SELV-300P-WH and Leviton Vizia VPE04

**Standards:** IP66, UL & cUL Listed for wet locations

### ORDER NUMBER

Model #	Light Color	Finish
WL-LED100 120V	<b>C</b> White 3000K	<b>SS</b> Stainless Steel
WL-LED100F 277V	<b>AM</b> Amber 610nm	<b>BK</b> Black
	<b>RD</b> Red 640nm	<b>WT</b> White
	<b>BL</b> Blue 450nm	<b>BN</b> Brushed Nickel
		<b>BZ</b> Bronze



Example: WL-LED100F-BL-SS

### FINISHES



waclighting.com  
Phone (800) 526.2588  
Fax (800) 526.2585

Headquarters/Eastern Distribution Center  
44 Harbor Park Drive  
Port Washington, NY 11050

Central Distribution Center  
1600 Distribution Ct  
Lithia Springs, GA 30122

Western Distribution Center  
1750 Archibald Avenue  
Ontario, CA 91760



# Model: WL-LED100

## LEDme® Step Light

# WAC LIGHTING

Responsible Lighting®

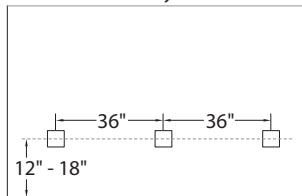
### FIXTURE PERFORMANCE

Input Voltage	Light Color	Finish	Lumens
WL-LED100 120V	C White	SS Stainless Steel	45
		BK Black	31
		WT White	68
		BN Brushed Nickel	31
		BZ Bronze	32
	AM Amber	SS Stainless Steel	28
		BK Black	19
		WT White	38
		BN Brushed Nickel	19
		BZ Bronze	21
	RD Red	SS Stainless Steel	3
		BK Black	2
		WT White	4
		BN Brushed Nickel	2
		BZ Bronze	2
	BL Blue	SS Stainless Steel	5
BK Black		3	
WT White		8	
BN Brushed Nickel		3	
BZ Bronze		4	

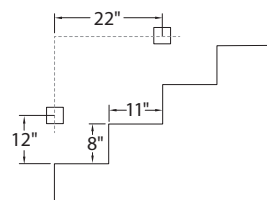
Input Voltage	Light Color	Finish	Lumens
WL-LED100F 277V	C White	SS Stainless Steel	37
		BK Black	25
		WT White	58
		BN Brushed Nickel	25
		BZ Bronze	27
	AM Amber	SS Stainless Steel	20
		BK Black	14
		WT White	29
		BN Brushed Nickel	14
		BZ Bronze	15
	RD Red	SS Stainless Steel	2
		BK Black	1.5
		WT White	3
		BN Brushed Nickel	1.5
		BZ Bronze	2
	BL Blue	SS Stainless Steel	4
BK Black		3	
WT White		6	
BN Brushed Nickel		3	
BZ Bronze		3	

### SPACING RECOMMENDATIONS FOR OPTIMAL LIGHT DISTRIBUTION

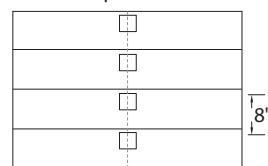
#### Corridors / Hallways



#### Stairs - Wall Mount



#### Stairs - Step Mount



Mount in center of stair as close to the upper tread as possible.  
For best results use one light per step for steps narrower than 5'.

waclighting.com  
Phone (800) 526.2588  
Fax (800) 526.2585

Headquarters/Eastern Distribution Center  
44 Harbor Park Drive  
Port Washington, NY 11050

Central Distribution Center  
1600 Distribution Ct  
Lithia Springs, GA 30122

Western Distribution Center  
1750 Archibald Avenue  
Ontario, CA 91760

# LEDGE LED PATH LIGHT

6081

# WAC

## LANDSCAPE LIGHTING

### Surface Mount Flange/Stake



*Includes three 7 inch threaded stainless steel stabilizing pins for ground mounting or surface mounts with four screws or over a junction box*

**5000-SCP-BZ**  
*Bronze on Aluminum*

### Additional Mounting Stake



**9000-ST9-BK**  
*Durable PVC stake*



### Guardian Mount

*Heavy duty stainless steel spike to position fixture.  
Formed from a single piece of metal*

**9000-SP9-BZ**  
*Stainless Steel*

### Magnetic Transformers

*Stainless Steel, 12-15V output, IP65 rated, UL 1838 listed  
See transformer spec sheet for details and its accessories*

**9075-TRN-SS**  
*75W Max*

**9150-TRN-SS**  
*150W Max*

**9300-TRN-SS**  
*300W Max*

**9600-TRN-SS**  
*600W Max*



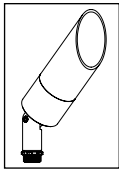
waclighting.com  
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Headquarters/Eastern Distribution Center  
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Western Distribution Center  
1750 Archibald Avenue  
Ontario, CA 91760

*WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program.*



<b>PROJECT:</b>	
<b>TYPE:</b>	
<b>CATALOG NUMBER:</b>	
<b>SOURCE:</b>	
<b>NOTES:</b>	

## CATALOG NUMBER LOGIC

**Example**      - DS - LED - e22 - SP - A7 - BZW - 12 - 11 - A - 360SL

Material

- Blank - Aluminum
- B** - Brass
- S - Stainless Steel

Series

**DS** - Delta Star™

Source

**LED** - 'e' Technology with Integral Dimming Driver (25W min. load when dimmed)  
*\*Requires magnetic Low Voltage dimmer*

LED Type

- e36** - 8WLED/2.7K
- e22** - 8WLED/3K
- e23** - 8WLED/4K
- e27** - 8WLED/Amber

Optics\*

- NSP** - Narrow Spot (Red Indicator)
- SP** - Spot (Green Indicator)
- MFL** - Medium Flood (Yellow Indicator)
- WFL** - Wide Flood (Blue Indicator)

Adjust-e-Lume® Output Intensity\*\* (Choose factory setting)

**A9** (Standard), **A8, A7, A6, A5, A4, A3, A2, A1**

\*\*Please see Adjust-e-Lume® photometry to determine desired intensity.

Finish

### Aluminum Finish

Powder Coat Color	Satin	Wrinkle
Bronze	<b>BZP</b>	<b>BZW</b>
Black	<b>BLP</b>	<b>BLW</b>
White (Gloss)	<b>WHP</b>	<b>WHW</b>
Aluminum	<b>SAP</b>	—
Verde	—	<b>VER</b>

### Brass Finish

Machined	<b>MAC</b>
Polished	<b>POL</b>
Mitique™	<b>MIT</b>

### Stainless Finish

Machined	<b>MAC</b>
Polished	<b>POL</b>
Brushed	<b>BRU</b> <small>Interior use only.</small>

### Premium Finish

<b>ABP</b> Antique Brass Powder	<b>CMG</b> Cascade Mountain Granite	<b>RMG</b> Rocky Mountain Granite
<b>AMG</b> Aleutian Mountain Granite	<b>CRI</b> Cracked Ice	<b>SDS</b> Sonoran Desert Sandstone
<b>AQW</b> Antique White	<b>CRM</b> Cream	<b>SMG</b> Sierra Mountain Granite
<b>BCM</b> Black Chrome	<b>HUG</b> Hunter Green	<b>TXF</b> Textured Forest
<b>BGE</b> Beige	<b>MDS</b> Mojave Desert Sandstone	<b>WCP</b> Weathered Copper
<b>BPP</b> Brown Patina Powder	<b>NBP</b> Natural Brass Powder	<b>WIR</b> Weathered Iron
<b>CAP</b> Clear Anodized Powder	<b>OCP</b> Old Copper	<small>Also available in RAL Finishes See submittal SUB-1439-00</small>

Lens Type

- 12** - Soft Focus Lens
- 13** - Rectilinear Lens

Shielding

**11** - Honeycomb Baffle

Cap Style

- A** - 45°
- B** - 90°
- D** - 45° less Weep Hole (Interior Use Only)
- E** - 90° less Weep Hole (Interior Use Only)

Option

**360SL** - 360SL™ Rotational Knuckle Mounting System

## DRIVER DATA

Input Volts	InRush Current	Dimmable	Operation Ambient Temperature
12VAC/DC 50/60Hz	<1A (non-dimmed)	Magnetic Low Voltage Dimmer	-10°F-130°F

## LM79 DATA

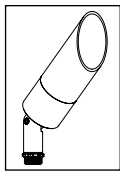
BK No.	CCT (Typ.)	Input Watts (Typ.)	CRI (Typ.)
e36	2700K	8.4	90
e22	3100K	8.4	90
e23	4100K	8.4	75
e27	Amber (590nm)	7.9	~

## L70 DATA

Minimum Rated Life (hrs.) 70% of initial lumens (L70)
50,000
50,000
50,000
50,000

## \*OPTICAL DATA

Beam Type	Angle	Visual Indicator
Narrow Spot	14°	Red Dot
Spot	18°	Green Dot
Medium Flood	25°	Yellow Dot
Wide Flood	36°	Blue Dot

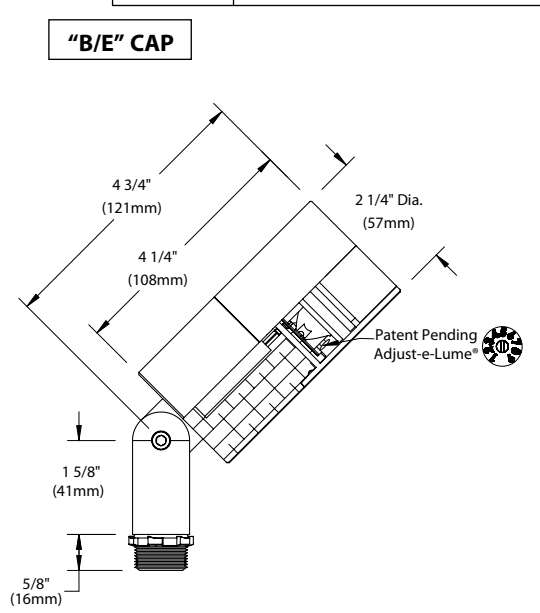
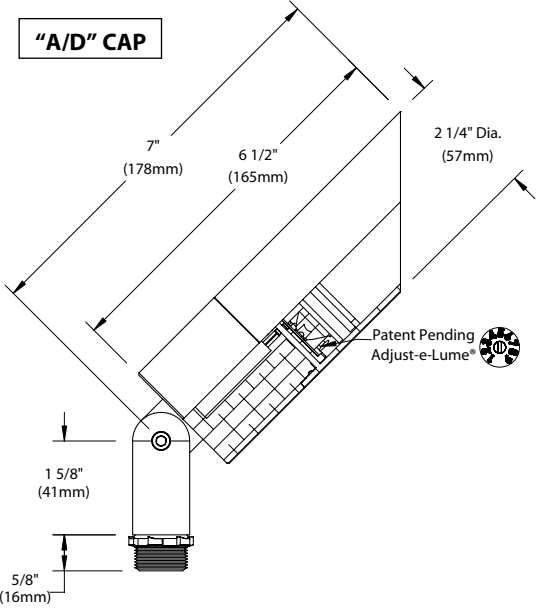


**BKSSL**  
SOLID STATE LIGHTING

the power of dimming with **adjust-e-lume** TECHNOLOGY

# DELTA STAR™

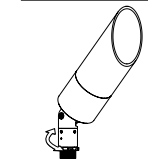
<b>PROJECT:</b>	
<b>TYPE:</b>	



**360 SL™**

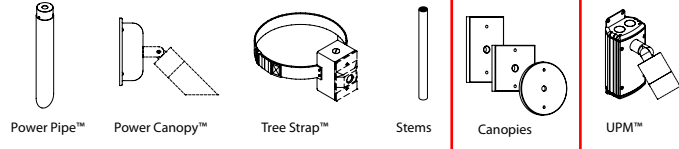
Accessories (Configure separately)

All dimensions indicated on this submittal are nominal. Contact Technical Sales if you require more stringent specifications.

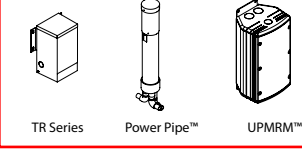


**Horizontal Rotation**  
(Optional 360SL™ Knuckle)

**Mounting:**



**Remote Transformers:**



## SPECIFICATIONS

**GreenSource Initiative™**  
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced onsite. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult [www.bklighting.com/greensource](http://www.bklighting.com/greensource) for program requirements.

**Materials**  
Furnished in Copper-Free Aluminum (Type 6061-T6), Brass (Type 360) or Stainless Steel (Type 304).

**Body**  
Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.

**Knuckle**  
The LOCK™ (Locking 'O' Ring Compression Knuckle) is comprised of two components. The first is integral to the body and features an interior, machined taper. The second is machined from solid billet and features a second, reverse angle taper. The resultant mechanical taper-lock allows a full 180° vertical adjustment without the use of serrated teeth, which inherently limit aiming. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lb. static load prior to movement to ensure decades of optical alignment. 1/2" pipe thread for mounting.

Optional 360SL™ additionally provides biaxial source control with 360° horizontal rotation in addition to vertical adjustment.

**Cap**  
Fully machined. Accommodates [1] lens or louver media. Choose from 45° cutoff ('A' or 'D'), or 1" deep bezel with 90°

cutoff ('B' or 'E') cap styles. 'A' and 'B' caps include weep-hole for water and debris drainage. 'D' and 'E' caps exclude weep-hole and are for interior use only.

**Lens**  
Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment. Specify soft focus (#12) or rectilinear (#13) lens.

**BKSSL®**  
Integrated solid state system with 'e' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components.

Integral, constant current driver. 12VAC/VDC input. 50/60Hz. Proprietary input control scheme achieves power factor correction and eliminates inrush current. Output, over-voltage, open-circuit, and short circuit protected. Inrush current limited to <1A (non-dimming). Conforms to Safety Std. C22.2 No. 250.13-12.

Line dimmable. For use with low voltage dimmer with dedicated neutral conductor. Minimum 25 watt load required for dimming.

**Adjust-e-Lume®** (Pat. Pending)  
Integral electronics allows dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed as conditions require. Specify factory preset *output intensity*.

**Optics**  
Interchangeable OPTIKIT™ modules permit field changes to optical distribution. Color-coded for easy reference: Narrow Spot (NSP) = Red. Spot (SP) = Green. Medium Flood (MFL) = Yellow. Wide Flood (WFL) = Blue.

**Remote Transformer**  
For use with 12VAC BKSSL remote transformer.

**Wiring**  
Teflon® coated, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

**Hardware**  
Tamper-resistant, stainless steel hardware. LOCK™ aiming screw is additionally black oxide treated for additional corrosion resistance.

**Finish**  
StarGuard®, our exclusive RoHS compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish. Stainless steel components are available in handcrafted metal finish. (Brushed finish for interior use only).

**Warranty**  
5 year limited warranty.

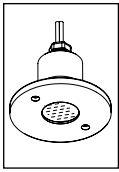
**Certification and Listing**  
ITL tested to IESNA LM-79. Lighting Facts Registration per USDOE ([www.lightingfacts.com](http://www.lightingfacts.com)). ETL Listed to ANSI/UL Standard 1838 and UL Standard 8750. Certified to CAN/CSA Standard C22.2 No. 9, CSA TIL B-58B. RoHS compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. Suitable for installation within 4' of the ground. IP66 Rated. Made in USA.



\*Teflon is a registered trademark of DuPont Corporation.  
\*Energy Star is a registered trademark of the United States Environmental Protection Agency.

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		1-8-14	SUB000930

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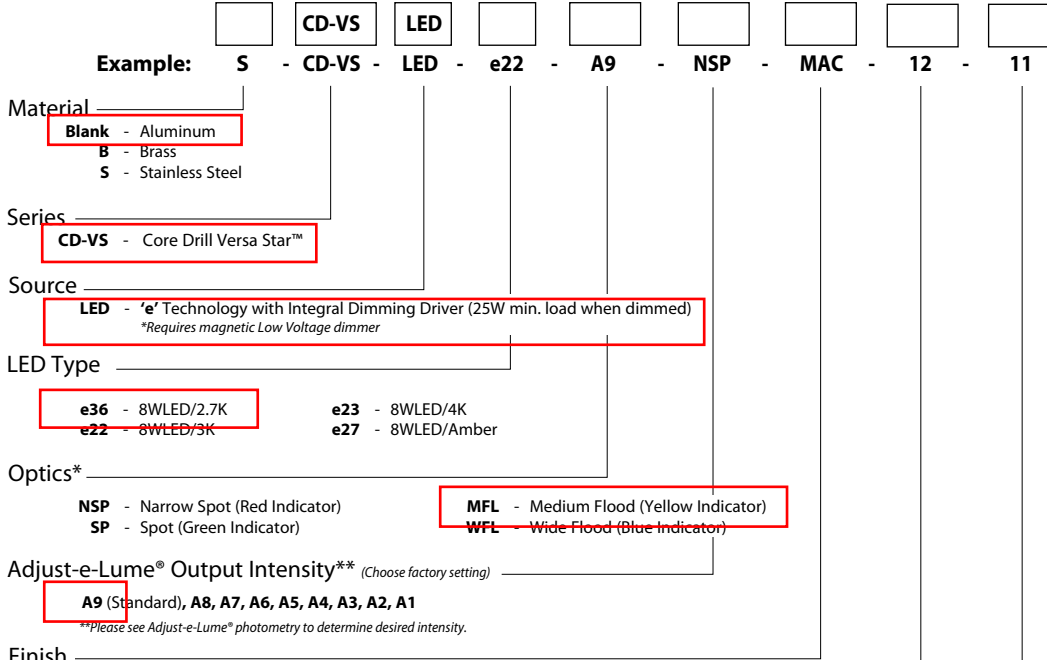
**BKSSL**  
SOLID STATE LIGHTING



# CORE DRILL VERSA STAR™

<b>PROJECT:</b>	
<b>TYPE:</b>	
<b>CATALOG NUMBER:</b>	
<b>SOURCE:</b>	
<b>NOTES:</b>	

## CATALOG NUMBER LOGIC



Aluminum Finish			Brass Finish		Premium Finish		
<b>Powder Coat Color</b>	<b>Satin</b>	<b>Wrinkle</b>	Machined	<b>MAC</b>	<b>ABP</b> Antique Brass Powder	<b>CMG</b> Cascade Mountain Granite	<b>RMG</b> Rocky Mountain Granite
Bronze	<b>BZP</b>	<b>BZW</b>	Polished	<b>POL</b>	<b>AMG</b> Aleutian Mountain Granite	<b>CRI</b> Cracked Ice	<b>SDS</b> Sonoran Desert Sandstone
Black	<b>BLP</b>	<b>BLW</b>	Mitique™	<b>MIT</b>	<b>AQW</b> Antique White	<b>CRM</b> Cream	<b>SMG</b> Sierra Mountain Granite
White (Gloss)	<b>WHP</b>	<b>WHW</b>	Stainless Finish		<b>BCM</b> Black Chrome	<b>HUG</b> Hunter Green	<b>TXF</b> Textured Forest
Aluminum	<b>SAP</b>	—	Machined	<b>MAC</b>	<b>BGE</b> Beige	<b>MDS</b> Mojave Desert Sandstone	<b>WCP</b> Weathered Copper
Verde	—	<b>VER</b>	Polished	<b>POL</b>	<b>BPP</b> Brown Patina Powder	<b>NBP</b> Natural Brass Powder	<b>WIR</b> Weathered Iron
			Brushed	<b>BRU</b> <small>Interior use only.</small>	<b>CAP</b> Clear Anodized Powder	<b>OCP</b> Old Copper	<small>Also available in RAL Finishes See submittal SUB-1439-00</small>

Lens Type: **12** - Soft Focus Lens  
**13** - Rectilinear Lens

Shielding: **11** - Honeycomb Baffle

DRIVER DATA	Input Volts	InRush Current	Dimmable	Operation Ambient Temperature
	12VAC/DC 50/60Hz	<1A (non-dimmed)	Magnetic Low Voltage Dimmer	-10°F-130°F

### LM79 DATA

BK No.	CCT (Typ.)	Input Watts (Typ.)	CRI (Typ.)
e36	2700K	8.4	90
e22	3100K	8.4	90
e23	4100K	8.4	75
e27	Amber (590nm)	7.9	~

### L70 DATA

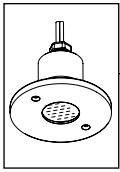
Minimum Rated Life (hrs.) 70% of initial lumens (L70)
50,000
50,000
50,000
50,000

### \*OPTICAL DATA

Beam Type	Angle	Visual Indicator
Narrow Spot	14°	Red Dot
Spot	18°	Green Dot
Medium Flood	25°	Yellow Dot
Wide Flood	36°	Blue Dot

<b>B-K LIGHTING</b>	40429 Brickyard Drive • Madera, CA 93636 • USA 559.438.5800 • FAX 559.438.5900 www.bklighting.com • info@bklighting.com	SUBMITTAL DATE	DRAWING NUMBER
		1-8-14	SUB000937

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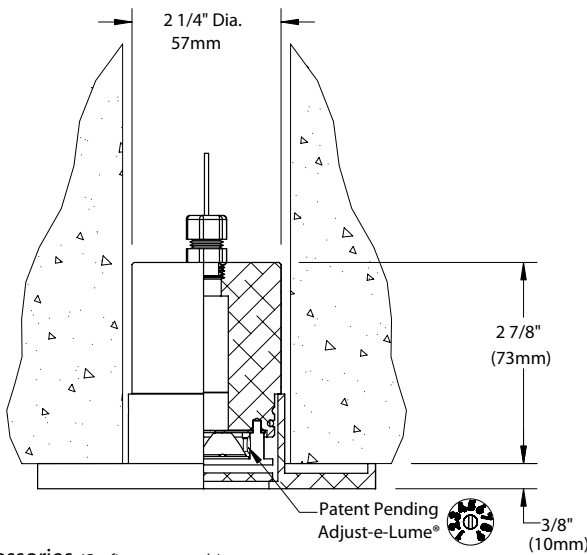
**BKSSL**  
SOLID STATE LIGHTING



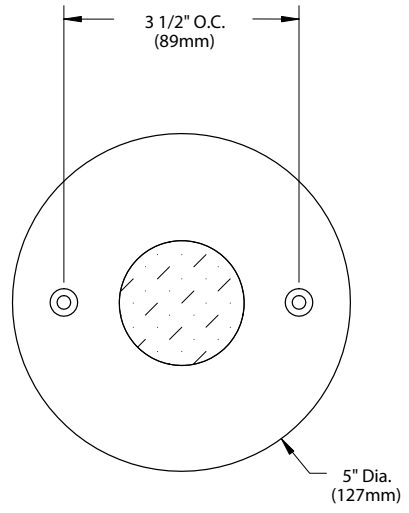
# CORE DRILL VERSA STAR™

PROJECT:	
TYPE:	

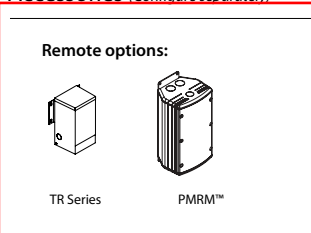
**SIDE VIEW**



**FACEPLATE DETAIL**



**Accessories** (Configure separately)



All dimensions indicated on this submittal are nominal. Contact Technical Sales if you require more stringent specifications.

## SPECIFICATIONS

**GreenSource Initiative™**

Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced onsite. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult [www.bklighting.com/greensource](http://www.bklighting.com/greensource) for program requirements.

**Materials**

Furnished in Copper-Free Aluminum (Type 6061-T6), Brass (Type 360) or Stainless Steel (Type 304).

**Core Drill**

Allows for mounting into existing structures that will not easily accept a standard box. 2-1/2" dia. hole required for slip fit.

**Body**

Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. High temperature, silicone 'O' Ring provides water-tight seal. Provided with hard-coat (Type III) black anodize finish for maximum corrosion resistance. Weather-tight cable connector with 5'0," 18Ga., 2 wire low voltage cable.

**Faceplate**

Fully machined from solid billet. Countersunk holes provide for flush hardware mounting (by others). Accommodates [1] lens or louver media.

**Lens**

Shock resistant, tempered, glass lens is factory adhered to faceplate and provides hermetically sealed optical compartment. Specify soft focus (#12) or rectilinear (#13) lens.

**BKSSL®**

Integrated solid state system with 'e' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components.

Integral, constant current driver. 12VAC/VDC input. 50/60Hz. Proprietary input control scheme achieves power factor correction and eliminates inrush current. Output, over-voltage, open-circuit, and short circuit protected. Inrush current limited to <1A (non-dimming). Conforms to Safety Std. C22.2 No. 250.13-12.

Line dimmable. For use with low voltage dimmer with dedicated neutral conductor. Minimum 25 watt load required for dimming.

**Optics**

Interchangeable OPTIKIT™ modules permit field changes to optical distribution. Color-coded for easy reference: Narrow Spot (NSP) = Red. Spot (SP) = Green. Medium Flood (MFL) = Yellow. Wide Flood = Blue.

**Adjust-e-Lume®** (Pat. Pending)

Integral electronics allows dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed as conditions require. Specify factory preset output intensity.

**Transformer**

For use with 12VAC **BKSSL** remote transformer.

**Wiring**

Teflon® coated, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

**Hardware**

Tamper-resistant, stainless steel hardware. Mounting hardware by others.

**Finish**

StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish. Stainless steel components are available in handcrafted metal finish. (Brushed finish for interior use only).

**Warranty**

5 year limited warranty.

**Certification and Listing**

ITL tested to IESNA LM-79. Lighting Facts Registration per USDOE ([www.lightingfacts.com](http://www.lightingfacts.com)). ETL Listed to ANSI/UL Standard 1838 and UL Standard 8750 and Certified to CAN/CSA C22.2 No. 9, CSA TIL B-58B. RoHs compliant. Suitable for indoor or outdoor use. Suitable for installation in combustible materials (Type Non-IC). Suitable for use in wet locations. Suitable for installation within 4' of the ground. IP65 Rated. Made in USA.



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		1-8-14	SUB000937

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City of Ketchum  
Planning & Building

**STAFF REPORT**  
**KETCHUM PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING OF MARCH 12, 2018**

- PROJECT:** Lots 17, 18, & 19 Mortgage Row Rezone
- FILE NUMBER:** #17-157
- APPLICANT:** Dwight & Susan Coburn and Robert, Kenneth, & Nancy Dreyer (DHD Properties LLC)
- REQUEST:** Applicant initiated request to rezone Lots 17, 18, and 19 of the Mortgage Row Subdivision from the Limited Residential One Acre District (LR-1) to the General Residential Low Density District (GR-L).
- PUBLIC NOTICE:** Public notice as required by Idaho State Statute §67-6509 has been met. On January 17<sup>th</sup>, 2018 a public notice was placed in three locations in the city, mailed to political subdivisions and outside agencies, published in the Idaho Mountain Express, and physically posted on site.
- The following notice was published in the Idaho Mountain Express on January 17<sup>th</sup>, 2018:
- Zone Change Request within Mortgage Row Subdivision: Request by Dwight & Susan Coburn and Robert, Kenneth, & Nancy Dreyer (DHD Properties LLC) to rezone Lots 17, 18, and 19 of the Mortgage Row Subdivision from the Limited Residential One Acre District (LR-1) to the General Residential Low Density District (GR-L). Subject properties are located at 12700, 12698, & 12696 Highway 75, Ketchum, Idaho 83340.***
- REVIEWER:** Abby Rivin, Associate Planner
- RECOMMENDATION:** Staff recommends subject Lots 17, 18, and 19 of Mortgage Row Subdivision be rezoned from the Limited Residential One Acre District (LR-1) to the Limited Residential (LR) Zoning District.
- ATTACHMENTS:**
- A. Application Form & Narrative
  - B. Public Comment
  - C. Staff Report from February 12, 2018 Meeting

**BACKGROUND**

On February 12<sup>th</sup>, 2018, the Planning and Zoning Commission considered the application to rezone Lots 17, 18, and 19 of Mortgage Row Subdivision from the Limited Residential One Acre (LR-1) Zoning District to the General Residential Low Density (GR-L) Zoning District and held a public hearing. After consideration of the applicant’s testimony, Staff comments, and public comments, the Planning and Zoning Commission moved to continue review to the March 12<sup>th</sup>, 2018 Regular Meeting and directed Staff to provide more research regarding the implications for increased density and access management on Highway 75.

As indicated in the applicant’s narrative included as an attachment to this Staff Report, the motivation for the requested rezone from LR-1 to GR-L is to address the current noncompliance of these properties with the overlying zoning. While no design review or building permit application has been submitted concurrently with the subject zoning map amendment request, the current property owners of Lot 17 desire to construct an addition to their existing single-family residence and LR-1 dimensional standards prohibit the preferred modification to their property.

**Exhibit A. Mortgage Row Lots 17, 18, and 19**



**ANALYSIS**

Mortgage Row Subdivision was annexed into the City of Ketchum from unincorporated Blaine County in 1993. At that time, the lots were assigned the zoning designation of Limited Residential One Acre (LR-1). Mortgage Row Subdivision is primarily comprised of single-family dwellings, however Lots 5B, 6, 7, and 9 include multi-family as well as commercial uses including



a retail store and gas station, auto-related uses, and commercial storage, which are nonconforming uses in the LR-1 Zone. Lots in the subdivision range in size from +/- 12,000 to 35,000 sq ft. All existing lots are nonconforming with the LR-1 Zone in relation to the 1 acre minimum lot area and most lots are nonconforming with the 80 ft required setback from Highway 75. Access to the subdivision is provided from Highway 75, Neil's Way, and Meadow Circle.

Since annexation of Mortgage Row Subdivision into the City of Ketchum, the following four (4) lots have received approval to rezone from LR-1 to the LR Zoning District:

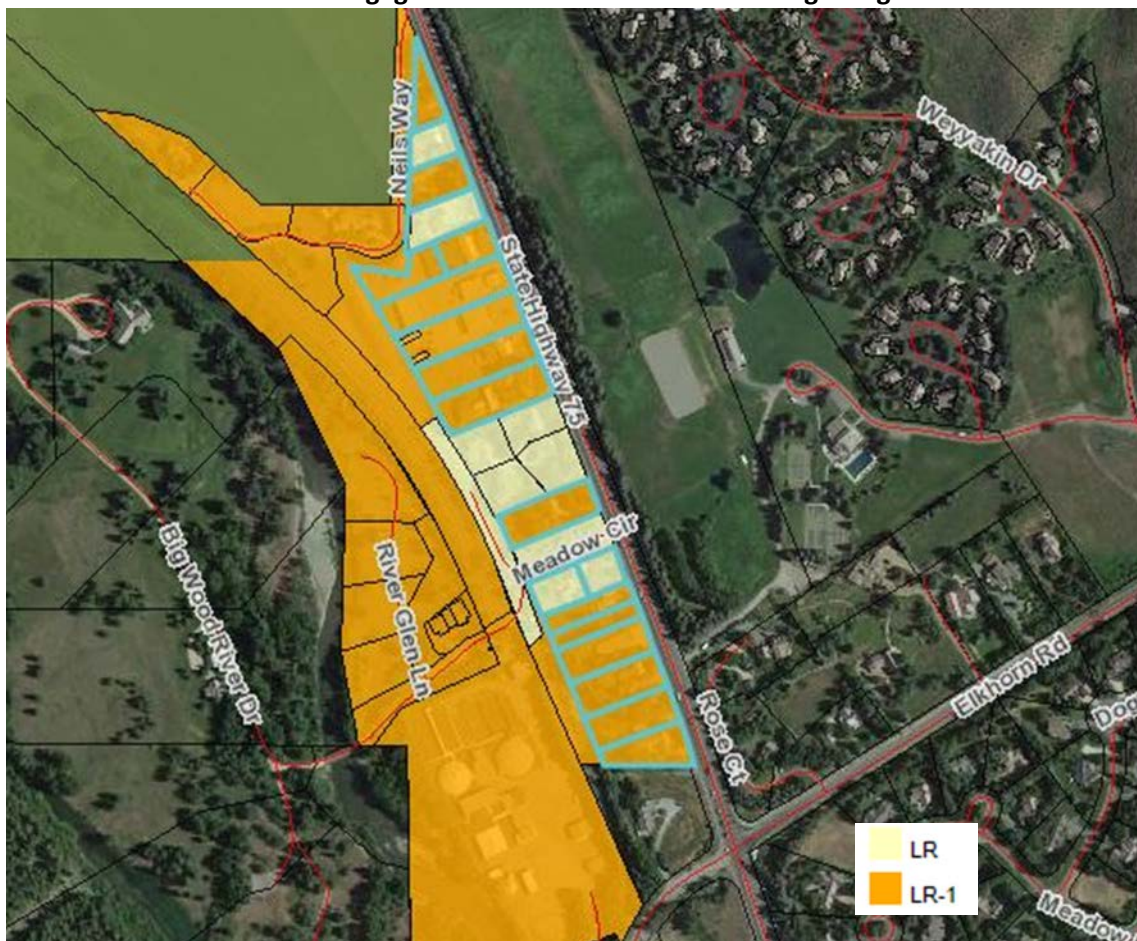
- 102 Neil's Way (Mortgage Row Sub, Lot 2 & TL 7268)
- 106 Neil's Way (Mortgage Row Sub, Lot 4A)
- 91 Meadow Road (Mortgage Row Sub, Lot 14BB)
- 93 Meadow Road (Mortgage Row Sub, Lot 14AA)

Former Lots 10 and 11 of Mortgage Row Subdivision were subdivided in 2003 into 4 new lots to form The Glade Subdivision, which is zoned Limited Residential (LR).

- 208 Glade Court (The Glade Sub, Lot 1, Block 1)
- 212 Glade Court (The Glade Sub, Lot 2, Block 1)
- 214 Glade Court (The Glade Sub, Lot 3, Block 1)
- 218 Glade Court (The Glade Sub, Lot 4, Block 1)

Former Lot 13 of Mortgage Row Subdivision was incorporated into River Glen Subdivision and zoned LR.

#### Exhibit B. Mortgage Row Subdivision Current Zoning Designations



*Lots 17, 18, & 19 Mortgage Row Rezone (17-157)*

**ZONING DISTRICTS DIMENSIONAL STANDARDS**

The following table summarizes the dimensional standards in the existing LR-1 Zone, the proposed GR-L Zone, and the recommended LR Zone.

**Table 1. Zoning Districts Dimensional Standard Comparison (§17.12.030)**

<b>Dimensional Standard Comparison</b>			
	<b><i>Existing Zoning District: Limited Residential One Acre (LR-1)</i></b>	<b><i>Proposed Zoning District: General Residential Low Density District (GR-L)</i></b>	<b><i>Recommended Zoning District: Limited Residential (LR)</i></b>
Minimum Lot Size	1 acre	8,000 sq ft	9,000 sq ft
Average Width of Lot	100 ft	80 ft	80 ft
HWY 75 Setbacks	80 ft	Where the street width is 66 ft, all buildings shall be set back a minimum of 32 ft. Where the street width is 80 ft, all buildings shall be set back a minimum of 25 ft.	Where the street width is 66 ft, all buildings shall be set back a minimum of 32 ft. Where the street width is 80 ft, all buildings shall be set back a minimum of 25 ft.
Front Setback	15'	15'	15'
Side Setback	> of 1' for every 2' in building height, or 10'	> of 1' for every 3' in building height, or 5'	> of 1' for every 2' in building height, or 10'
Rear Setback	20'	> of 1' for every 3' in building height, or 15'	20'
Maximum Building Coverage	25%	35%	35%
Building Height	35'	35'	35'

Rezoning either to the requested GR-L Zone or to the Staff recommended LR Zone would both address the existing nonconformities on Lots 17, 18, and 19 in relation to minimum lot area and the required setback to Highway 75. If rezoned to GR-L or LR, the required setback to Highway 75 would decrease from 80 ft to 32 ft. Currently nonconforming in relation to the one acre minimum lot size in the LR-1 Zone, Lots 17, 18, and 19 all meet the minimum lot areas required in the GR-L and LR Zones.

**DENSITY**

While rezoning to both the LR and GR-L Zoning Districts would address the existing nonconformities of the subject lots, the LR and GR-L Zoning Districts have different implications for increased density within Mortgage Row Subdivision. With the existing LR-1 Zone, the maximum density permitted on each lot is one (1) single-family residence with one (1) associated accessory dwelling unit for a total of six (6) dwelling units. If rezoned to GR-L, each lot would be permitted to contain two (2) single-family residences each with an associated accessory dwelling unit for a total of twelve (12) dwelling units. Unlike both the LR-1 and LR Zoning Districts, multi-family development containing up to two (2) dwelling units is permitted in the GR-L Zone

(§17.12.20). The subject lots could contain six (6) multi-family dwelling units if rezoned to GR-L. As with the existing LR-1 Zone, the LR Zone would also permit a maximum density of one (1) single-family residence with one (1) associated accessory dwelling unit for a total of six (6) dwelling units on the three lots.

If rezoned to GR-L, an increase in density of up to 12 dwelling units on the subject lots would be permitted through the approval of the subject zoning map amendment request. Increasing density on the subject lots if rezoned to LR would require a subdivision. The subdivision process allows City Departments the opportunity to further consider the impacts of increasing density within Mortgage Row Subdivision. Traffic implications and infrastructure impacts would be analyzed as part of the subdivision process.

#### ACCESS MANAGEMENT ON HIGHWAY 75

Mortgage Row Subdivision is located within Ketchum's southern gateway corridor. As the only entrance to Ketchum from southern Idaho, the corridor is burdened by visitor and commuter traffic on Highway 75. As greater density is permitted in the GR-L Zone, the requested zoning map amendment may impact traffic onto Highway 75 as well as the capacity of existing infrastructure. The single-family residences on Lots 17, 18, and 19 are all accessed from driveways off of Highway 75. In the 2014 Comprehensive Plan, *Policy M-1.2 Transportation Planning and Access Management on Highway 75 and Arterials* emphasizes that new curb cuts should be controlled on Highway 75 and specifically addresses Mortgage Row Subdivision as an area where access points should be reduced. On statewide routes within city limits, the Idaho Transportation Department (ITD) requires access spacing of 250 ft between private driveways. The existing spacing between the driveway accesses on the subject lots do not meet ITD's spacing requirements. Both the 2014 Comprehensive Plan and ITD standards do not support additional curb cuts to access private residences on Highway 75 within the Mortgage Row Subdivision.

If the lots are rezoned to GR-L, the permitted increased density has the potential to intensify traffic on Highway 75 and may also result in an increase of access points along the statewide route. If the subject lots are rezoned to LR, an increase in density would require a subdivision. The subdivision process would allow the City to address traffic volume as well manage access points on Highway 75.

#### COMPREHENSIVE PLAN ANALYSIS

##### **Future Land Use Map and Area Designation Analysis**

According to Idaho Statute, the city should consult the Ketchum Comprehensive Plan when considering amendments to the zoning ordinance and official zoning map. The Future Land Use Map of the Comprehensive Plan designates the entirety of Mortgage Row Subdivision as Medium Density Residential (2014 City of Ketchum Comprehensive Plan, page 66). Primary uses in the Medium Density Residential area include a broad variety of residential types, including single-family residences, duplexes, and other attached-unit types. Secondary uses include supporting and complementary uses to residential development, such as accessory dwelling units, community gardens, open space and recreation, schools, places of worship, and other public uses. Senior housing facilities are also listed as an appropriate secondary use within this area (2014 City of Ketchum Comprehensive Plan, page 68).

Based on the list of primary uses above, the request from the applicant to rezone Lots 17, 18, and 19 to the General Residential Low Density (GR-L) Zoning District is in compliance with this section of the Comprehensive Plan. The Staff recommendation to rezone the subject lots to the

Limited Residential (LR) Zoning District is also in compliance with this section of the Comprehensive Plan as the Medium Density Residential area includes single-family residences as a primary use. The current property owners have indicated that the primary use of the subject lots would remain single-family residential.

**Comprehensive Plan Goals and Policy Analysis**

The following table summarizes goals and policy statements from the Ketchum Comprehensive Plan that are relevant to Staff’s recommendation to rezone Lots 17, 18, and 19 to the Limited Residential (LR) Zone. The Comprehensive Plan Goals and Policy Analysis for the applicant’s request to rezone the subject lots to the General Residential Low Density District (GR-L) is included in the Staff Report for the February 12, 2018 Planning and Zoning Commission Meeting, which is included as an attachment. While the Comprehensive Plan includes goals and policies that address multiple facets of community development, Staff has identified three goals and/or policies that align with Staff’s recommendation to rezone Lots 17, 18, and 19 in Mortgage Row Subdivision to LR.

**Table 2. Comprehensive Plan Goals and Policy Analysis**

<b>Chapter</b>	<b>Goal/Policy and Page</b>	<b>Analysis of Amendment Request</b>
<b>Chapter 3: Housing</b>	Goal H-3 (pg 21) Ketchum will have a mix of housing types and styles.	The subject rezone will preserve the existing single-family residential use on subject Lots 17, 18, and 19.
<b>Chapter 4: Community Design and Neighborhoods</b>	Goal CD-3 (page 27): Ketchum will maintain and improve the appearance of its entryway corridors and gateways.	Mortgage Row Subdivision is within Ketchum’s southern gateway corridor. Staff’s recommendation to rezone the subject lots to LR supports low density residential development while preserving panoramic vistas, such as the Reinheimer Ranch
<b>Chapter 7: Mobility</b>	Policy M-1.2 (page 42) Transportation Planning and Access Management on Highway 75 and Arterials	Policy M-1. States that new curb cuts should be controlled on Highway 75 and specifically addresses Mortgage Row Subdivision as an area where access points should be reduced. Through rezoning the subject lots to LR instead of GR-L, the City may analyze implications to traffic and infrastructure through the subdivision process for requests to increase density.

**SUMMARY**

The standards of approval for a zoning map amendment require a complete application, proper noticing, a public hearing, compliance with the comprehensive plan, and compliance with city

codes. The subject rezone application meets the requirements for application submittal, public noticing, and compliance with both the 2014 Comprehensive Plan, and Ketchum City Code.

Rezoning the subject lots to LR would address the current noncompliance with the dimensional standards and regulations of LR-1 Zone. While Mortgage Row Subdivision is designated as Medium Density Residential on the Future Land Use Map, site constraints including driveway access off of Highway 75 complicate increasing density in this area. By rezoning the lots to LR instead of GR-L, any future requests to increase density would require a subdivision. All previous rezones within Mortgage Row Subdivision have also been from the LR-1 to LR Zone. The existing single-family residential development on Lots 17, 18, and 19 aligns with the dimensional standards and regulations of the LR Zone.

#### **STAFF RECOMMENDATION**

Staff recommends subject Lots 17, 18, and 19 of Mortgage Row Subdivision be rezoned from the Limited Residential One Acre District (LR-1) to the Limited Residential (LR) Zoning District.

#### **ALTERNATIVE ACTIONS**

- Move to continue review of the application to a date certain and direct Staff to return with further research.
- Move to recommend approval of the zoning map amendment as requested to the General Residential Low Density District and draft findings supporting approval.
- Move to recommend denial of the zoning map amendment request and draft findings supporting denial.

ATTACHMENT A. APPLICATION FORM & NARRATIVE



**City of Ketchum  
Planning & Building**

OFFICIAL USE ONLY	
File Number:	17-154
Date Received:	12-5-17
By:	MP
Fee Paid:	\$1925.00
Approved Date:	
Checked Date:	
By:	

**Application for Amendment to Zoning Code Title 17 or Subdivision Code Title 16**

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](http://www.ketchumidaho.org) and click on Municipal Code.

APPLICANT INFORMATION	
Name: Dwight & Susan Coburn (lot 17), DHD properties LLC, lots 18 & 19 (Robert Dreyer, Kenneth Dreyer, & Nancy Dreyer).	
Mailing Address: PO Box 4953, Ketchum ID 83340	
Phone: 208 720-7554	#17 - RPK 050300000170
Representative: Ken Dreyer	#18 - RPK 050300000180
Phone: 208 720-7554	#19 - RPK 050300000190
Mailing Address: PO Box 4953, Ketchum ID 83340	
AMENDMENT	
Section of code to be amended: N/A	
Please describe the proposed change or amended language (attach separate sheet if necessary): The proposed amendment is to change the current zoning of lots 17, 18, and 19 Mortgage Row Subdivision from LR-1 to GR-L. No subdivision is being proposed by this application. See narrative, attachment "A", for this proposal.	
ADDITIONAL INFORMATION	
Please describe any additional information, if necessary: See exhibit "B" for vicinity map.	
APPLICATION REQUIREMENTS	
Applications should include the following: a) Narrative describing zoning amendment b) Description of how the Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance support the proposed change c) Proposed ordinance language showing all revisions suggested	

12700  
12698  
12696  
Hwy  
75

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.

*Ken Dreyer*  
Applicant Signature

12/5/17  
Date

## Attachment "A"

The current owners of Lot 17, Mortgage Row Subdivision recently purchased the property and desire to remodel and add to the existing structure.

When Mortgage Row was annexed into Ketchum back in the 70's(??) it was assigned the zoning of LR-1 which immediately made every lot in the Subdivision non-conforming in regards to the set back of 80 feet from Highway 75 and a minimum lot size of 1 acre. Presumably however, the main purpose of the LR-1 zoning at that time was to prevent any further subdivisions because none of the lots were served by public sewer. The reason for that logic was that in most situations a 1 acre lot is generally considered the smallest lot size that can support individual septic systems. Because most of the lots in Mortgage Row contain less than 1/2 acre, it probably made a lot of sense at the time to prevent any future lot subdivision based on not enough square footage for a septic system, while at the same time recognizing that the existing houses had some right to "quiet enjoyment".

Times have changed, and we believe all of the lots in Mortgage Row are now served by public sewer, which makes the original zoning designation of LR-1 somewhat outdated.

In recent years there have been about 8 lots rezoned from LR-1 to LR in the Mortgage Row Subdivision. Most of these rezones have been driven by the desire of developers to subdivide larger lots into smaller lots. We believe there is consensus that the smaller lot size allowed in either the LR zone or the GR-L zone is probably more consistent with sound urban planning policies; and is also applicable to lots in the Mortgage Row Subdivision.

The GR-L zone allows for 8,000 square foot lots and a 32 foot setback from Highway 75. The LR zone allows for 9,000 square foot lots and a 32 foot setback from Highway 75.

Although no subdivision is being proposed at this time, a rezone to GR-L would make lots 17, 18, and 19 conform to the current zoning code, be consistent with other recent rezones, and would also allow lot 17 to proceed with their remodel plans.

### **Conformance to the Comprehensive Plan.**

Page 2 Comp Plan. It is envisioned that the Comprehensive Plan will be implemented through amendments to the City Code.

This rezone request from LR-1 to GR-L would amend the current zoning map thus making the zoning map consistent with the 2014 Comp Plan Future Land Use Plan.

Policy LU-1.1, Integrated and Compatible Mix of Land Uses. Use the Future Land Use Plan to guide decision about growth and development. The Future Land Use Plan identifies locations of land-use classifications within both the city limits and the ACI.



Policy LU-1.3, Future Development in Neighborhoods and Districts. The Future Land Use Plan guides new developments in existing and new neighborhoods and districts.

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.

The Future Land Use Plan identifies the subject lots as medium density residential. The stated purpose of the GR-L general residential - low density district is to provide areas where low and medium density uses can be properly developed in proximity to each other while still maintaining neighborhood amenities and favorable aesthetic surroundings. The intent of the GR-L district is to permit a reasonable amount of flexibility in both land use and development in residential development areas.

#### **Conformance to the Zoning Ordinance.**

The existing LR-1 zoning designation does not conform to the existing Zoning Ordinance because the existing lots do not meet either the purpose or maximum density requirements for the LR-1 district.

#### 17.18.030: LIMITED RESIDENTIAL - ONE ACRE DISTRICT (LR-1):

A. Purpose: The purpose of the LR-1 limited residential - one acre 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.

B. Maximum Density Of Single Development: One dwelling unit per acre of gross land area of less than twenty five percent (25%) slope.

The future land use map contained in the 2014 Comprehensive Plan identifies Mortgage Row Subdivision as a "medium density" residential area.

A medium density residential classification does **comply** with the GR-L zoning district.

#### 17.18.050: LIMITED RESIDENTIAL DISTRICT (GR-L):

A. Purpose: The purpose of the GR-L general residential - low density district is to provide areas where low and medium density uses can be properly developed in proximity to each other while still maintaining neighborhood amenities and favorable aesthetic surroundings. The intent of the GR-L district is to permit a reasonable amount of flexibility in both land use and development in residential development areas.

The significant difference between LR-1 and GR-L from an allowable density perspective is that none of the lots in Mortgage Row meet the 1 acre minimum lot size required in LR-1, while all of the lots in Mortgage Row are conforming to the 8,000 square foot minimum lot size in the GR-L district.

**Conformance to the Subdivision Ordinance.**

N/A. No subdivision is being proposed at this time.

**Conclusion.**

Prior to the adoption of the 2014 Comprehensive Plan, 8 lots in Mortgage Row were rezoned from LR-1 to LR. We are requesting that lots 17, 18, and 19 be rezoned to GR-L instead of LR like the previously rezoned 8 lots. Our logic behind the GR-L rezone instead of LR rezone is because the 2014 Comp Plan has identified this area as medium density, and the GR-L zone is the only appropriate zone that includes medium density in its stated purpose.

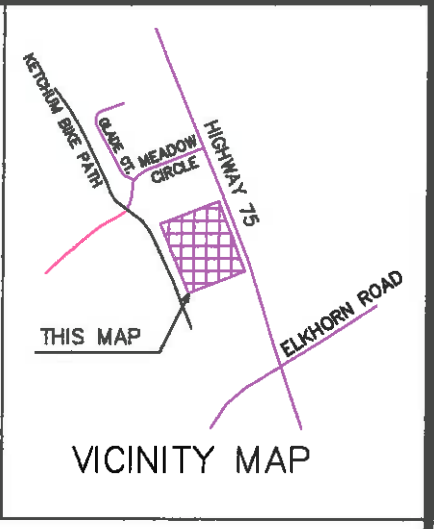
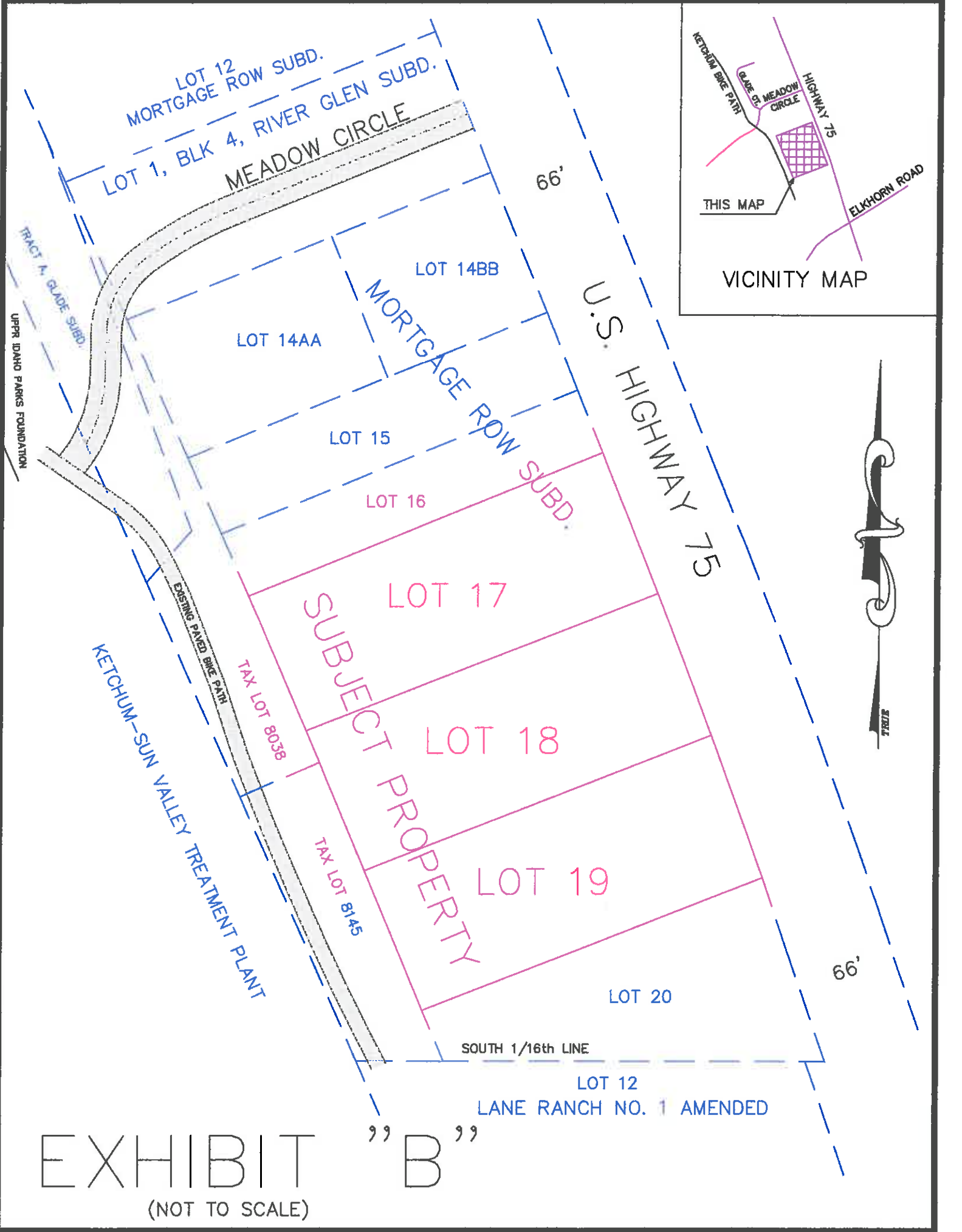


EXHIBIT B

(NOT TO SCALE)

## ATTACHMENT B. PUBLIC COMMENT

**From:** [thenye@comcast.net](mailto:thenye@comcast.net) [<mailto:thenye@comcast.net>]  
**Sent:** Tuesday, January 30, 2018 12:59 PM  
**To:** Participate <[participate@ketchumidaho.org](mailto:participate@ketchumidaho.org)>  
**Subject:** Re: Project Name - Lots 17,18 and 19 Mortgage Row Rezone

To whom it may concern,

My name is Brad Nysether and along with my wife Kathy we are owners of 91 Meadow Circle and through an LLC that we manage are owners of 93 Meadow Circle both originally/also known as Lot 14 Mortgage Road.

My understanding with this requested rezone is that the lots in question will be rezoned to allow a total of 2 dwelling units per lot which would imply one more additional dwelling unit per lot would be allowed or if an existing dwelling unit is torn down then a "duplex" unit could be built. My interest in this rezone process would be it's impact on traffic. I assume Blaine County is wanting to limit if not reduce direct access from Highway 75 and this rezone would add more direct access and if in the future these three lots were subdivided with this new Rezone request in place it would increase the direct access even more. Although, not a full time residence I am very familiar with traffic at this general location having to use Meadow Circle as my access off Highway 75 and I know how busy this area is in the morning and afternoon hours.

If the rezone request is allowed will the additional dwelling units be allowed to take direct access off Highway 75 which would probably indirectly effect me?

If the rezone request is allowed and the lot owners request to subdivide the lots will those subdivided lots keep the rezoned status?

Is there an additional plan in place to somehow create access to these lots off Meadow Circle which is already fairly busy given the few residences that use it and is in deteriorating condition? This would directly impact me.

Is there an additional plan in place to somehow create access to these lots off River Ranch Road at the Elkhorn light would may or may not directly effect me depending on what if any impact this plan would have on Meadow Circle.

I realize that you may be soliciting comments for or against this rezone request but I do not have sufficient information to comment negatively on it other than it implies just more traffic and my bigger concern is the future impact this Rezone may result in.

Respectfully submitted and please confirm receipt,

Bradley M. Nysether, owner 91 Meadow Circle  
Bradley M. Nysether, Owner and Manager Ketchum Investments LLC (owner of 93 Meadow Circle)

Dear P&Z,

We are the owners of Mortgage Row Lots 15 and 16. We oppose the proposed rezone from LR1 to GR-L. We are concerned that GR-L would allow for lots 17, 18 and 19 to be split into 3 lots each; or from 3 lots to nine lots. This is not in congruence to what has previously been approved for the Mortgage Row area. Lots 10, 11 and 14 were rezoned to LR, or from one lot to two lots. We have no issues with rezoning to LR. Having nine lots to the next to us would drastically alter the neighborhood that was purposely designed and zoned to have more open space as you approach Ketchum.

The other major concern is the access to these lots to/from the highway. Everyone knows that the southbound portion of the road just north of the Elkhorn light is one of the most dangerous in the area. Several rear-end collisions are recorded there every year. I have personally witnessed two collisions right in front of our house, one of which I had to respond to. This proposed rezone would put even more people at risk accessing the highway.

During high traffic hours, it has taken us up to five minutes just to get out of my driveway.

Please do not rezone these lots to GR-L and let us enjoy the open space that Mortgage Row was originally zoned for. It is bad enough having to live next to the highway.

Sincerely, Harry Bolton and Sharon Payne Bolton

Captain Harry Bolton, USMS  
Commanding Officer  
USTS GOLDEN BEAR  
Director of Marine Programs  
The California Maritime Academy  
707-246-7495 mobile  
[www.csum.edu](http://www.csum.edu)

-----Original Message-----

From: Robert Fuller [<mailto:robertnlucy@gmail.com>]

Sent: Friday, February 09, 2018 7:19 PM

To: Participate <[participate@ketchumidaho.org](mailto:participate@ketchumidaho.org)>

Cc: Micah Austin <[maustin@ketchumidaho.org](mailto:maustin@ketchumidaho.org)>

Subject: Opposition to Lots 17, 18 & 19 Mortgage Row Rezone

Dear P&Z

My wife and I are the owners of Lot 12 in Mortgage Row and are opposed to the proposed rezone of Lots 17, 18, & 19 from LR-1 to GR-L. We have been there over 30 years and have participated in the attempts to rezone Mortgage Row during that time. The question has always been one of addressing the desire to preserve the "quality" of Ketchum's corridor entry (single family somewhat historical homes) against maximizing the short term financial gain of an individual property owner. Recently, the attempt to rezone Lots 10 & 11 to GR-L which would have allowed three homes on each lot was denied while accepting the change to LR. I would point out that Lot 11 is 50 feet wider than all other lots but even with the additional square footage it was considered inadequate for three Lots on each Lot. Most recently an attempt was made to rezone Lot 14 to GR-L and to ostensibly show sufficient square footage for this, Lot 13 was combined with Lot 14. This was somewhat spurious as almost all of Lot 13 is encumbered by right of ways for the road (Meadow Circle), for utilities, and for all of the land between the north edge of the road and our property line which is to be maintained with the present landscape per the approved plat associated with what was done with the former KOA. In reality, a good portion of the three lots in the rezone request were unusable with the encumbered right of ways.

This to was considered inadequate and the request for a GR-L was turned down while accepting the LR. Lot 17 at 24,611 square feet, Lot 18 at 24,785 square feet, and Lot 19 at 24,350 square feet all would provide a similar foot print relative to the decision to turn down GR-L while accepting LR.

Bob Dreyer has been a good neighbor and a friend but we consider the long term benefits to Ketchum of preserving the existing flavor of this corridor entry along with the Reinheimer Ranch worth the effort to hold onto.

Sincerely, Robert & Lucile Fuller

Sent from my iPad

ATTACHMENT C. STAFF REPORT, FEBRUARY 12, 2018





City of Ketchum  
Planning & Building

**STAFF REPORT**  
**KETCHUM PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING OF FEBRUARY 12, 2018**

- PROJECT:** Lots 17, 18, & 19 Mortgage Row Rezone
- FILE NUMBER:** #17-157
- APPLICANT:** Dwight & Susan Coburn and Robert, Kenneth, & Nancy Dreyer (DHD Properties LLC)
- REQUEST:** Applicant initiated request to rezone Lots 17, 18, and 19 of the Mortgage Row Subdivision from the Limited Residential One Acre District (LR-1) to the General Residential Low Density District (GR-L).
- PUBLIC NOTICE:** Public notice as required by Idaho State Statute §67-6509 has been met. On January 17<sup>th</sup>, 2018 a public notice was placed in three locations in the city, mailed to political subdivisions and outside agencies, published in the Idaho Mountain Express, and physically posted on site.

The following notice was published in the Idaho Mountain Express on January 17<sup>th</sup>, 2018:

***Zone Change Request within Mortgage Row Subdivision: Request by Dwight & Susan Coburn and Robert, Kenneth, & Nancy Dreyer (DHD Properties LLC) to rezone Lots 17, 18, and 19 of the Mortgage Row Subdivision from the Limited Residential One Acre District (LR-1) to the General Residential Low Density District (GR-L). Subject properties are located at 12700, 12698, & 12696 Highway 75, Ketchum, Idaho 83340.***

- REVIEWER:** Abby Rivin, Associate Planner
- ATTACHMENTS:** A. Application Form & Narrative  
B. Public Comment

**BACKGROUND**

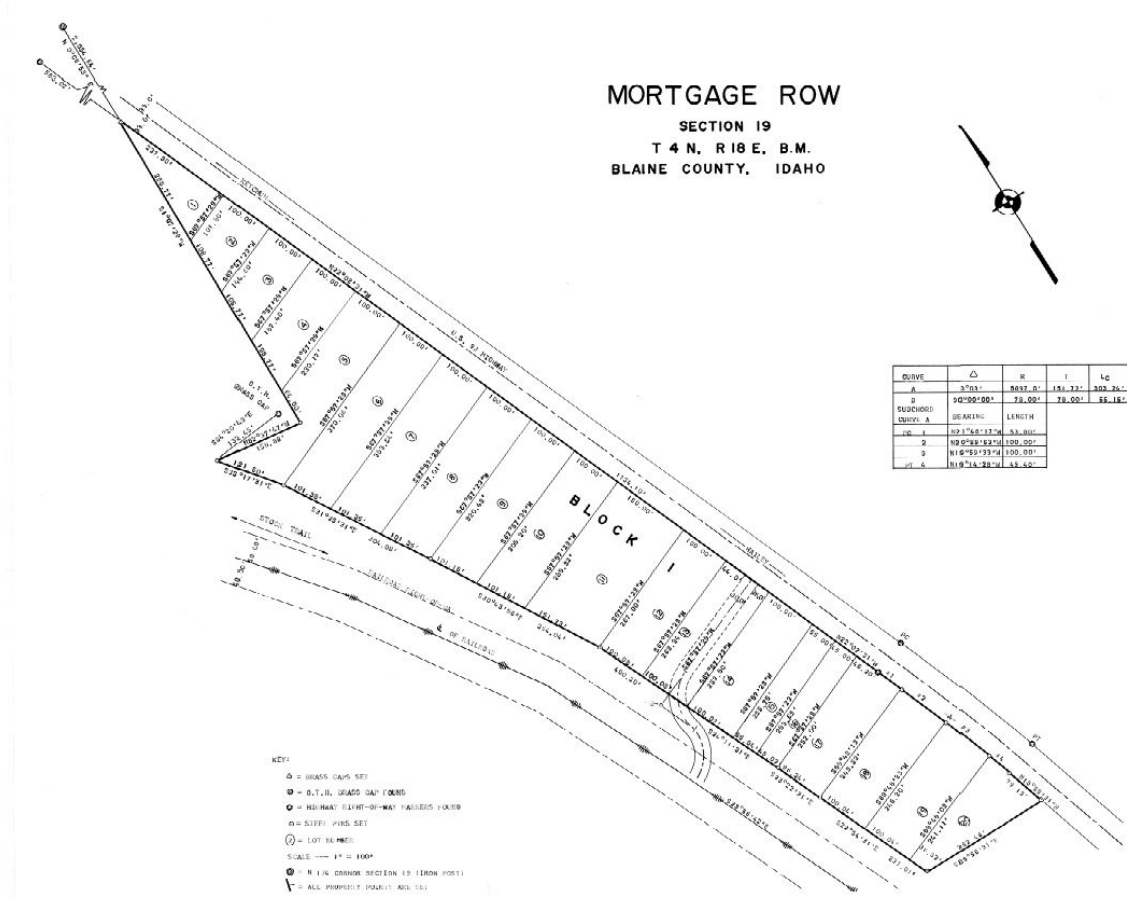
The applicant is requesting to rezone Lots 17, 18, and 19 of the Mortgage Row Subdivision from the Limited Residential One Acre District (LR-1) to the General Residential Low Density District (GR-L). The proposed rezone will address the current non-compliance of these properties with the overlying zoning. While no design review or building permit application has been submitted

concurrently with the subject zoning map amendment request, the current property owners of Lot 17 desire to construct an addition to their existing single-family residence and the current LR-1 zoning prohibits the preferred modification to their property.

**ANALYSIS**

Mortgage Row Subdivision was annexed into the City of Ketchum from unincorporated Blaine County in 1993. At that time, the lots were assigned the zoning designation of Limited Residential One Acre (LR-1). Mortgage Row Subdivision is primarily comprised of single-family dwellings, however Lots 5B, 6, 7, and 9 include multi-family as well as commercial uses including a retail store and gas station, auto-related uses, and commercial storage, which are nonconforming uses in the LR-1 Zone. Lots in the subdivision range in size from +/- 12,000 to 35,000 sq ft. All existing lots are nonconforming with the LR-1 Zone in relation to the 1 acre minimum lot area and most lots are nonconforming with the 80 ft required setback from Highway 75. Access to the subdivision is provided from Highway 75, Neil’s Way, and Meadow Circle.

**Exhibit A. Mortgage Row Original Subdivision Plat (recorded 1972)**



Since annexation of Mortgage Row Subdivision into the City of Ketchum, the following four (4) lots have received approval for rezone from LR-1 to LR Zoning District:

- 102 Neil’s Way (Mortgage Row Sub, Lot 2 & TL 7268)
- 106 Neil’s Way (Mortgage Row Sub, Lot 4A)

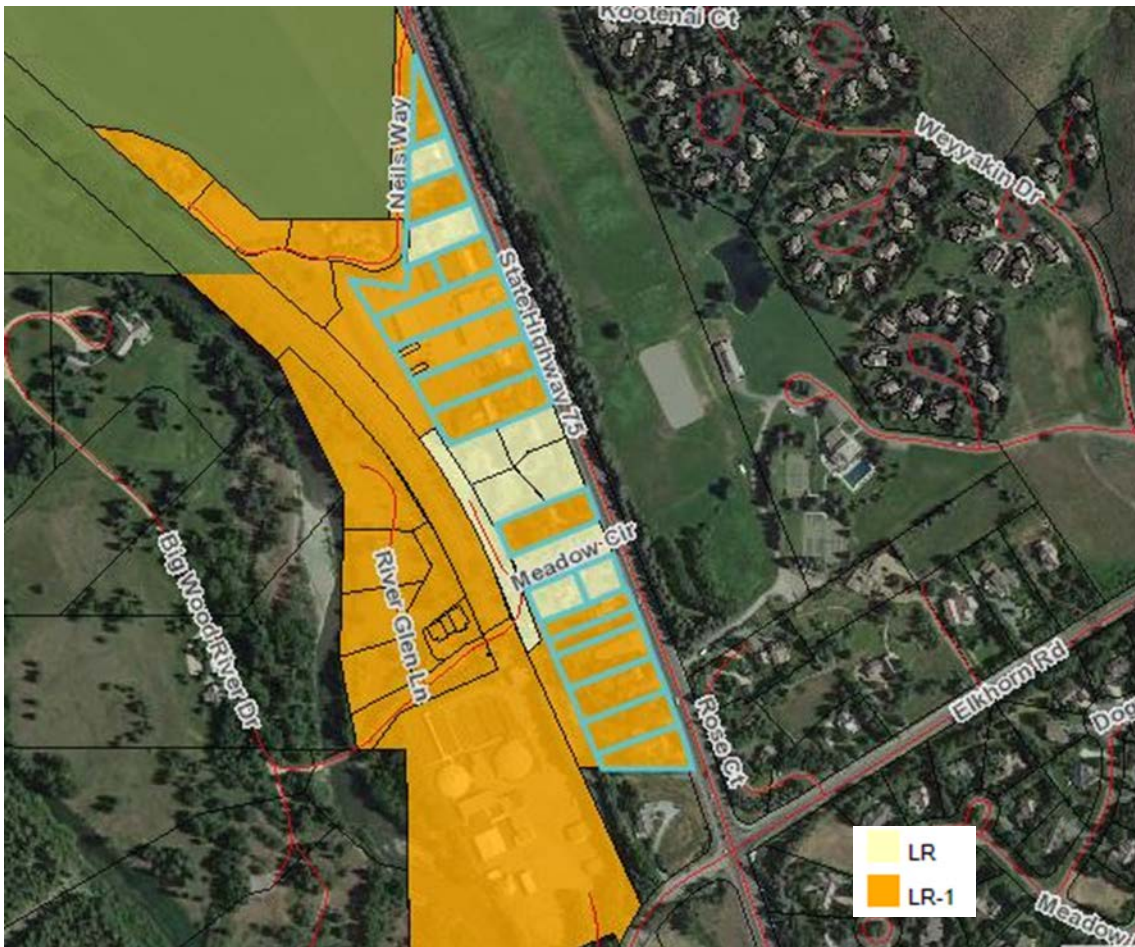
- 91 Meadow Road (Mortgage Row Sub, Lot 14BB)
- 93 Meadow Road (Mortgage Row Sub, Lot 14AA)

Former Lots 10 and 11 of Mortgage Row Subdivision were subdivided in 2003 into 4 new lots to form The Glade Subdivision, which is zoned Limited Residential (LR).

- 208 Glade Court (The Glade Sub, Lot 1, Block 1)
- 212 Glade Court (The Glade Sub, Lot 2, Block 1)
- 214 Glade Court (The Glade Sub, Lot 3, Block 1)
- 218 Glade Court (The Glade Sub, Lot 4, Block 1)

Former Lot 13 of Mortgage Row Subdivision was incorporated into River Glen Subdivision and zoned LR.

**Exhibit B. Mortgage Row Subdivision Current Zoning Designations**



The following table summarizes the dimensional standards in the existing LR-1 Zone, the proposed GR-L Zone, and the adjacent LR Zone.

**Table 1. Zoning Districts Dimensional Standard Comparison (§17.12.040)**

<b>Dimensional Standard Comparison</b>			
	<b><i>Existing Zoning District: Limited Residential One Acre (LR-1)</i></b>	<b><i>Proposed Zoning District: General Residential Low Density District (GR-L)</i></b>	<b><i>Adjacent Zoning District: Limited Residential (LR)</i></b>
Minimum Lot Size	1 acre	8,000 sq ft	9,000 sq ft
Average Width of Lot	100 ft	80 ft	80 ft
HWY 75 Setbacks	80 ft	Where the street width is 66 ft, all buildings shall be set back a minimum of 32 ft. Where the street width is 80 ft, all buildings shall be set back a minimum of 25 ft.	Where the street width is 66 ft, all buildings shall be set back a minimum of 32 ft. Where the street width is 80 ft, all buildings shall be set back a minimum of 25 ft.
Front Setback	15'	15'	15'
Side Setback	> of 1' for every 2' in building height, or 10'	> of 1' for every 3' in building height, or 5'	> of 1' for every 2' in building height, or 10'
Rear Setback	20'	> of 1' for every 3' in building height, or 15'	20'
Maximum Building Coverage	25%	35%	35%
Building Height	35'	35'	35'

If the subject lots are approved to be rezoned to GR-L, the required setbacks to Highway 75 would decrease from 80 ft to 32 ft. All of the existing single-family residences on the three lots are nonconforming in relation to the 80 ft required setback to Highway 75. The required side and rear setback would also decrease. The maximum allowable building coverage would increase by 10%. Currently nonconforming in relation to the minimum lot size in the LR-1 Zone, Lots 17, 18, and 19 all meet the 8,000 square foot minimum lot size requirement prescribed in the GR-L Zone.

With the existing LR-1 Zone, the maximum density permitted on each lot is one (1) single-family residence with one (1) associated accessory dwelling unit for a total of six (6) dwelling units. If rezoned to GR-L, each lot would be permitted to contain two (2) single-family residences each with an associated accessory dwelling unit for a total of twelve (12) dwelling units. Unlike both the LR-1 and LR Zoning Districts, multi-family development containing up to two (2) dwelling units is permitted in the GR-L Zone (§17.12.20). The subject lots could contain six (6) multi-family dwelling units if rezoned to GR-L. As Lots 17, 18, and 19 all exceed 24,000 square feet, each lot could be subdivided into three (3) 8,000 square foot lots. Lots 17, 18, and 19 could be subdivided into nine (9) new buildable lots. Traffic implications and infrastructure impacts would be analyzed as part of the subdivision process (§16.04.040.H. Street Improvement Requirements). The current

owners of Lots 17, 18 and 19 have no plans to subdivide their property and the primary use will remain single-family residential.

Mortgage Row Subdivision is located within Ketchum’s southern gateway corridor. As the only entrance to Ketchum from southern Idaho, the corridor is burdened by visitor and commuter traffic on Highway 75. As greater density is permitted in the GR-L Zone, the zoning map amendment may impact traffic onto Highway 75 as well as the capacity of existing infrastructure. Staff recommends the Commission review the zoning map amendment request, hear testimony from the public, and continue review of the application to a date certain when staff has acquired more information regarding potential impacts to traffic and infrastructure relative to the rezone request.

COMPREHENSIVE PLAN ANALYSIS

**Future Land Use Map and Area Designation Analysis**

According to Idaho Statute, the city should consult the Ketchum Comprehensive Plan when considering amendments to the zoning ordinance and official zoning map. The Future Land Use Map of the Comprehensive Plan designates the entirety of Mortgage Row Subdivision as Medium Density Residential (2014 City of Ketchum Comprehensive Plan, page 66). Primary uses in the Medium Density Residential area include a broad variety of residential types, including single-family residences, duplexes, and other attached-unit types. Secondary uses include supporting and complementary uses to residential development, such as accessory dwelling units, community gardens, open space and recreation, schools, places of worship, and other public uses. Senior housing facilities are also listed as an appropriate secondary use within this area (2014 City of Ketchum Comprehensive Plan, page 68).

Based on the list of primary uses above, the request from the applicant to rezone Lots 17, 18, and 19 to the General Residential Low Density (GR-L) Zoning District is in compliance with this section of the Comprehensive Plan. The current property owners have indicated that the primary use of the subject lots would remain single-family residential. The GR-L Zone also permits multi-family dwelling units, whereas both the Limited Residential (LR) and the Limited Residential One Acre District (LR-1) only permit single-family dwelling units (§17.12.020). The GR-L Zone is aligned with the Medium Density Residential future land use designation as it permits the development of multi-family dwelling units.

**Comprehensive Plan Goals and Policy Analysis**

The following table summarizes goals and policy statements from the Ketchum Comprehensive Plan that are relevant to the subject rezone application. While the Comprehensive Plan includes goals and policies that address multiple facets of community development, Staff identified four goals and/or policies that align with the request to rezone Lots 17, 18, and 19 in Mortgage Row Subdivision.

**Table 2. Comprehensive Plan Goals and Policy Analysis**

<b>Chapter</b>	<b>Goal/Policy and Page</b>	<b>Analysis of Amendment Request</b>
<b>Chapter 3: Housing</b>	Goal H-1 (page 20): Ketchum will increase its supply of homes, including rental and special-needs	While the current owners of Lots 17, 18, and 19 intend to maintain the primary use as single-family

	housing for low-, moderate-, and median-income households.	residential, rezoning the area to GR-L could increase the supply of homes in the future.
	Goal H-3 (pg 21) Ketchum will have a mix of housing types and styles.	The subject zoning map amendment will promote a mixture of housing types by allowing both single-family residential and multi-family residential units.
<b>Chapter 4: Community Design and Neighborhoods</b>	Goal CD-3 (page 27): Ketchum will maintain and improve the appearance of its entryway corridors and gateways.	Mortgage Row Subdivision is within Ketchum's southern gateway corridor. The rezone application supports an increase of density in an area identified by the Comprehensive Plan to be appropriate for medium density residential while preserving panoramic vistas, such as the Reinheimer Ranch. Any burden to visitor and commuter traffic on Highway 75 could be mitigated through a condition of approval requiring rear access to the subject lots if any increase to density on the subject lots is requested in the future.
<b>Chapter 12: Future Land Use</b>	Policy LU-2.2 (page 71): Compatible residential infill.	The proposal promotes compatible residential infill development by supporting intensification of the existing residential land use by permitting multi-family dwelling units within the Mortgage Row Subdivision.

**SUMMARY**

The standards of approval for a zoning map amendment require a complete application, proper noticing, a public hearing, compliance with the comprehensive plan, and compliance with city codes. The subject rezone application meets the requirements for application submittal, public noticing, and compliance with both the 2014 Comprehensive Plan and Ketchum City Code. The request to rezone Lots 17, 18, 19 to the GR-L Zoning District aligns with Medium Density Residential future land use designation for the entirety of Mortgage Row Subdivision. The lots and existing development conform more to the dimensional standards and regulations of the GR-L Zoning District than the LR-1 Zoning District. As greater density is permitted in the GR-L Zone, the zoning map amendment may impact traffic onto Highway 75 as well as the capacity of existing infrastructure.

**STAFF RECOMMENDATION**

Staff recommends the subject zoning map amendment request be continued to a date certain.

**ALTERNATIVE ACTIONS**

- Move to recommend approval of the zoning map amendment request and draft findings supporting approval.
- Move to recommend denial of the zoning map amendment request and draft findings supporting denial.



## City of Ketchum

March 12, 2018

### **Ketchum Planning and Zoning Commission**

Jeff Lamoureux, Chair  
Erin Smith, Vice-Chair  
Betsy Mizel  
Mattie Mead  
Neil Morrow

### **STAFF REPORT KETCHUM PLANNING AND ZONING COMMISSION**

**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.

**PUBLIC HEARINGS:** Planning and Zoning Commission  
- March 12, 2018

**PLANNER:** Brittany Skelton, Senior Planner

**ATTACHMENTS:** None



## **INTRODUCTION**

The purpose of this staff report is to put forward two proposed amendments to the zoning code, one of which would also necessitate a revision to the zoning map, for initial consideration by the discussion. Both amendments were brought to City Council on February 5, 2018 for policy direction and Council directed staff to proceed with the amendments.

Staff recommends continuing the public hearing to March 27, 2018, at which time a staff report with a full and comprehensive analysis can be considered.

### **Retail establishment square footage limitation**

All zoning districts in Ketchum that permit retail use, other than the Community Core, impose limitations on the size a retail establishment may be. In the Light Industrial and Tourist districts the size of retail establishments are limited in order to meet the intentions for retail in those zones – retail is intended to be accessory to primary uses. For example, in the Light Industrial District - 1 retail trade is not permitted to exceed 30 percent (30%) of gross floor area, or 800 square feet, whichever is less. In the Tourist zone retail trade is not permitted to exceed 2,500 square feet.

Ketchum is a small mountain-resort town recognized for its character and sense of place (recent recognition includes American Planning Association's Great Places award for Ketchum's Main Street in 2016) with a compact, walkable downtown. Ketchum's downtown, zoned Community Core, is the area within the city designated and zoned for retail use. Although the city is small and compact there are no regulations within the zoning code intended to ensure retail establishments are of complementary and appropriate scale.

As such staff recommends a zoning code text amendment limiting the size of a single-tenant retail establishment to 30,000 square feet.

### **Consolidation of Community Core Sub-districts**

The four subdistricts of the Community Core are a holdover from the Form Based Code that was adopted in 2006 and repealed in 2015. Staff's initial analysis finds that sub-districts B, Arts District and D, Traditional Neighborhood, have not performed as intended by the Form Based Code and have also underperformed in terms of new development in the past 10 years. Further, there are conflicts between the Future Land Use Map destinations in the 2014 Comprehensive Plan and the subdistrict boundaries and existing uses in Subdistrict D and uses permitted by the zoning code.

Staff's recommendation is to eliminate subdistricts B and D and to consolidate those districts into subdistrict A – Retail Core and subdistrict C, Urban Residential. To achieve this recommendation the District Use Matrix (17.12.020) and Dimensional Standards Matrix – CC Districts (17.12.040) will need to be amended. The zoning map will need to be amended as well.

Further analysis will inform new proposed subdistrict boundaries and could include a renaming of subdistricts A and C and recommended revisions to uses permitted in the subdistricts.

## **PUBLIC INPUT**

No written public comment has been received prior to publication of this staff report. Any written public comment received prior to the public hearing will be distributed to the Commission and included in the public record.

**STAFF RECOMMENDATION AND RECOMMENDED MOTION**

Staff recommends continuing the public hearing to March 27, 2017.

"I MOVE TO CONTINUE THE PUBLIC HEARING TO MARCH 27, 2017."



## City of Ketchum

March 12, 2018

### **Ketchum Planning and Zoning Commission**

Jeff Lamoureux, Chair  
Erin Smith, Vice-Chair  
Betsy Mizel  
Mattie Mead  
Neil Morrow

### **STAFF REPORT KETCHUM PLANNING AND ZONING COMMISSION**

**PROJECT:** City-initiated Text Amendments to Title 17, Zoning, to align city regulations with state statute

**REPRESENTATIVE:** City of Ketchum Planning and Building Department

**DESCRIPTION:** Amendments to Section 17.08.020, Definitions, Section 17.12.020, District Use Matrix, Section 17.124.070, Accessory Dwelling Units, 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.

**PUBLIC HEARINGS:** Planning and Zoning Commission  
- March 12, 2018

**PLANNER:** Brittany Skelton, Senior Planner

**ATTACHMENTS:** None

## **INTRODUCTION**

Ketchum has addressed land use concerns related to tourism, and differentiated residential occupancy and tourist occupancy, since Ord. 62, adopted in 1961. This ordinance, titled “Land Use Zones and Regulation of Building” included the Tourist zoning district and the definition of “dwelling” specified that dwellings were to be used for private residence and did not include hotels, motels, or tourist courts. Ketchum’s first comprehensive zoning ordinance, Ord. 208, was adopted in 1974 and continued this precedent with the definition “dwelling” specifying that dwellings were to be used exclusively for residential occupancy and hotels, motels, tents, mobile homes or other structures designed or used primarily for temporary occupancy were not considered dwellings; hotels and motels were permitted only in the Tourist zone and the B-1 Shopping District (B-1 Shopping District was the term used for downtown, preceding the term Community Core).

With the rise of time-shares, Ketchum began regulating this use in 1981, adopting regulations for time-shares via Ord. 350. In the beginning of 1982 Ketchum took a holistic look at all types of accommodations for tourists and adopted Ord. 353, which adopted definitions of short term occupancy and time share occupancy for the first time. This ordinance also included definitions for residential occupancy and new definitions for tourist housing accommodations, tourist house, motel, hotel, guest room, and dwelling in order to clarify the distinctions between housing for tourists and housing for residents.

The distinction between housing for residents and housing for tourists continued into the 1990s and beyond – Ketchum adopted the Short Term Occupancy-H and Short Term Occupancy - .4 zones, as well as Tourist-300 and Tourist-400 and Ketchum’s first regulation of residential use in the Light Industrial Zones and occupancy of Accessory Dwelling Units required occupancy to be long-term.

In recent times accommodations for tourists have evolved and expanded due to the access and popularity available through vacation rental websites such as AirBnB, VRBO, and HomeAway. The influx of short-term rentals into areas, bounded by zoning district lines, that were not planned, designed, or intended to accommodate short-term visitors has challenged cities across the nation and internationally to regulate short-term rentals in a way that protects community character, mitigates displacement, addresses health, safety, welfare and nuisance concerns, while respecting private property rights. Some state legislatures have permitted cities and counties to develop locally appropriate regulations; other state legislatures have taken a top-down approach, prescribing the bounds that local jurisdictions can regulate within.

On April 4, 2017 Idaho Governor Butch Otter signed HB 216 into law with an effect date of January 1, 2018. The law is titled the “Short-term Rental and Vacation Rental Act.”

The Short-term Rental and Vacation Rental Act requires short-term rentals to be classified as residential uses rather than commercial and largely prohibits cities and counties from adopting local ordinances that prohibit short-term rentals in specific zoning districts.

As such there are a number of regulations that Ketchum has adopted over the years, spread out across the zoning code, which must be amended or repealed in order to align Ketchum’s zoning ordinance with the new state law.

## **PUBLIC INPUT**

No written public comment has been received prior to publication of this staff report. Any written public comment received prior to the public hearing will be distributed to the Commission and included in the public record.

## **SUMMARY OF AMENDMENTS**

Text that is ~~stricken~~ will be removed. Text that is underlined will be added. The following proposed amendments will be formatted into an ordinance for consideration and adoption by City Council.

### **17.08.020 Definitions**

TOURIST HOUSE: A building in which the proprietor resides and does not contain more than eight (8) guestrooms available for short term ~~occupancy~~ rental, and may provide daily meals to guests.

TOURIST HOUSING ACCOMMODATION: The lease, rental or use of a dwelling unit for short term or timeshare ~~occupancy~~ rental.

SHORT TERM ~~OCCUPANCY~~RENTAL: The rental or lease of any unit or structure or portion for a period of not more than thirty (30) days. See definition of Tourist Housing Accommodation.

### **17.12.020 District Use Matrix**

\* Add Short Term Rental to matrix with Footnote 33.

*New footnote 33* - Short Term Rental in the Avalanche Overlay zone is permitted subject to the regulations found in Chapter 17.92, Avalanche Overlay District.

### **17.124.070 Accessory Dwelling Units**

17.124.070 ~~E. Limited To Long Term Rental: Accessory dwelling units shall not be sold separately from the primary residence and shall be limited to long term rental (60 day minimum).~~

17.124.070 ~~F.~~E. Storage: Designated storage shall be provided for all accessory dwelling units.

### **17.124.090 Residential, Light Industrial Districts**

A. Residential units in the light industrial districts shall comply with the following minimum criteria:

1. Dwelling units shall not occupy the ground floor.
2. Design review under chapter 17.96 of this title shall be required whether new building, addition to existing building or remodel of existing building.
3. Up to fifty percent (50%) of any light industrial building may be devoted to dwelling units, unless otherwise specified in the section.
4. Dwelling units ~~shall be owner occupied or used for "long term occupancy", defined as a minimum of ninety (90) consecutive days, and~~ shall not be separated in any manner for sale as individual units.
5. Dwelling units shall be a minimum of four hundred (400) square feet and shall not exceed one thousand (1,000) square feet total and shall contain not more than two (2) bedrooms, unless otherwise specified in this section.
6. The applicant is aware the mixed use of the property can result in conflict, that the light industrial use may on occasion or in certain respects be incompatible with the quiet enjoyment of the dwelling units, that due to the subordinate and junior nature of the residential use to the light industrial use, the city will not condition, limit, restrict or otherwise interfere with any lawful light industrial use solely because it interferes with a residential use.
7. All persons who rent or sublet any residential living unit within the light industrial zones shall provide the tenant, lessee or subtenant with written notice that such unit is located within the light industrial zone and, as such, is junior and, therefore, subordinate in nature to all legal light industrial activities.

8. Each and every real estate agent, sales person and broker and each and every private party who offers for rent or shows a parcel of real property and/or structure for lease or rent within such light industrial zones shall, upon first inquiry, provide the prospective lessee or tenant, prior to viewing such real property, with written notice that such real property and/or structure is located within such light industrial zone.

9. All brochures and other printed materials advertising rental or lease of a living unit within the light industrial zones shall contain a provision designating that such unit or units are located within the light industrial zone and are within a mixed use area. Lessees and tenants shall be notified that the residential uses within the light industrial zone are subordinate and, therefore, junior in nature to the legal light industrial activities within the zone.

10. Conditions including, but not limited to, the following may be attached to the conditional use permit approval:

- a. Access to the apartments relative to design and relationship to light industrial uses;
- b. Location of residential and light industrial parking on the site;
- c. Restrictions on exterior storage of personal property of tenants;
- ~~d. Certificate of occupancy required prior to occupancy of units;~~
- ~~e. Ketchum fire department and Ketchum building department requirements shall be met prior to occupancy;~~
- ~~f. Permit shall be reviewed when light industrial occupancies within the building change;~~
- gd. Snow removal required to ensure utility of residential spaces;
- ~~h. Such proof of long term occupancy as deemed appropriate;~~
- ~~ig. Any portion or all waived fees become due and payable upon conversion of resident housing unit(s) to light industrial uses; and/or~~
- je. Any other condition deemed to enhance the purposes under this use, or to establish or promote the criteria referenced in subsections A1 through A9 of this section.

11. The city council, after receiving a recommendation from the commission, may waive fees otherwise required in connection with development of such rental housing. The following findings shall be made to waive any such fees:

- a. There is a need for rental housing stock in Ketchum;
- b. The proposal meets the criteria contained in this subsection;
- c. The housing proposed is an integral part of the project; and/or
- d. Ketchum is in an acceptable financial position to waive such fees.

B. Residential units in the light industrial number 3 district (LI-3), in addition to compliance with the criteria of subsection A of this section, shall comply with the following minimum criteria:

1. A minimum of one-third (1/3) of the total square footage of housing units shall be deed restricted community housing units;
2. Deed restricted community housing units shall be designed and administered in accordance with the Blaine-Ketchum housing authority guidelines;
3. The area designated as commercial LI-3 use shall be a minimum of thirty four percent (34%) of the total floor area. Said commercial light industrial use shall not be for personal storage by dwelling occupants; and
- ~~4. Criteria under subsections 2, 3, and 8 through 13 of the use "resident deed restricted, dwelling units" shall be met.~~
- ~~5~~4. Up to sixty six percent (66%) of any building may be devoted to dwelling units.
- ~~6~~5. Dwelling units shall be a minimum of four hundred (400) square feet and shall not exceed one thousand four hundred (1,400) square feet total and shall contain not more than three (3) bedrooms.

C. School residential campus in the light industrial 3 district (LI-3), shall comply with the following minimum criteria in lieu of the requirements of subsections A and B of this section:

1. Square footage of the building dedicated for residential use, including dormitory and employee housing units and common bathrooms and showers but excluding the common kitchen and circulation areas, shall be less than fifty percent (50%) of the total square footage of the building including any basement area.

2. Dwelling units to be occupied by employees of the institution may be located on the ground floor, subject to the terms of the development agreement. Dormitory units shall not be located on the ground floor.
3. Dormitory units may be developed, sized and changed over time as deemed appropriate for occupancy by two (2) or more persons each.
4. Dormitory bathrooms are to be clustered for use by occupants of dormitories.
5. Dormitory kitchen and dining spaces are to be designed to be used in common by occupants.
6. Design review under chapter 17.96 of this title shall be required for a new building, addition to existing building or remodel of the exterior of an existing building.
7. Employee housing units shall ~~be used for "long term occupancy" and shall~~ not be separated in any manner for sale as individual units.
8. All residential units can ~~only be used for "long term occupancy" except in the case of~~ occasional use by other nonprofit organizations.
9. Employee housing units shall be a minimum of four hundred (400) square feet and shall not exceed one thousand four hundred (1,400) square feet total and shall contain not more than three (3) bedrooms.
10. The applicant is aware the mixed use of the property can result in conflict, that the light industrial use may on occasion or in certain respects be incompatible with the quiet enjoyment of the dwelling units, that due to the subordinate and junior nature of the residential use to the light industrial use, the city will not condition, limit, restrict or otherwise interfere with any lawful light industrial use solely because it interferes with a residential use.
11. The institution that provides living space within the mixed use building in the light industrial 3 district (LI-3) shall provide the tenant, lessee or subtenant with written notice that such unit is located within the light industrial zone and, as such, is junior and, therefore, subordinate in nature to all legal light industrial activities.
12. Conditions including, but not limited to, the following may be attached to the development agreement:
  - a. Restrictions on exterior storage of personal property of occupants;
  - b. Certificate of occupancy required prior to occupancy of dormitory rooms and living units;
  - c. Ketchum fire department and Ketchum building department requirements shall be met prior to occupancy;
  - d. Snow removal required to ensure utility of parking spaces;
  - e. Any other condition deemed to enhance the purposes under this use, or to establish or promote the criteria referenced in subsections C1 through C12 of this section, or to promote the public health, safety and welfare. (Ord. 1150, 2016; Ord. 1135, 2015)

#### **STAFF RECOMMENDATION AND RECOMMENDED MOTION**

After holding a public hearing and the Commission's deliberation of the proposed text amendments, staff recommends the following motion be made:

"I MOVE TO RECOMMEND APPROVAL OF THE CITY-INITIATED TEXT AMENDMENTS RELATED TO SHORT-TERM RENTALS TO KETCHUM CITY COUNCIL."



## City of Ketchum

March 12, 2018

### **Ketchum Planning and Zoning Commission**

Jeff Lamoureux, Chair  
Erin Smith, Vice-Chair  
Betsy Mizel  
Mattie Mead  
Neil Morrow

### **STAFF REPORT KETCHUM PLANNING AND ZONING COMMISSION**

**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.

**PUBLIC HEARINGS:** Planning and Zoning Commission  
- March 12, 2018

**PLANNER:** Brittany Skelton, Senior Planner

**ATTACHMENTS:** None



## **INTRODUCTION**

As part of the Zoning Code Phase II Update staff put forward a schedule of amendments to City Council on February 5, 2018 for policy direction. Included in proposal from staff was the removal of the regulation requiring Conditional Use Permits for residential units in the Light Industrial zoning districts. While a comprehensive consideration of the Light Industrial districts is intended to occur at a later date, staff put forward this initial amendment, deeming it redundant.

Council directed staff to proceed with the amendment and directed staff to also consider permitting buildings in the Light Industrial District – 3 (LI-3) to be entirely residential in use; currently, buildings in the Light Industrial District – 3 are permitted to devote up to 66% of their square footage to residential use.

These two proposed amendments are put forward for initial consideration by the Commission in this staff report. Staff recommends continuing the public hearing to March 27, 2018, at which time a report with a full and comprehensive analysis of the proposed amendments can be considered.

## **PUBLIC INPUT**

No written public comment has been received prior to publication of this staff report. Any written public comment received prior to the public hearing will be distributed to the Commission and included in the public record.

## **SUMMARY OF AMENDMENTS**

Note: The city has initiated text amendments to align local short-term rental regulations with state code and it is anticipated that the short-term rental amendments will proceed to City Council under a separate ordinance prior to the amendments to residential use in the Light Industrial districts. As such the short-term rental amendments that are currently under consideration are highlighted in grey in Section 17.124.090 below.

Amendments related to conditional use and residential square footage in the Light Industrial districts are highlighted in yellow.

Text that is ~~stricken~~ will be removed. Text that is underlined will be added. The following proposed amendments will be formatted into an ordinance for consideration and adoption by City Council.

### **17.12.020 District Use Matrix**

\* Amend District Use Matrix to show that residential use is Permitted (P) rather than Conditional (C).

### **17.124.090 Residential, Light Industrial Districts**

A. Residential units in the light industrial districts shall comply with the following minimum criteria:

1. Dwelling units shall not occupy the ground floor, unless otherwise specified by this section.
2. Design review under chapter 17.96 of this title shall be required whether new building, addition to existing building or remodel of existing building.
3. Up to fifty percent (50%) of any light industrial building may be devoted to dwelling units, unless otherwise specified in the section.
4. Dwelling units shall be owner occupied or used for "long term occupancy", defined as a minimum of ~~ninety (90) consecutive days, and~~ shall not be separated in any manner for sale as individual units.

5. Dwelling units shall be a minimum of four hundred (400) square feet and shall not exceed one thousand (1,000) square feet total and shall contain not more than two (2) bedrooms, unless otherwise specified in this section.

6. The applicant is aware the mixed use of the property can result in conflict, that the light industrial use may on occasion or in certain respects be incompatible with the quiet enjoyment of the dwelling units, that due to the subordinate and junior nature of the residential use to the light industrial use, the city will not condition, limit, restrict or otherwise interfere with any lawful light industrial use solely because it interferes with a residential use.

7. All persons who rent or sublet any residential living unit within the light industrial zones shall provide the tenant, lessee or subtenant with written notice that such unit is located within the light industrial zone and, as such, is junior and, therefore, subordinate in nature to all legal light industrial activities.

8. Each and every real estate agent, sales person and broker and each and every private party who offers for rent or shows a parcel of real property and/or structure for lease or rent within such light industrial zones shall, upon first inquiry, provide the prospective lessee or tenant, prior to viewing such real property, with written notice that such real property and/or structure is located within such light industrial zone.

9. All brochures and other printed materials advertising rental or lease of a living unit within the light industrial zones shall contain a provision designating that such unit or units are located within the light industrial zone and are within a mixed use area. Lessees and tenants shall be notified that the residential uses within the light industrial zone are subordinate and, therefore, junior in nature to the legal light industrial activities within the zone.

10. Conditions including, but not limited to, the following may be attached to the **conditional use permit design review** approval:

- a. Access to the apartments relative to design and relationship to light industrial uses;
- b. Location of residential and light industrial parking on the site;
- c. Restrictions on exterior storage of personal property of tenants;
- d. ~~Certificate of occupancy required prior to occupancy of units;~~
- e. ~~Ketchum fire department and Ketchum building department requirements shall be met prior to occupancy;~~
- f. ~~Permit shall be reviewed when light industrial occupancies within the building change;~~
- gd. Snow removal required to ensure utility of residential spaces;
- h. ~~Such proof of long term occupancy as deemed appropriate;~~
- ig. ~~Any portion or all waived fees become due and payable upon conversion of resident housing unit(s) to light industrial uses; and/or~~
- je. Any other condition deemed to enhance the purposes under this use, or to establish or promote the criteria referenced in subsections A1 through A9 of this section.

11. The city council, after receiving a recommendation from the commission, may waive fees otherwise required in connection with development of such rental housing. The following findings shall be made to waive any such fees:

- a. There is a need for rental housing stock in Ketchum;
- b. The proposal meets the criteria contained in this subsection;
- c. The housing proposed is an integral part of the project; and/or
- d. Ketchum is in an acceptable financial position to waive such fees.

B. Residential units in the light industrial number 3 district (LI-3), in addition to compliance with the criteria of subsection A of this section, shall comply with the following minimum criteria:

1. A minimum of one-third (1/3) of the total square footage of housing units shall be deed restricted community housing units;
2. Deed restricted community housing units shall be designed and administered in accordance with the Blaine-Ketchum housing authority guidelines;

3. The area designated as commercial LI-3 use shall be a minimum of thirty four percent (34%) of the total floor area. Said commercial light industrial use shall not be for personal storage by dwelling occupants; and

4. Criteria under subsections 2, 3, and 8 through 13 of the use "resident deed restricted, dwelling units" shall be met.

5. Up to ~~sixty six percent (66%)~~ one hundred percent (100%) of any building may be devoted to dwelling units.

6. Dwelling units shall be a minimum of four hundred (400) square feet and shall not exceed one thousand four hundred (1,400) square feet total and shall contain not more than three (3) bedrooms.

C. School residential campus in the light industrial 3 district (LI-3), shall comply with the following minimum criteria in lieu of the requirements of subsections A and B of this section:

1. Square footage of the building dedicated for residential use, including dormitory and employee housing units and common bathrooms and showers but excluding the common kitchen and circulation areas, shall be less than fifty percent (50%) of the total square footage of the building including any basement area.

2. Dwelling units to be occupied by employees of the institution may be located on the ground floor, subject to the terms of the development agreement. Dormitory units shall not be located on the ground floor.

3. Dormitory units may be developed, sized and changed over time as deemed appropriate for occupancy by two (2) or more persons each.

4. Dormitory bathrooms are to be clustered for use by occupants of dormitories.

5. Dormitory kitchen and dining spaces are to be designed to be used in common by occupants.

6. Design review under chapter 17.96 of this title shall be required for a new building, addition to existing building or remodel of the exterior of an existing building.

7. Employee housing units shall ~~be used for "long term occupancy" and shall~~ not be separated in any manner for sale as individual units.

8. All residential units can ~~only be used for "long term occupancy" except in the case of~~ occasional use by other nonprofit organizations.

9. Employee housing units shall be a minimum of four hundred (400) square feet and shall not exceed one thousand four hundred (1,400) square feet total and shall contain not more than three (3) bedrooms.

10. The applicant is aware the mixed use of the property can result in conflict, that the light industrial use may on occasion or in certain respects be incompatible with the quiet enjoyment of the dwelling units, that due to the subordinate and junior nature of the residential use to the light industrial use, the city will not condition, limit, restrict or otherwise interfere with any lawful light industrial use solely because it interferes with a residential use.

11. The institution that provides living space within the mixed use building in the light industrial 3 district (LI-3) shall provide the tenant, lessee or subtenant with written notice that such unit is located within the light industrial zone and, as such, is junior and, therefore, subordinate in nature to all legal light industrial activities.

12. Conditions including, but not limited to, the following may be attached to the development agreement:

a. Restrictions on exterior storage of personal property of occupants;

b. Certificate of occupancy required prior to occupancy of dormitory rooms and living units;

c. Ketchum fire department and Ketchum building department requirements shall be met prior to occupancy;

d. Snow removal required to ensure utility of parking spaces;

e. Any other condition deemed to enhance the purposes under this use, or to establish or promote the criteria referenced in subsections C1 through C12 of this section, or to promote the public health, safety and welfare. (Ord. 1150, 2016: Ord. 1135, 2015)

**STAFF RECOMMENDATION AND RECOMMENDED MOTION**

Staff recommends continuing the public hearing to March 27, 2017.

"I MOVE TO CONTINUE THE PUBLIC HEARING TO MARCH 27, 2017."



City of Ketchum  
Planning & Building

March 12, 2018

Planning and Zoning Commission  
City of Ketchum  
Ketchum, Idaho

**STAFF REPORT**  
**KETCHUM PLANNING AND ZONING COMMISSION**

**PROJECT:** Setback definition text amendment

**FILE NUMBER:** #P18-006

**APPLICANT:** Jonathan and Rebecca Neeley

**REPRESENTATIVE:** Michael Blash, AIA

**REQUEST:** Applicant-initiated text amendments to amend Title 17 of the Ketchum Municipal Code by amending Section 17.08.020, Terms Defined, by removing the phrase “or below grade” from the definition of the term Setback.

**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.

**PUBLIC HEARING:** Planning and Zoning Commission  
- March 12, 2018

**REVIEWER:** Brittany Skelton, Senior Planner

**ATTACHMENTS:** A. Applicant submittals (application, narrative, example projects)  
B. Setback survey analysis  
C. Planning and Zoning Commission meeting minutes, July 30, 2012

## **INTRODUCTION**

The applicant is requesting to amend the definition of the term “setback” found in Ketchum Municipal Code, Title 17, Zoning, Section 17.08.020, Terms Defined. The applicant owns a parcel of land zoned Limited Residential (LR) that contains a single-family house and a detached garage/Accessory Dwelling Unit (ADU). The primary residence was built in 1999. In 2005 the applicant received approval to build the garage/ADU and an additional 940 square foot garage which was proposed to be built into the hillside. The rear of the garage that was proposed to be built into the hillside would have been below grade and would have encroached into the setback. At the time the zoning code did not require that setbacks apply to below grade structures and the hillside garage was approved.

The applicant decided to build the garage/ADU in 2005 and but did not build the hillside garage at that time. The applicant would like to build the hillside garage now but in 2013 the zoning code was amended to require setbacks to apply to both above grade and below grade structures. The applicant is requesting to amend the definition of the term “Setback” to no longer apply to below grade structures so that the garage, as designed and approved in 2005, can be constructed.

## **PROPOSED TEXT AMENDMENTS**

### **Existing definition:**

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.

### **Proposed definition:**

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.

## **HISTORY**

The City’s regulation of setbacks evolved from the terminology and regulation of yards – side, front, and rear – to the regulation of how far a building was set-back from a front, side, or rear property line.

It was not until September 2013 that a formal definition of the term “setback” was added to the zoning code, via city-initiated Ordinance 1110. According to the staff reports accompanying the ordinance, the purpose of Ordinance 1110 was routine code “clean up” to reconcile inconsistencies, unclear, or missing language. Included in the ordinance were the addition of definitions for terms used in the code that were not already defined; “setback” was one such definition.

Leading up to the public hearings for the ordinance, the Commission held a workshop on zoning code amendments on July 30, 2012; the following discussion on setbacks is reflected in the meeting minutes:

- Setbacks are meant to provide space between properties. Things that can go in a setback must be defined very well.
- Decks at or below 30” above grade are not considered a structure. Do seating areas that are above the floor of a deck make the deck a structure?
- The Commission asked whether decks above 30” in height should be considered in the lot coverage calculation.

The minutes reflect that the Commission discussed a definition for “setback” and agreed upon the definition that was adopted via Ordinance 110, which is the definition currently in effect. There was no discussion in the minutes reflecting rationale for applying setbacks to below grade structures. (**Attachment C, July 30, 2012 meeting minutes**)

The Planning and Building Department does not have a database of approved projects that permitted below grade structures to encroach into setbacks. The applicant’s representative, Michael Blash, AIA, submitted two additional projects he was involved with where the city approved below grade setback encroachments; one structure, a single-family home was constructed and another structure, a mixed-use residential/office building, was approved but not constructed (**Attachment A, Applicant Submittals**).

**Table 1. Comments from City Departments**

City Department Comments			
Compliant			Standards and Staff Comments
Yes	No	N/A	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Complete Application</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Fire Department:</b> <ul style="list-style-type: none"> <li><i>The proposed text amendment does not conflict with the Fire Code.</i></li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Utilities:</b> <ul style="list-style-type: none"> <li><i>No concern at this time, provided it is clear that below grade structures are not permitted to encroach into utility easements.</i></li> <li><i>Supports an Administrative Design Review for below grade encroachments.</i></li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Building:</b> <ul style="list-style-type: none"> <li><i>No concern at this time; Building Code addresses issues such as fire wall separation, light and ventilation requirements for habitable space and egress/rescue openings.</i></li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Planning and Zoning:</b> <ul style="list-style-type: none"> <li><i>Comments are denoted throughout the staff report.</i></li> </ul>

**STAFF ANALYSIS**

Setbacks are required primarily to ensure adequate separation of buildings and usable open space between structures relative to the desired character and visual density in a given zoning district. For example, commercial and light industrial zoning districts in Ketchum have smaller setbacks than residential areas, and some residential areas have larger setbacks than others. Setbacks also exist to protect sensitive ecological areas, such as riparian zones, and to facilitate public safety, such as greater setbacks from highways than local streets, and greater setbacks on corner lots to protect motorists’ lines of sight.

Cities and counties across the nation take different approaches to regulating the location of below grade structures and the distance below grade structures may be located from property lines. The City of Los Angeles, CA does not require a setback for below grade structures – whether the structure is a basement, parking garage, root cellar, attached to an above grade structure or completely detached. The draft Land Development Code for the City of Cincinnati, OH does not apply above grade setbacks to below ground structures either. The cities of Burlingame, Dana Point, and Carmel by the Sea in California all permit below

grade parking structures to encroach, to some degree and subject to conditions, into the setbacks required for above grade structures. Aspen, Colorado, Jackson, WY, and Boise, ID all require below grade structures to adhere to the same setbacks as above grade structures. **(Attachment B, Setback Analysis Survey)**

In addition to setbacks, dimensional standards such as building coverage, floor area ratio, and building height control the density, scale, and bulk of development. The number of dwelling units permitted on a lot also aids in achieving the density a community desires in a given zoning district. In most of Ketchum’s residential zones the permitted building coverage ranges from 25 – 35%; in the Light Industrial zones up to 75% building coverage of a lot is permitted. In most of Ketchum’s residential zones one single family home and one Accessory Dwelling Unit are permitted on a lot while in the Community Core or the Tourist zone there is no defined upper limit to the number of residential apartments or condominiums that can be built.

If there are no zoning regulations controlling setbacks of below grade structures theoretically a 9,000 square foot residential lot could have an above grade residence and a 9,000 square foot basement and a 1-acre residential lot could have an above grade residence and a 1-acre basement (provided Building Code and Fire Code regulations are met). On a lot adjacent to a river, if the river channel is deep and the floodplain does not extend beyond the river channel, a below grade structure would be permitted to encroach into the riparian zone. While these examples are extreme and may be alarming, it’s important to note that on a 1-acre lot zoned LR-1, since the front, rear, and side setbacks are 15’, 20’ and 10’ respectively the current regulations permit a lot of that size to have a 30,000 square foot basement.

With this in mind the Commission should consider the intent and purpose of prohibiting below grade structures from encroaching into setbacks – do the regulations exist for the sake of ease of permitting, uniformity of above and below grade regulation, to control density, to prevent conflict with sensitive areas or infrastructure? – and does the regulation achieve the intended purposes in a way that another type or review, or an amended regulation, cannot.

In the next section analysis regarding the applicant’s proposed amendment, alternatives to consider, and implications are detailed.

**TEXT AMENDMENT OPTIONS AND IMPLICATIONS**

Because the text amendment proposed by the applicant is a change to a definition, if the text amendment is approved and adopted all future proposed developments, in all zoning districts, would be subject to the new definition.

The table below contains an analysis of the implications of approving the text amendment as proposed by the applicant and analysis of alternatives to the applicant’s proposal, all of which would allow the applicant’s project to move forward.

**Table 2. Text Amendment Options and Implications**

Option	Description	Implication
1.	Approve text amendment as proposed by the applicant	There would be no zoning code regulation of location, size, or scale of below grade development. <ul style="list-style-type: none"> <li>• Below grade encroachment into the Riparian Zone would be permitted.</li> <li>• 100% of any lot, in any zone, could be developed with below</li> </ul>



		<p>grade habitable or non-habitable space. Nearly 100% above grade (and thereby below grade) lot coverage is permitted in the Community Core, subdistrict A, but all other zones – particularly the residential zones – have larger setback requirements.</p> <ul style="list-style-type: none"> <li>• Could result in disorderly development – excavation around below grade structure could occur at a later date, no city process (such as Design Review) in place to prevent this for some uses (example: residential single family).</li> <li>• If a below grade addition were made, it is possible that an easement, plat note restriction, or other limitation could be missed by the architect or engineer preparing the site plan since the magnitude of development is less than the initial construction of a new building.</li> </ul>
2.	Deny proposed amendment	Status quo, below grade structures would continue to be subject to setback requirements.
3.	Allow by-right encroachment for some uses, such as parking, but not others, such as living space	<ul style="list-style-type: none"> <li>• Below grade development impacts would be limited in scope, since a reduced number of potential below grade setback encroachments would be permitted.</li> <li>• Issues identified in Option 1 would remain relevant.</li> </ul>
4.	Allow encroachment subject to Administrative Design Review	<ul style="list-style-type: none"> <li>• There would be an additional layer of review, beyond standard site plan review that occurs with building permit review, for structures that do not otherwise receive Design Review. This would allow focused and intentional site-specific discussion of the implications of a below grade structure with relation to setbacks and any other site characteristics.</li> <li>• Design Review as it exists in the zoning code is focused on the character of Ketchum – implicitly, above grade structures. The Design Review chapter does however intend to ensure “orderly development,” therefore, staff feels review of below grade structures could be enveloped in the Design Review chapter.</li> <li>• If a proposed project with below grade setback encroachments is already receiving Design Review, Mountain Overlay or Floodplain then Administrative Design Review to address below grade setbacks would not be required.</li> </ul>
5.	<p>Allow encroachment subject to a standard set of restrictions</p> <ul style="list-style-type: none"> <li>• Example: Encroachment into setbacks permitted, provided setback from property line is the greater of 3’ or the minimum permitted in the zone for above grade structures</li> </ul>	Broad brush regulations may prevent some conflicts that could arise with below grade structures located in the setback but cannot address unforeseen site-specific circumstances.

<b>1., 3., 4., 5.</b>	A consideration options 1, 3, 4, and 5 have in common is egress required by building code and the design of egress/rescue openings as it relates to below grade structures. For example, a basement with a bedroom is required to have a rescue opening and a common design solution is a window well. If below grade encroachment is permitted in a setback but a visible egress opening is required by building code the zoning code should permit this egress but specify that the egress shall be the minimum size necessary to meet Building Code,
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**COMPREHENSIVE PLAN ANALYSIS**

**Table 3. Comprehensive Plan Analysis**

<b>2014 Comprehensive Plan Goals and Policy Analysis</b>		
<b>Goal/Policy and Page</b>	<b>Analysis of Amendment Request</b>	<b>Consistent with Comp Plan: Yes/No</b>
Goal CD-1: Our community will preserve its small-town character and the distinct image of neighborhoods and districts.	Below grade structures will not impact the image and character of the above grade built environment.	<b>Yes</b>
Goal CD-2: Protect and enhance views of the surrounding mountains and natural features.	Below grade structures will not impact the views of surrounding mountains and natural features.	<b>Yes</b>
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.	Infill and redevelopment is inherently challenging because it requires the new development to respond to the existing conditions on adjacent lots and in the vicinity. Permitting below grade structures to encroach into setbacks allows for flexibility and creativity that could aid infill and redevelopment.	<b>Yes</b>
Policy LU-2.2 Compatible Residential Infill	<p>Allowing below grade structures to encroach into setbacks could support compatible residential infill because allowing additional square footage below grade could relieve pressure on small lots for above grade bulk and scale.</p> <p>Below grade setback encroachment could also facilitate residential infill by making more lot area available for underground parking; Leadville at Onyx is a project that would have benefitted from this text amendment.</p>	<b>Yes</b>
Policy HI 4.3 Innovative Community Practices	This Comprehensive Plan policy references collaborating with other organizations to create and model best practices; staff extends the idea of innovative community practices to zoning code regulations that are tailored to providing solutions to local challenges.	<b>Yes</b>

Policy NR4.3 Riparian Resource Protection	As proposed by the applicant there would be no prohibition of below grade encroachment into riparian zones. For this reason staff does not recommend approval of the text amendment as proposed by the applicant verbatim.	<b>No</b>
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**STAFF RECOMMENDATION**

Based on the staff report, the applicant’s presentation and public comment, the Planning and Zoning Commission should do one of the following:

1. Recommend approval of the text amendment as proposed by the applicant
2. Recommend denial of the text amendment as proposed by the applicant
3. Recommend an alternative to the text amendment proposed by staff
4. Recommend an alternative to the text amendment generated by the Commission
5. Continue the hearing to a date certain in order to receive additional information to make a decision

Staff recommends proceeding with an alternative proposed by staff, Option #4 found in Table 2, which would permit below grade encroachments subject to Administrative Design Review. An amendment to permit egress openings in setbacks would also be required.

In order to proceed with Option #4, the following sections of the zoning code must be amended:

- Section 17.08.020, Terms Defined
- Chapter 17.96, Design Review
- Section 17.128.020, Supplementary Yard Regulations

**OPTIONAL MOTIONS**

**1. “I MOVE TO DIRECT STAFF TO NOTICE A PUBLIC HEARING ON APRIL 9, 2018 TO CONSIDER AMENDMENTS TO TITLE 17 OF THE KETCHUM MUNICIPAL CODE, SECTION 17.08.020, TERMS DEFINED, CHAPTER 17.96, DESIGN REVIEW, AND SECTION 17.128.020, SUPPLEMENTARY YARD SETBACKS IN ORDER TO PERMIT BELOW GRADE STRUCTURES TO BE LOCATED WITHIN SETBACKS.”**

**2. “I MOVE TO RECOMMEND APPROVAL OF THE TEXT AMENDMENT APPLICATION BY JONATHAN AND REBECCA NEELEY FOR AMENDMENTS TO TITLE 17 OF THE KETCHUM MUNICIPAL CODE BY AMENDING SECTION 17.08.020, TERMS DEFINED TO AMEND THE DEFINITION OF THE TERM SETBACK AS PROPOSED BY THE APPLICANT.**

**3. “I MOVE TO DENY THE TEXT AMENDMENT APPLICATION BY JONATHAN AND REBECCA NEELEY TO TITLE 17, ZONING CODE, SECTION 17.08.020, TERMS DEFINED, FINDING THE APPLICATION IS NOT IN COMPLIANCE WITH THE COMPREHENSIVE PLAN AND THE FOLLOWING REASONS: \_\_\_\_\_ (Commission to insert reasons for denial).”**

**4. “I MOVE TO CONTINUE THE PUBLIC HEARING ON THE APPLICATION FROM JONATHAN AND REBECCA NEELEY TO A DATE CERTAIN \_\_\_\_\_.”**

**ATTACHMENTS**

- A. Applicant submittals (application, narrative, example projects)
- B. Setback survey analysis
- C. Planning and Zoning Commission meeting minutes, July 30, 2012

**Attachment A**

**Applicant submittals**



City of Ketchum  
Planning & Building

**CERTIFIED COMPLETE**  
1-29-18  
MP

OFFICIAL USE ONLY
P18-006
1-26-18
MP
\$1925.00

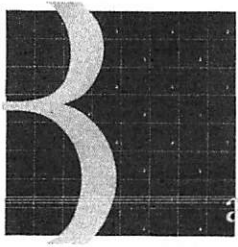
**Application for Amendment to Zoning Code Title 17 or Subdivision Code Title 16**

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](http://www.ketchumidaho.org) and click on Municipal Code.

<b>APPLICANT INFORMATION</b>
Name: JONATHAN AND REBECCA NEELY
Mailing Address: P.O. 4938 KETCHUM IDAHO 83340
Phone: 208-725-2151
Representative: MICHAEL BLASK
Phone: 208 720-3597
Mailing Address: 100 SUN VALEY RD UNIT 2523
<b>AMENDMENT</b>
Section of code to be amended: DEFINITIONS
Please describe the proposed change or amended language (attach separate sheet if necessary): REMOVE OR BELOW GRADE FROM SETBACK DEFINITION
<b>ADDITIONAL INFORMATION</b>
Please describe any additional information, if necessary: UNDERGROUND STRUCTURES IN SETBACK BELOW EXISTING GRADE WERE ALLOWED PRIOR TO 2013 DEFINITION RE-WRITE
<b>APPLICATION REQUIREMENTS</b>
Applications should include the following: a) Narrative describing zoning amendment b) Description of how the Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance support the proposed change c) Proposed ordinance language showing all revisions suggested

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.

Michael Blask 1.25.2018  
 Applicant Signature Date



architects

Architecture | Planning | Graphics

JOB NBEELBY  
JOB # 002.2018  
DATE 1.25.2018  
FILE CotK. App for  
text change

## NARRATIVE:

CLIENT WOULD LIKE TO BUILD A GARAGE FOR CAR STORAGE AND MAINTENANCE, THIS PROJECT WAS APPROVED IN 2004 ALONG WITH UNDERGROUND ADU IN LOWER PORTION OF LOT. ADU HAD BEDROOM EMBEDDED IN SETBACK.

THE ADU WAS BUILT, GARAGE WAS NOT, NOW THE CLIENT NEEDS SPURTER AND CAR STORAGE AND WOULD LIKE TO BUILD, BUT DUE TO 2013 SETBACK DEFINITION CHANGE TO BELOW GRADE WE HAVE TO ASK FOR TEXT AMENDMENT.

I HAVE ATTACHED EXAMPLES OF PREVIOUSLY BUILT OR PASSED PROJECTS WITH PARKING OR LIVING SPACE BELOW GRADE.

THANK YOU  
MICHAEL BLASH



UNDERGROUND  
BEDROOM





Alpine Ln  
Ketchikan, Idaho  
Google, Inc.  
Street View - Jul 2008



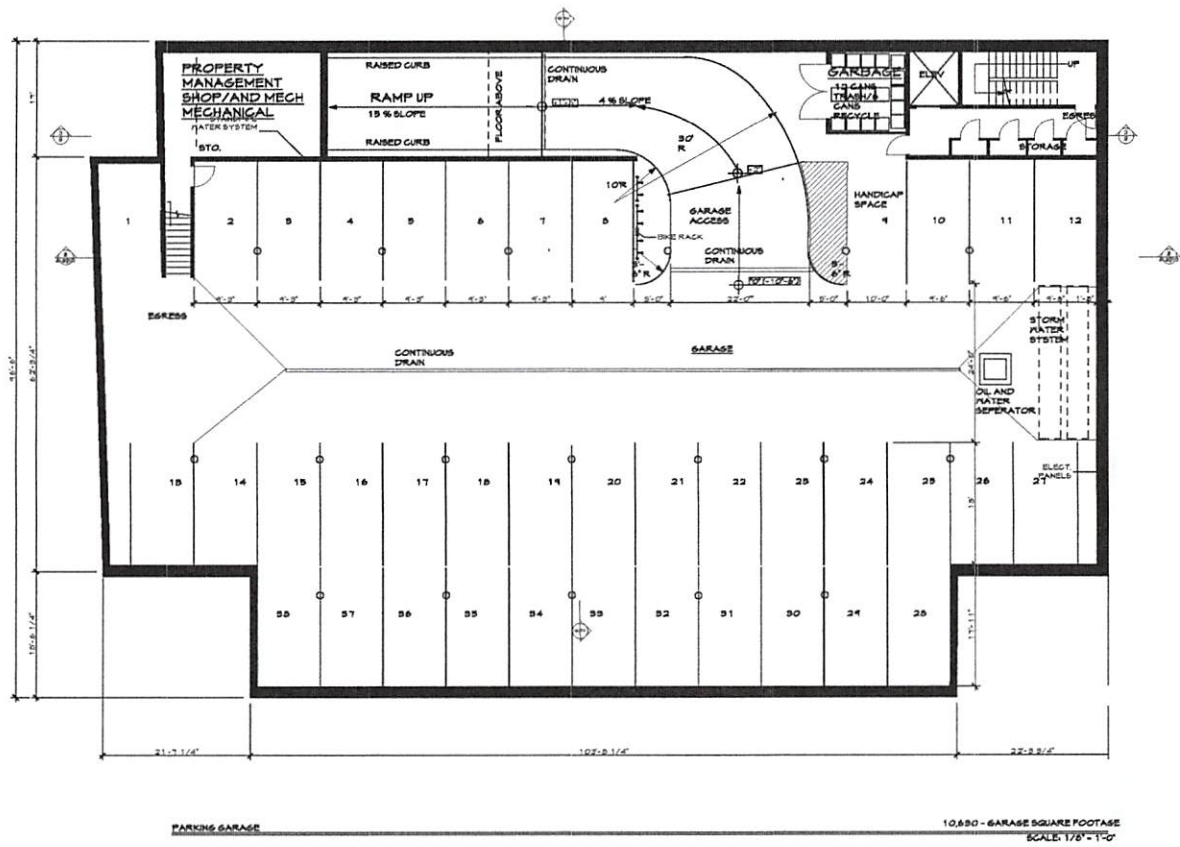
UNDERGROUND  
PLAY/FAMILY RM

Google

## **Attachment C**

**Planning and Zoning Commission meeting minutes, July 30, 2012**





**MICHAEL BLASH AND ASSOCIATES**  
 ARCHITECTS/PLANNING/GRAPHICS  
 PH: 208-724-1414  
 180 WEST 7TH STREET  
 POST OFFICE BOX 2523  
 KETCHIKAN, ID 83340  
 www.mblashandassociates.com  
 2011 ARCHITECT: 2011-2012  
 2012 ARCHITECT: 2012-2013  
 2013 ARCHITECT: 2013-2014  
 2014 ARCHITECT: 2014-2015  
 2015 ARCHITECT: 2015-2016

**Bell Drive Industrial Building**  
 600 Bell Drive, LOT 6-B Industrial Park, Sub./Amended  
 Ketchikan, Alaska

DATE	MB
REVISED	MB
CHANGED BY	MB

**GENERAL NOTES**

DATE: 10-24-2007

DESIGN: MB

PERMITS: MB

REVISED: MB

REVISED: MB

REVISED: MB

REVISED: MB

REVISED: MB

REVISED: MB

REVISED: MB

REVISED: MB

REVISED: MB

REVISED: MB

REVISED: MB

Jurisdiction	Zoning code regulations regarding setbacks and below grade structures
<b>Aspen, CO</b>	Setback. An area commencing and extending horizontally and vertically from a lot line, property line or other boundary which shall be unoccupied and unobstructed from the ground upward, excepting trees, vegetation and/or fences or other structures or projections as allowed. (See Supplementary Regulations — Section 26.575.040, Yards).
<b>Jackson, WY</b>	A setback is a measure of the shortest horizontal distance between a physical development or use and the feature from which it is being set back.
<b>Boise, ID</b>	Staff interpretation is that below grade structures must adhere to the same setbacks as above grade structures unless a variance is granted; window wells for basement egress may encroach 3' into required setbacks.
<b>Los Angeles, CA</b>	<p>7. Substructure Projections into Required Yards and Passageways in any zone provided:</p> <p>a. Portions of a basement which are located in the required yard do not extend more than 18 inches above existing or finished grade*, whichever is lower.</p> <p>* "Finished grade" used for this measurement excludes the following:</p> <p>i. A driveway with direct access to a basement garage, if it is not more than 10 feet below the existing grade, and is not more than 20 feet wide, and the garage entrance for that driveway is not within the required front yard;</p> <p>ii. A stairwell leading to a basement, if it is not more than 4 feet wide.</p> <p>b. For Building Lines, the basement structure must be entirely below the existing or finished grade of a lot whichever is lower.</p> <p>c. Basement portions located in the required yards, including their supporting members, are of Type I construction.</p> <p>d. Section 12.21 C 2 (e) requires a passageway to be open and unobstructed from the ground to the sky. This section shall be interpreted to permit a basement to be located in the passageway, provided the full passageway width is maintained above the basement at the level of travel to the units served by the passageway.</p> <p>The area above substructure projections in required yards may be utilized for raised planters, walkways, fences, etc. provided the substructure complies with the requirements outlined above and the improvements above the substructure comply with all other municipal code requirements. The height of such improvements shall be measured from the natural ground level adjacent thereto.</p>
<b>Cincinnati, OH</b>	Structures or portions of structures that are entirely underground are not included in measuring required [setback] distances. <i>(excerpt from draft Land Development Code currently under review)</i>
<b>Bellevue, WA</b>	<p>An underground building is exempt from setbacks provided:</p> <ul style="list-style-type: none"> <li>• No part of the intrusion is higher than 30" above existing or finished grade, whichever is greater, measured at any point. Areas necessary for reasonable access to the building are exempt.</li> <li>• The rooftop of the building is properly screened from view or is landscaped.</li> <li>• The building does not intrude into a setback required by LUC 20.25H.090.</li> </ul>
<b>Victor, ID</b>	Structures below and covered by the ground may encroach into a required setback, provided that such encroachment is at least 2 feet from the vertical plane of any lot line.
<b>Carmel by the Sea, CA</b>	Underground parking garages may be constructed within required setbacks if significant trees will not be removed or injured and the setback can still be effectively landscaped. Underground garage designs should provide sufficient room around the perimeter to accommodate existing and new tree root systems.
<b>Dana Point, CA</b>	(g) Parking Structure Setbacks. The setbacks for the exterior walls of any underground or subterranean parking structure shall not encroach into the minimum above grade building setbacks unless approved through the Site Development Permit process pursuant to Chapter 9.71. In no case may the setback for an underground or subterranean parking structure be less than three (3) feet.
<b>Burlingame, CA</b>	Garages may be constructed entirely below ground level and such underground garages may project into any required yard or building setback area, subject to the following limitations:

	<p>(a) Plans for such underground garages, together with methods of access and egress for the vehicles, must be prepared and submitted for approval by the planning commission prior to issuance of a building permit;</p> <p>(b) The surface of the structure lying within a required yard or setback area shall be suitably landscaped in keeping with the general character of the surrounding neighborhood;</p> <p>(c) Plans for such landscaping and use of open space must be included in the submitted plans and must be approved by the planning commission;</p> <p>(d) The uppermost portion of any structure or attachment thereto within any required yard or setback area shall not extend above natural grade;</p>
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**Attachment B**

**Setback Analysis Survey**



**CITY OF KETCHUM**  
**SPECIAL PLANNING AND ZONING COMMISSION MEETING**  
July 30, 2012, 5:30 p.m.  
Ketchum City Hall Meeting Room, Ketchum, Idaho

**Present:** Co-Chairman Deborah Burns  
Co-Chairman Richard Fabiano  
Commissioner Mike Doty

**Absent:** Commissioner Steve Cook  
Commissioner Jeff Lamoureux

**Also Present:** Ketchum Community and Economic Development Director Lisa Horowitz  
Ketchum Planning Manager Joyce Allgaier  
Ketchum Associate Planner Rebecca Bundy  
Ketchum Recording Secretary Sunny Grant

Co-Chairman Deborah Burns opened the Regular Planning & Zoning Commission meeting at 5:30 p.m.

**1. PUBLIC COMMENT ON ISSUES NOT ON THE AGENDA**

There was no public comment at this time.

**2. Discussion of Planning Commission Goals for Fiscal Year 2012/13**

P&Z Commissioners (P&Z) discussed:

- The P&Z would like to be doing more planning and not just zoning. They would like to explore planning ideas, such as:
  - Explore gondola or other shuttle into town to improve Ketchum's pedestrian experience.
  - Roundabout at Reinheimer Ranch entrance to Ketchum.
- The P&Z has had very short agendas for months. Commissioners have time to update and improve Code if Planning staff had more time to do the work. Ideas include:
  - Solar rules and regulations.
  - Form-based Code and Master Plan.
  - Definitions.
  - Make time to do a think tank.
  - Is the Commercial Core boundary correct?
- Additional staff needed, even seasonal part-time, to do more things P&Z wants to accomplish, including:
  - Improved Code enforcement, including nuisances.
  - Sign enforcement, including Realtor signs.
- Increased communication between Mayor, City Council and other City staff.
- Increased communication between Ketchum and Sun Valley Resort. Sun Valley Resort staff, especially the Concierge, should get updates on what's happening and what's available in Ketchum.
  - Expanding shoulder seasons is good for both Ketchum and Sun Valley.
- Improved ground shuttle service is very important component of Fly Sun Valley Alliance's 1% LOT initiative.

**3. Discussion of Proposed Code Amendments**

Planning Staff and the Commission held a workshop to discuss Staff proposed code amendments. Staff has kept a running list, now three pages long, of needed code amendments, which was included in the Commission's packets. These amendments include:

- Adding a Sustainability section.
- Municipal Code street specifications conflict with Downtown Master Plan and Land Use Code.
- Transfer of Development Rights (TDR) is a big section of Code that has been struck down by the State Supreme Court.



- Definition of structure. Play structures needs definition.

The first item Staff addressed with the Commission was elimination of the section on TDR, since that section of the code is no longer valid. The Commission agreed that it was confusing to leave it in and, subject to approval of the City Attorney; it should be eliminated from the code.

Secondly, Section 17.32.010.H.2.c was discussed. That section has language that conflicts with earlier text in the same chapter of the code. Staff has researched how that text conflict came about and has determined that Section c is a remnant of an earlier text revision that should have been deleted with the adoption of Ordinance #1026 in 2007. The Commission agreed that deletion of Section 17.32.010.H.2.c was appropriate.

Finally, Staff reviewed the following definitions that are missing or unclear in the zoning code. In order to work through some of the proposed code amendments on the list, terms need to have definitions. The following terms were discussed:

**Setback** – the Commission made the following observations:

- Setbacks are meant to provide space between properties. Things that can go in a setback must be defined very well.
- Decks at or below 30" above grade are not considered a structure. Do seating areas that are above the floor of a deck make the deck a structure?
- The Commission asked whether decks above 30" in height should be considered in the lot coverage calculation.

The Commission agreed upon the definition as follows:

**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.*

**Kitchen** - the Commission made the following observations:

- A dwelling unit is defined as a place with one kitchen.
- What constitutes a kitchen? A residence with an extra kitchen is considered more than one living unit.
- Define a catering kitchen as a service kitchen.
- Definitions for stove, oven, cooktop, built-in, etc. and if they constitute a kitchen.

The Commission agreed upon the definition as follows:

**Kitchen.** *A room or other portion of a structure intended for cooking, that contains at least a sink, refrigerator and cooking facilities, which include a range, oven and/or built-in countertop burners.*

The Commission also directed Staff to look into expanding the definition to include a catering kitchen.

**Deck** - The Commission agreed upon the definition as follows

**Deck.** *A structure consisting of a roofless exterior floor system supported by an adjacent structure and/or posts, piers or other independent supports.*

**Terrace/Patio** - the Commission made the following observations:

- A terrace is at grade.
- Are a patio and a terrace the same thing?
- Can a terrace extend to the property line?

- Building height is based on original (natural) grade. Where is the measurement taken from for terraces, decks, fences, etc? A terrace could be put in after landscaping and not be at natural grade. Commissioner Doty said a terrace that is higher than 30" above natural grade becomes a structure and can't be located within the setback.

The Commission agreed upon the definition as follows:

**Terrace (Patio).** *An open, roofless area, usually finished with paving or stone, at grade, adjacent to a building and serving as an outdoor living area.*

**Porch vs Stoop** - the Commission made the following observations:

- One definition is "A small stairway and landing platform leading to the entrance and/or secondary entrance of the building."
- Is a stoop an architectural element?

The Commission agreed upon the definition as follows:

**Stoop.** *A small stairway and landing platform leading to an entrance to a building.*

**Bed and Breakfast** - the Commission made the following observations:

- Define Bed and Breakfasts and Hostels, and zones where they are permissible. Bed and breakfasts could be a conditional use in the T and GRH zones.
- Is "Compatible with the neighborhood" a useful condition?

The Commission agreed upon the definition as follows:

**Bed and Breakfast.** *A residential building in which the proprietor resides, which has no more than six (6) guestrooms available for short term occupancy, and provides no less than one meal daily for guests.*

The Commission also directed Staff to look into parking requirements for Bed and Breakfast establishments.

**Hostel** - the Commission made the following observations:

- Commissioner Fabiano thought a hostel could be allowed anywhere a hotel is allowed. Good hostels have communal kitchens, but so do many hotels.

The Commission agreed upon the definition as follows:

**Hostel.** *A budget-oriented, shared-room (dormitory) accommodation that accepts individuals or groups for short-term stays and that provides common area and communal facilities. In addition to the dormitory-style rooms, a hostel may offer individual rooms.*

The Commission also directed Staff to consider assisted living facilities as another type of communal housing.

**Lodge** - the Staff made the following observations:

- "Lodge" can be a high-end hotel or a motor lodge. The word is basically synonymous with hotel or motel.
- Two other definitions of "lodge" are a "building or group of buildings under single management containing both rooms and dwelling units available for temporary rental to transient individuals or families" and "the place where members of a local chapter of an association, fraternal culture or religious hold their meetings".

The Commission agreed upon the definition as follows:

**Lodge.** *A hotel or motel.*

The Commission also directed Staff to look at a definition for a meeting lodge, since Ketchum does have a couple, including the American Legion Hall.

**Duplex** - Staff made the following observations:

- A duplex is two dwelling units together.
- Duplex units can be condominiums or townhouses, depending on ownership of the real property under the footprint.
- Duplexes developed as condominiums are being converted to townhouses in order to get financing.
- The IRC requires a two-family dwelling unit to have a one-hour fire-rated wall.
- A townhouse requires each unit to have a one-hour firewall on the property line between the two units.
- Each townhouse owns the subplot under it.
- The City Attorney says life-safety issues are not increased, and the ownership structure should not affect the firewall.

Commissioners Doty and Fabiano questioned whether a townhouse type duplex could have a one-hour fire-rated wall. It is their understanding that that type of development requires each unit to have its own one-hour rated wall. Staff will follow up on that issue.

The Commission agreed upon the definition as follows:

**Duplex.** *A two-family dwelling unit.*

In addition, Staff was directed to refine the definition of Accessory Dwelling Units.

#### **4. Staff Comments and City Council Meeting Update**

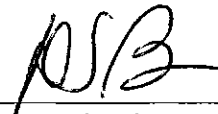
The P&Z cancelled the next regular meeting due to lack of a quorum, and rescheduled it for 12:00 noon on August 13, 2012.

#### **5. Commission Comments**

Commissioner Burns mentioned the Chinese restaurant banner. Planning staff will follow up.

#### **6. ADJOURNMENT**

**Commissioner Deborah Burns moved to adjourn the meeting at 7:40 p.m.. Commissioner Michael Doty seconded the motion, and it passed unanimously.**



Co-Chairman Deborah Burns or  
Co-Chairman Richard Fabiano

CC: City Council



# Planning and Zoning

## Regular Meeting

~ Minutes ~

480 East Avenue North  
Ketchum, ID 83340

<http://ketchumidaho.org/>

Maureen Puddicombe  
Planning Technician

Monday, February 12, 2018

5:30 PM

Ketchum City Hall

1. **5:00 PM – SITE VISIT: Stott Residence, Pre- Design Review Mountain Overlay Application: 600 N. Walnut Ave., Ketchum, ID. (Lot 1, Block 91, Ketchum Townsite).**
2. **5:15 PM – SITE VISIT: Bigwood Square, LLC., Pre-Design Review Application: 380 East Ave., Ketchum, ID. (Lot 4, Block 44, Ketchum).**
3. **Call to Order**

Attendee Name	Title	Status	Arrived
Neil Morrow	Commissioner	Present	
Matthew Mead	Commissioner	Remote	
Jeff Lamoureux	Chair	Present	
Erin Smith	Vice-Chair	Present	
Betsy Mizell	Commissioner	Absent	

4. **5:30 PM - CALL TO ORDER: City Hall, 480 East Avenue North, Ketchum, Idaho**

The meeting was called to order at 5:33 PM by Chairperson Jeff Lamoureux.

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

Chairperson Jeff Lamoureux called for public comment. No Public Comments were offered.

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

- a. **Stott Residence: 600 N. Walnut Ave. (Lot 1 and Lot 2, Block 91, Ketchum Townsite). The Commission will hear public comment, consider, and provide feedback on a Pre-application Mountain Overlay Design Review request for a new single-family residence.**

Ben Young, landscape Architect and Jaime Slagel, Architect, for the Stott Residence Project, presented the project to the Commission. Ben Young commented on concerns expressed during the site visit including the width of the public street, access points to the property, retaining walls, and landscaping of the alleyway behind the property. He cited the City Ordinance Sec 1, Ordinance 173 regarding landscaping of alley. No permanent structures are allowed and propose landscaping to be consistent with the existing grade.

Vice-Chairperson Erin Smith asked about the slope of the driveway regarding drainage. Ben Young is working with Brian Christiansen of the Streets Department on the driveway and drainage.

Chairperson Jeff Lamoureux asked about the retaining wall and landscaping in that area. The City wants to see natural areas and not highly irrigated.

Micah Austin clarified the concept of the alleyway as open for "park purposes". No travel by car is allowed, but the area would be open to foot travel.

Erin stated that the City does not want the area to be irrigated, which tends to give the impression the public area of the alleyway belongs to the homeowner, when it is public property. Ben Young noted that the proposed landscaping would also help with erosion.

Jaime Slagel, Architect for the project, gave an overview of the exterior of the residence.

Erin asked about the access to the hot tub during winter. Jaime responded that only a small path would involve snow melt.

Abby Riven, Associate Planner presented the Pre-Design Review for the Stott Residence. Staff recommends the following action items: driveway be re-designed, landscaping needs adjustment, alleyway is not to be used as a driveway while working on the project. Staff recommends the project proceed to Design Review with exceptions as noted.

Jeff called for public comment; no comments were made.

Jeff Lamoureux questioned the height of the retaining wall on the street side as being very imposing due to the slope of the property. He would like to see a more creative solution. Neil Morrow, Commissioner, agreed. Erin Smith agreed and asked about access to the open space along the alleyway.

Jeff thought limited construction access could be allowed to facilitate construction. Matthew Mead, Commissioner, (by phone) agreed the height of fence needs a better solution. He likes the overall design combination of wood, concrete and steel.

Erin thought the driveway options could be worked out with the Street department.

Jeff asked for an overview of the exterior lighting. Architect Jaime Slagel indicated they are still working on it, but the lighting will be minimal.

Matthew asked about any existing trees on the lot. Ben Young indicated there are no existing trees, except for those in the right-of-way, which will be removed for construction and then replaced, if permitted.

- b. Bigwood Square: 380 N. East Ave, (Lot 4, Block 44, Ketchum). The Commission will hear public comment, consider and provide feedback on a Pre-Application Design Review request by Bigwood Square, LLC. for a new two-story retail/ mixed-use building containing ground-floor retail space with retail storage space or a potential residential unit on the second-floor.**

Micah introduced this mixed-use project, which is possible due to the recent parking code.

Project presented by Buffalo Rixson, Architect. This project is a cafe/restaurant and a 2-story building with an upstairs residential unit. An apple tree will be removed and relocated to another property. A new City tree will be planted, and a bike rack will be installed.

Lighting will be down-lights, some on motion sensors in accordance with Dark Skies. Underground utilities and a catch-basin for drainage. "Old Ketchum" style exterior materials and picket fence, to match Bigwood Cafe.

Erin Smith questioned only one snow storage area for two properties if lot was subdivided. Micah informed that due to the current zoning regulations, the lot is too small to be subdivided.

Neil questioned ADA accessibility for the second floor. Buffalo said an elevator was still under consideration. Restrooms and entrances are ADA accessible.

Abby Rivin presented the Design Review. This project is consistent with the Comprehensive Plan for housing in the Community Core District and the standards for mixed-use buildings. Landscape, drainage, landscaping and utilities still need to be addressed prior to the submittal of the Design Review Application. Staff recommends proceeding with this project.

Jeff called for Public Comment. No comments were received from the public. No commission comments.

Jeff indicated he likes the project. Matthew said he likes the project, fits well in this area.

- c. **The Onyx at Leadville Residence Project:** Corner of S. Leadville Ave. and Onyx St. (Block 1, Trail Creek Condominiums Amended). The Commission will consider and take action on an application for Design Review approval of a new condominium project with 8 residential units and underground parking.

Micah Austin introduced the project. Prior issues identified in the Pre-Design Review have been addressed. Several public comments on this project have been received this week.

Daniel Hollis, Architect for this project, presented the overview of the project. He addressed the revised design of the parking garage. A portion of the adjoining lot has been purchased to improve access to the parking garage. Height of the building has been adjusted, building maximum height is 34 feet. The building has been partially sunken into the hillside for a garden concept. Exterior materials are low-maintenance and energy efficient, giving the exterior a stone and wood appearance. Basalt slab is used for the chimneys.

Erin asked about the storage for "toys". Daniel indicated general storage and bike storage are available in the garage.

Neil asked about the slope above the Trail Creek Crossings condo. Daniel replied the slope will be populated with boulders and landscaped with wildflowers and small shrubs.

Abby Riven presented the Design Review. A Lot Line Shift Application has been received and is open for comment until February 19, 2018. Staff recommends the Lot Line Shift be approved and recorded prior to a building permit being issued. Staff recommends approval of this project with conditions of the approval of the lighting plan and approval of the Lot Line Shift Application.

Erin asked about the Lot Line Shift. The shift will put the driveway in compliance. This application is now in process.

Public Comment - Tom Benson, Trail Creek Crossing resident, asked for extension of Design Review. He expressed his concerns over not being informed of the project at the Design Review stage. He also questioned the height of the project and overhangs as shading the Trail Creek Crossings units. Additionally, he questioned the placement of the driveway adjacent to the driveway for Trail Creek Crossing. He requested a review of the safety of the sidewalk and would like the opportunity to give input on the proposed landscaping.

Sheryl Concannon, resident, likes the project. Spoke in support of the project.

Kristen Koslowski, Trail Creek Condos resident, has worked with the developer on the Lot Line Shift and has had a positive experience. She wants to see the sidewalk cleared in winter.

Shannon Flavin – resident, has worked on this project for parking, drainage, height. He is open to working with current residents on the landscaping and welcomes their input. He agrees the residents and the neighbors share the same concerns. Developer has displayed a willingness to work with neighbors to come to a satisfactory conclusion.

Randy Flynn – manager at Trail Creek Crossings, has had no contact with the developers, but is encouraged to hear the developer wants to work with the Trail Creek Crossings owners.

Jeff asked Daniel if waiting for more comments will hold up the project. The project is scheduled for ground breaking May 1, 2018. He has been working on the same issues as concerning the current residents. If he can't make that date, the project will be held up.

Jeff asked about the driveway safety. Daniel said they are continuing to work on it with the Streets Department.

Micah added this project is in the Tourist Zone and obligated to pay affordable housing fees. In lieu of fees, the developer will buy an existing property in Ketchum which will be deed-restricted and income appropriate.

Neil asked about connecting the sidewalks. Micah related that the Auberge Project will be installing a connecting sidewalk.

Jeff indicated the public comments mostly concern not receiving notice more advance. Since developer is willing to work with the neighbors, he would be willing to approve this project. Erin stated since the developer is willing to work with the neighbors, and the project meets all standards, the developer has the right to proceed with this project.

Micah stated the Finding of Fact will not come before the Commission to be approved until March. Commission could vote on it and approve at the same time, not holding up the project. Neil agreed with the time-line. Erin still questions using the Design Review process as a forum to force a developer to comply. Matthew likes the project, noticing has been issued. Doesn't want to see bad relations between projects but wants to keep project on time.

Curt Eggers - Landscape Architect, went over the proposed landscaping plan. The area now has evergreen trees, some are not so healthy. The trees that are not healthy will be replaced with a Mugo Pine, which is lower growing, to benefit the view and light for both properties. The slope will stay the same, will add rock to stabilize the area, inter-planted with shrubs and wild-flowers for screening and esthetics.

Erin asked for clarification of deck overhangs as to shading and landscaping. Curt has no concerns, will use shade tolerant plants which thrive in that environment.

Jeff called for any additional public comment on the new information presented about the landscaping.

Randy Flynn – manager at Trail Creek Crossings, indicated a well on Trail Creek Crossings property currently irrigates the trees on the Onyx at Leadville property. He asks that the well be capped, and new irrigation be installed.

Carson Johnston – Ketchum resident, likes project.

Tom Benson – Trail Creek Crossings resident, would like the opportunity to work with developer on landscaping and design of the driveway.

Neil commented on the driveway but expressed confidence that it can be resolved.

Jeff restated that the project meets all requirements. He asked about any driveway regulations in Ketchum. Micah stated there were very few but will work the applicant and Streets on the location of the driveway. Erin asked if the Street Dept had commented on the driveways being close together. There was no comment from the Streets Department.

Jeff asked for comment about the timeline. Neil wants to continue tonight but vote and approve Findings of Fact at the March meeting.

Daniel Hollis says he is willing to work with residents but doesn't want to hold up the project. Jeff agrees to continue now, and next meeting vote and approve.

Shannon Flavin restated the concerns are the border area with Trail Creek Crossings. Curt is working on a plan to improve the existing slope area. The developers have already identified the affordable housing unit and is in process.

**Motion to approve the design of the Onyx at Leadville Residence building. Landscape and any exterior design will come back before the Commission at the March 12, 2018 meeting. The Findings of Fact will be completed and ready for signature at that time.**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Erin Smith, Vice-Chair
<b>SECONDER:</b>	Matthew Mead, Commissioner
<b>AYES:</b>	Neil Morrow, Matthew Mead, Jeff Lamoureux, Erin Smith
<b>ABSENT:</b>	Betsy Mizell

- d. **Motion To:** Re-zone Request in Mortgage Row: Request by Dwight & Susan Coburn and Robert, Kenneth, & Nancy Dreyer (DHD Properties LLC) to rezone Lots 17, 18, and 19 of the Mortgage Row Subdivision from the Limited Residential One Acre District (LR-1) to the General Residential Low-Density District (GR-L). Subject properties are located at 12696, 12698, & 12700 Highway 75, Ketchum, Idaho 83340.

Micah introduced Mortgage Row Re-zone of lots 16, 17, 18. Staff recommends continue to next month as more history and information of the area has been discovered.

Applicant Ken Dreyer presented the Re-Zoning Request. The Coburns and Dryers want to expand the footprint of their respective houses, but current zoning setback requirements restrict the buildable space. The applicant believes this request is in accordance with the Ketchum Comprehensive Plan.

Abby Riven presented the Staff Report. Staff recommends this matter be continued to allow for further research into the issues of increased density and the safety of primary access to Highway 75.

Neil asked about current setbacks and Abby confirmed they have a setback from 30-40 feet. Erin asked for a history of the zoning of the area and why it was zoned LR-1 when the lots were non-conforming. Jeff indicated it was previously part of the County and when annexed in Ketchum, the zoning was to bring that section into compliance with the rest of the area. Access to the properties is from Highway 75, which presents safety issues. Previous requests have not been approved due to the safety factors of access to Highway 75.

Neil is concerned over the safety aspect of the setback from Highway 75 and would like to see more information on highway access safety. Matthew agreed that he also doesn't like "spot zoning" and would like to see more information on the traffic impact and safety aspects of access to Highway 75.

Ken Dreyer stated the owners of these three lots want to change the current zone. They have approached the neighbors who were not interested in changing. They just want to expand their existing home.



Jeff asked Micah about rezoning the entire area. Micah stated the applicants have a right to approval of their request and a rezone of the entire area is something to bring to the City Council. A previous re-zone request had the condition of no higher density on the lot and no subdivision. Further research needs to be done in this area.

Bob Dreyer stated this a re-zone request, not a subdivision request. The applicants are asking for rezone, not a subdivision. This re-zone has been a part of the Comprehensive Plan.

Dwight Coburn, owner of Lot 17, wants to remodel his house. He stated his house currently has a setback of 60 feet. With the current zoning, he would not be able to rebuild his house. He just wants to improve his house in a way that makes sense.

Neil has concerns over access safety and would like input from IDT. Jeff wants to be sure they consider all aspects of this issue.

**Motion to continue the re-zoning of Lots 17, 18, and 19 of the Mortgage Row Subdivision to March 12, 2018 to give staff time to do more research .**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Neil Morrow, Commissioner
<b>SECONDER:</b>	Erin Smith, Vice-Chairperson
<b>AYES:</b>	Neil Morrow, Matthew Mead, Jeff Lamoureux, Erin Smith
<b>ABSENT:</b>	Betsy Mizell

- e. **Motion To:** Avalanche and Snow Storage Zoning and Subdivision Code Amendments Continued from January 8, 2018: City-initiated text amendments amending Title 17, Ketchum Municipal Code, Chapter 17.08, Chapter 17.12, Chapter 17.92, Chapter 17.124, and Section 17.92.010 and Title 16, Ketchum Municipal Code, Section 16.04.040.

Brittany Skelton, Senior Planner, presented the Staff Report for the Avalanche amendments, going over the text changes made to make sections consistent.

Erin asked for clarification of changes to the text and asked about snow storage in the avalanche zone. Brittany will make the adjustments as noted.

No public comment expressed on the Avalanche Zone and Snow Storage Amendment as no members of the public were present.

**Motion to recommend approval of Ordinance 1181 to the Ketchum City Council, a City-Initiated Ordinance containing Avalanche and Commercial, Neighborhood, and Off-site Snow Storage Amendments.**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Erin Smith, Vice-Chair
<b>SECONDER:</b>	Matthew Mead, Commissioner
<b>AYES:</b>	Neil Morrow, Matthew Mead, Jeff Lamoureux, Erin Smith
<b>ABSENT:</b>	Betsy Mizell

## 7. CONSENT CALENDAR

- a. **Motion To:** Approve the Minutes of the January 8, 2018 meeting.

- b. **Findings of Fact and Conclusions of Law for 100 Northwood Way Mixed-Use Development Design Review**
- c. **Findings of Fact and Conclusions of Law for 100 Northwood Way Conditional Use Permit (CUP) for residential units within the Light Industrial-2 (LI-2) Zoning District**
- d. **Findings of Fact and Conclusion of Law for Sun Valley Dental Arts Design Review**

**Motion to approve the minutes of January 8, 2018, Findings of Fact and Conclusions of Law for 100 Northwood Way Mixed-Use Development Design Review, 100 Northwood Way Conditional Use Permit (CUP) for residential units within the Light Industrial-2 (LI-2) Zoning District, and for Sun Valley Dental Arts Design Review.**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Neil Morrow, Commissioner
<b>SECONDER:</b>	Erin Smith, Vice-Chairperson
<b>AYES:</b>	Neil Morrow, Matthew Mead, Jeff Lamoureux, Erin Smith
<b>ABSENT:</b>	Betsy Mizell

## **8. FUTURE PROJECTS AND NOTICING REQUIREMENTS**

Brittany related the future projects:

1. The Mortgage Row Re-Zoning
2. The Onyx at Leadville Residences Project for landscaping and exterior.
3. Stott Residence
4. Bigwood Square, LLC Mixed-Use Project
5. Grumpy's CUP to extend hours to 10 PM
6. Community Library Expansion
7. Text amendment for setback standards
8. Short-term rentals text amendment
9. Retail store size reduction in the Community Core
10. Removing Conditional Use Permit for residential units in the Light Industrial Zone
11. Condensing Community Core sub-districts from 4 to 2.

Jeff proposes setting an additional meeting date in March to accommodate the number of items before the Commission. Micah proposed a date in the week of March 26, 2018.

## **9. STAFF REPORTS & CITY COUNCIL MEETING UPDATE**

February 26, 2018 will be a special meeting for Comprehensive Plan Review.

Micah noted the Planning Department has received complaints that people are not receiving notices in what they feel is a timely manner. Micah proposed all noticing be 15 days to align with State requirements.

**10. Commission reports and ex parte discussion disclosure**

The Commission speculated upon the need for change to requirements to residential units in the LI.

**11. ADJOURNMENT**

**Motion to adjourn.**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Neil Morrow, Commissioner
<b>SECONDER:</b>	Matthew Mead, Commissioner
<b>AYES:</b>	Neil Morrow, Matthew Mead, Jeff Lamoureux, Erin Smith
<b>ABSENT:</b>	Betsy Mizell

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Jeff Lamoureux  
Chairperson



# Planning and Zoning

## Special Meeting

~ Minutes ~

480 East Avenue North  
Ketchum, ID 83340

<http://ketchumidaho.org/>

Maureen Puddicombe  
Planning Technician

Monday, February 26, 2018

5:30 PM

Ketchum City Hall

**1. 5:30 PM - CALL TO ORDER: City Hall, 480 East Avenue North, Ketchum, Idaho**

**2. Call to Order**

Attendee Name	Title	Status	Arrived
Neil Morrow	Commissioner	Present	
Matthew Mead	Commissioner	Present	
Jeff Lamoureux	Chair	Present	
Erin Smith	Commissioner	Present	
Betsy Mizell	Commissioner	Present	

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

No Public Comment as no public was in attendance.

**4. REVIEW OF KETCHUM 2014 COMPREHENSIVE PLAN**

Brittany Skelton, Senior Planner, gave an overview of the purpose of the Comprehensive Plan. She related the history of the Comprehensive Plan and how documentation was gathered from the citizens, second-home owners and visitors during community workshops. It was then brought before the City Council for approval.

The Plan is governed by the overarching principle of sustainability.

Chapter 1. Community Vision and Core Values

Objectives of plan are to:

- Address the most challenging issues
- Focus on sustainability
- Provide direction on how this plan is achieved.

Chapter 2. A Strong and Diverse Economy

The Vision and Challenges include:

- Access
- Housing
- Education
- Technology Infrastructure
- Tourism

Jeff Lamoureux, Chairperson, noted that internet reliability is still a challenge.

Erin Smith, Vice-Chairperson, asked if Ketchum had a representative on the Airport board. She expressed the opinion that we should have a representation on that board.

### Chapter 3. Housing

The challenges identified were:

- Affordability
- Housing for an aging population
- Limited housing options

The community wants to see those who work in Ketchum to have the opportunity to live in Ketchum. No means to accomplish this was put forward. Affordable housing was an important issue then as it is now. A mix of housing styles was encouraged to promote a mix of population.

Matthew Mead, Commissioner, asked if the new administration was supportive of affordable housing.

### Chapter 4. Community Design and Neighborhoods

The Challenges cited were:

- Protecting and improving the gateways to the downtown cores
- The scale of development
- Improved signage to navigate the town

Mattie noted other communities plant flowers every Spring at the City entrances. The cost is borne by the philanthropy of the citizens.

### Chapter 5. Natural Resources

The Challenges were:

- Impact of development
- Access to Public Lands
- Remoteness
- Cost of Renewable Technology

Providing access to public lands and promoting eco-tourism were noted as important. Matthew brought up the failure of contractors to reduce waste and recycle. Jeff suggested we revisit the opportunities for recycling. Mattie noted the solar panels at Northwood are not functional and the sidewalk heaters have been a failure. Erin noted the electric car charger is not practical. Jeff asked about the City contract with Clear Creek Disposal to incentivize recycling of building materials by the contractors.

Chapter 6. Parks, Recreation and Open Space

The Challenges identified were:

- Community Facilities
- Need for Parks
- Level of Service
- Acquisitions Costs
- Public Access

Mattie objected to the paid parking lots that are now paved, replacing unpaved areas, with no shade or landscaping. He suggested these could be modified to a covered parking with solar panels, enhanced with art, etc.

Chapter 7. Mobility

The Challenges identified were:

- Airport Service
- Commuter Traffic
- Funding for Infrastructure
- Parking in the Community Core
- Adequate Right-of-Way
- Collaborations with Other Jurisdictions
- Wayfinding

The Commission acknowledged the need for a sidewalk on Warm Springs Road from Cox to Sawtooth Brewery. The lack of parking is a continual challenge. Lack of ADA accessibility is a general concern throughout Ketchum. Commuter traffic has increased. There is still a pressing need for more public transportation options

Due to time restraints, the Commission decided to skip Chapters 8-11, which can be read on their own.

Chapter 12. Future Land Use

The Challenges were:

- Areas of Impact
- Focus on Downtown
- Redevelopment
- Land Use and Transportation
- Commercial Development, Tourism and Jobs
- Protect Open Space and Rural Character at the Community Edges

The Land Use Categories are:

- Residential

- Commercial / Employment
- Mixed-Use
- Other (Public Recreation)

Brittany concluded that the vision for land use matches our current zoning codes.

#### Plan Implementation Monitoring

Focus is on implementation of the Plan. The Comprehensive Plan recommends consulting the Plan annually when making budget decisions.

Brittany identified 38 tasks to be addressed from the Plan.

The following projects are currently ongoing:

- Create A City Mission Statement and Core Values
- Support Tourism, Events and Air Service Improvements.
- Develop A 1 To 5 Year Economic Development Strategic Plan
- Update and Unify All Development Codes
- Implement Environment Sustaining Provisions
- Re-Evaluate and Amend the Form-Based Code and In-Fill And Mixed-Use Development
- Update and Unify Public Works Standards and Specifications
- Implement Affordable Housing Incentives
- Make and Adopt A Transportation Master Plan
- Re-Evaluate Area of City-Impact Boundaries, Land Use and Utilities
- Create an Affordable Housing Strategic Plan in A Tool Kit
- Write and Adopt Trails, Parks and Recreation Master Plan
- Conduct Re-Development Study and Plan For 6<sup>th</sup> And Lewis St Industrial Area
- Develop and Adopt Climate Action Plan
- Create Utility-Infrastructure Master Plan (With Utilities, Streets, Storm Water, Etc.)
- Implement Yearly Streetscape and Sidewalk Improvements
- Seek Funding for And Work Toward Housing Opportunities
- Develop All City Properties Inventory and Facilities Plan
- Develop Underground Utility Line Program

Brittany posed the question "Is this list overly-ambitious? Should Planning and Zoning only focus on the Land Use issues? Should the Plan be used more widely by the City in the decision-making process?"

Jeff noted that at the time the Plan was made, the City had a Community Development Department within the Planning Department. Just because the Planning department is

unable to take on all the identified tasks doesn't mean they shouldn't be implemented. Jeff added this direction would have to come from the Mayor.

Neil added he would not like to see the Community Development Department re-established as it was not productive and not cost-effective.

Jeff felt the function of the Community Development Department was needed, but perhaps in another form within the Planning Department.

Brittany added that these values were important to the community in 2014, but are they important now? Have they changed? A lot of work was put into creating the Plan and it wouldn't be right to let it languish.

Mattie would like to see the findings of the Eco-NorthWest studies to strengthen the policies around more diverse housing options and incorporate incentives into those policies. There would be a better chance for affordable and more diverse housing to be incorporated in the City.

## 5. ADJOURNMENT

### Motion to Adjourn

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Erin Smith, Vice-Chair
<b>SECONDER:</b>	Neil Morrow, Commissioner
<b>AYES:</b>	Neil Morrow, Matthew Mead, Jeff Lamoureux, Erin Smith
<b>ABSENT:</b>	Betsy Mizell

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Jeff Lamoureux  
Chairperson





City of Ketchum  
Planning & Building

IN RE: )  
 )  
 Onyx at Leadville Residential Project ) **KETCHUM PLANNING AND ZONING COMMISSION**  
 Design Review ) **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND**  
 Date: March 12, 2018 ) **DECISION**  
 )  
 File Number: 18-005 )

**BACKGROUND FACTS**

**PROJECT:** The Onyx at Leadville Residential Project

**FILE NUMBER:** #18-005

**REPRESENTATIVE:** Hollis Rumpeltes Architects, AIA

**OWNER:** J Peterman Development, LLC

**REQUEST:** Design Review approval for eight (8) new multi-family residential units and associated site improvements.

**LOCATION:** Southwest corner of Leadville Avenue and Onyx Street  
(Trail Creek Condominiums Amended Block 1, Sec 18 4N 18E)

**ZONING:** Tourist (T)

**OVERLAY:** None

**NOTICE:** Notice was mailed to all properties within 300 ft on February 1<sup>st</sup>, 2018.

**BACKGROUND**

The subject property, Block 1 of Trail Creek Condominiums Amended, is located at the southwest corner of Leadville Avenue and Onyx Street within the Tourist (T) Zoning District. The owner of the subject property is J Peterman Development, LLC represented by Hollis Rumpeltes Architects. The applicant is requesting Design Review approval for the construction of a three-story, multi-family residential building containing eight (8) residential units and eighteen (18) underground parking spaces. The subject lot is 15,015 sq ft (0.34 acres), per Galena Engineering survey dated January 11, 2018, and existing development consists solely of a planter box and perimeter fence. The site is adjacent to Trail Creek Condominiums and Trail Creek Crossings Condominiums.

As part of the Design Review submittal, the applicant has included a plat exhibit indicating a lot line shift between Blocks 1 and 2 of Trail Creek Condominiums Amended. The lot line shift adds a 1,077 sq ft portion of Block 2 to Block 1. Amended Block 1A will have an area of 16,092 sq ft (0.37 acres). The plat also vacates an existing 10 ft wide landscape easement and incorporates a parking lot easement to benefit Trail Creek Condominiums. The Planning & Building Department received a Lot Line Shift application for the amended plat on February 5<sup>th</sup>, 2018. Approval is pending for the proposed lot line readjustment. With existing Block 1, the

subject design is nonconforming in relation to the required side yard setback. The proposed underground parking garage is built to the existing property line between Blocks 1 and 2 (0 ft setback) and Ketchum City Code requires that below grade structures comply with setbacks. The lot line shift amending Blocks 1 and 2 of Trail Creek Condominiums Amended must be approved and recorded prior to issuance of a building permit for the project.

The Planning and Zoning Commission conducted a site visit and reviewed the Pre-Application Design Review for the Onyx at Leadville Residences at a special meeting on August 14<sup>th</sup>, 2017. The Commission unanimously approved a motion to advance the subject project to Design Review. Per Ketchum City Code §17.96.040.C.4, the administrator waived certain submittal requirements for the Pre-Application Design Review including the drainage, utilities, landscape, and construction management plans. On January 18<sup>th</sup>, 2018, the applicant submitted updated drawings including all outstanding submittal requirements. The proposed height of the structure submitted at the Pre-Application Design Review exceeded the maximum height allowed in the Tourist (T) Zoning District. As indicated on Sheets A3.1 and A3.2 of the Design Review submittal, the applicant decreased the proposed height of the multiple-family residential building to 35 ft, which is the maximum height permitted in the T Zone. The updated Design Review submittal drawings address each of the outstanding action items specified in Commission and Staff review of the Pre-Application Design Review.

**ANALYSIS**

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, Tourist (T) Zoning District requirements, Design Review standards, and other provisions of Ketchum City Code.

**COMPREHENSIVE PLAN ANALYSIS**

The Commission finds that the proposed new construction of the Onyx at Leadville residential 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
<b>Future Land Use</b>	
<b>Commercial Employment</b>	<p><b>Primary Uses:</b> The Commercial/Employment category predominantly provides a variety of business, service, arts/culture, public, hotel, motel, and other types of visitor lodging, residential, office, and hospitality service uses.</p> <p><b>Secondary Uses:</b> Visitor and neighborhood limited retail. Examples include convenience or boutique retail. <i>Multi-family housing units are also considered secondary uses.</i></p> <p><b>Characteristics and Location:</b> The Commercial/Employment district includes Warm Springs base and is between the downtown and River Run Plaza. The area has good access and business exposure from Main Street and other arterial and collector streets. The intent is to allow for vertical or horizontal mix of uses on sites, including some high-density residential.</p>
<b>Community Design and Neighborhoods</b>	
<b>Policy CD-1.1 Unique Design Elements for Identifiable Neighborhoods</b>	<p>Each neighborhood or district should include a mix of design elements that will reinforce its unique design quality.</p>

<b>Policy CD-1.3 Compatible Infill and Redevelopment Projects</b>	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.
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**FINDINGS OF FACT**

**Table 2: Requirements for All Applications**

City Department Comments			
Compliant			
Yes	No	N/A	City Code      City Standards and <i>City Department Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.040</b> <b>Complete Application</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Police Department:</b> <i>No comment at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>Fire Department:</b> <i>The above project shall meet all 2012 International Fire Code requirements in addition to specific City Building and Fire Ordinances.</i></p> <p><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></p> <p><i>Vehicle parking and material storage during construction shall not restrict or obstruct public streets 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></p> <p><i>An approved automatic fire sprinkler system shall be installed throughout the building per City of Ketchum Ordinance #1125 (<a href="http://www.ketchumfire.org">www.ketchumfire.org</a>) and the National Fire Protection Association Standard 13R. 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></p> <p><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></p> <p><i>An approved monitored fire sprinkler alarm system shall be installed per City of Ketchum Ordinance #1125 (<a href="http://www.ketchumfire.org">www.ketchumfire.org</a>) 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></p> <p><i>An approved access roadway per 2012 International Fire Code Appendix D (<a href="http://www.ketchumfire.org">www.ketchumfire.org</a>) shall be installed prior to any combustible construction on the site. The road shall be a minimum of twenty (20) feet in width and capable of supporting an imposed load of at least 75,000 pounds. The road must be an all-weather driving surface maintained free, clear, and unobstructed at all times. Gates, if installed, are required to be siren activated for emergency vehicle access.</i></p> <p><i>Fire extinguishers shall be installed and maintained per 2012 IFC Section 906 both during construction and upon occupancy of the building.</i></p>

			<p>Spark arresters are required on all solid fuel burning appliance chimneys to reduce potential fires from burning embers.</p> <p>An approved key box shall be installed, with the appropriate keys, for emergency fire department access in a location approved by the fire department. The key box shall be a Knox box brand and sized to accommodate keys to every door of the project.</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 <a href="http://www.ketchumfire.org">www.ketchumfire.org</a>.</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 <a href="http://www.ketchumfire.org">www.ketchumfire.org</a>.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>Streets Department:</b> At the southwest corner of the lot, the existing sidewalk is sited ~10 ft away from the property line within the public right-of-way. The Streets Department may request this portion of the sidewalk be relocated. Final sidewalk and right-of-way improvements shall be approved by the Streets Department prior to issuance of a building permit for the project.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>Utilities:</b></p> <ul style="list-style-type: none"> <li>The master meter for the project shall be located in the mechanical room.</li> <li>Domestic water shall be taken from the fire line prior to fire line diversion.</li> <li>Proper backflow protection must be installed.</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>Parks/Arborist:</b> The City Arborist has reviewed the landscape plans indicated on sheets L1, L2, and L3 of the Design Review submittal and approved the proposed species and location.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>Building:</b> The building must meet the 2012 International Building Code.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>Planning and Zoning:</b> Comments are denoted throughout Tables 3 and 4.</p>

**Table 3: Zoning Standards Analysis**

Compliance with Zoning Standards				
Compliant			Standards and Commission Comments	
Yes	No	N/A	Guideline	City Standards and Commission Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	<b>Minimum Lot Area</b>
			<i>Commission Findings</i>	<p><b>Required:</b> 8,000 square feet minimum  <b>Existing:</b> 15,015 square feet existing  <b>Amended Block 1A (pending line shift):</b> 16,092 square feet</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.040	<b>Floor Area Ratios and Community Housing</b>
			<i>Commission Findings</i>	<p>FAR Permitted in Tourist (T) Zoning District: 0.5  FAR with Inclusionary Housing Incentive: 1.6  FAR Proposed: 1.2(19,888 GFA / 16,092 sq ft)  Block 1A Lot Size: 16,092 sq ft  Gross Floor Area: 19,888 sq ft  Increase Above Permitted FAR: 11,842 sq ft  20% of Increase: 2,368 sq ft  Net Livable (15% Reduction): <b>2,103 sq ft</b></p>

				Community Housing In-Lieu Fee: <b>\$479,094</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	<b>Minimum Building Setbacks</b>
			<b>Commission Findings</b>	<p><b>Minimum:</b>  Front: 15'  Side: &gt; 1' per 3' in building height, or 5'.  Rear: &gt; 1' per 3' in building height, or 10'.</p> <p><b>Proposed:</b>  The subject lot is irregularly shaped and has five sides.  Front (E; both sides with street frontage are considered the front):15'  Side (N): 11'-8"  Side (S): 0' (With Amended Block 1A, side setback will be 11'-11")  Rear (W): 11'-8"</p> <p>The south side setback is not currently compliant, however, upon approval of the lot line shift the setback will be compliant. The lot line shift amending Blocks 1 and 2 of Trail Creek Condominiums Amended must be approved and recorded prior to issuance of a building permit for the project.</p> <p>17.08 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.</p> <p>17.128.020.C. The side yard along the street side of a corner lot shall not be less than two-thirds (2/3) the front yard requirement for the district in which the lot is located. <b>Both sides of this corner lot are treated as the front and have the required minimum front setback of 15'.</b></p> <p>17.128.020.A. Cornices, canopies, eaves, chimney chases or similar architectural features may extend into a required yard not more than three feet (3'). <b>The roof overhang extends into the required yard a maximum of 3 ft.</b></p> <p>17.128.020. I Decks more than thirty inches (30") in height from existing grade at any point shall be subject to setbacks, except in the GR-H, T, T-3000 and T-4000 zoning districts. In the GR-H, T, T-3000 and T-4000 districts, decks more than thirty inches (30") in height from existing grade may be allowed to encroach into the required yard setback up to a maximum one-half (1/2) the distance of the required yard setback, or four feet (4'), whichever is less, with design review approval. In addition to requirements set forth in <u>chapter 17.96</u> of this title, the following criteria shall apply:</p> <ol style="list-style-type: none"> <li>1. A minimum of five feet (5') is maintained between any point of the deck and the property line;</li> <li>2. The application has been approved by the subject property's homeowners' association (if any);</li> <li>3. Written approval from a majority of owners of property contiguous to the subject property has been obtained;</li> <li>4. Upper story decks/balconies are cantilevered from the building (no supporting posts are permitted within the required yard setback);</li> <li>5. No portion of a deck which encroaches into the required yard setback may be enclosed or covered by a roof; and</li> <li>6. Restrictions on exterior storage of personal property may be required through the design review process.</li> </ol> <p><b>The second- and third-floor decks encroach into the required setback a maximum of 4ft.</b></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	<b>Building Height</b>
			<b>Commission Findings</b>	<p><b>Maximum Permitted: 35'</b>  <b>Maximum Proposed: 35'</b></p>

☒	☐	☐	17.125.030.H <i>Commission Findings</i>	<b>Curb Cut</b> <b>Required:</b> <i>A total of 35% of the linear footage of any street frontage can be devoted to access to off-street parking.</i> <b>Proposed:</b> <i>The proposed curb cut is 42', which is 11.3% of the linear footage of the street frontage along S. Leadville Ave.</i>																														
☒	☐	☐	17.125.020.A.1 & 17.125.040 <i>Commission Findings</i>	<b>Parking Spaces</b> <i>Off-street parking standards of this chapter apply to any new development and to any new established uses.</i> <b>Required:</b> <b>Residential multiple-family dwelling within the Tourist (T) Zoning District</b> <i>Units 750 sq ft or less: 0 parking space</i> <i>Units 751 sq ft to 2,000 sq ft: 1 parking space</i> <i>Units 2,001 sq ft and above: 2 parking spaces</i> <table border="1" data-bbox="565 646 1177 1083"> <thead> <tr> <th>Residential Unit</th> <th>Floor Area (Square Feet)</th> <th>Required Parking Spaces</th> </tr> </thead> <tbody> <tr><td>1</td><td>2,274</td><td>2</td></tr> <tr><td>2</td><td>2,010</td><td>2</td></tr> <tr><td>3</td><td>2,132</td><td>2</td></tr> <tr><td>4</td><td>2,274</td><td>2</td></tr> <tr><td>5</td><td>2,010</td><td>2</td></tr> <tr><td>6</td><td>2,132</td><td>2</td></tr> <tr><td>7</td><td>2,800</td><td>2</td></tr> <tr><td>8</td><td>2,905</td><td>2</td></tr> <tr> <td><b>Total Off-Street Parking Spaces Required</b></td> <td></td> <td><b>16</b></td> </tr> </tbody> </table> <i>The applicant is required to provide 1 van accessible ADA parking space.</i> <b>Proposed:</b> <i>18 underground parking spaces including one ADA parking space.</i>	Residential Unit	Floor Area (Square Feet)	Required Parking Spaces	1	2,274	2	2	2,010	2	3	2,132	2	4	2,274	2	5	2,010	2	6	2,132	2	7	2,800	2	8	2,905	2	<b>Total Off-Street Parking Spaces Required</b>		<b>16</b>
Residential Unit	Floor Area (Square Feet)	Required Parking Spaces																																
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☒	☐	☐	17.18.100 & 17.08.020 <i>Commission Findings</i>	<b>Zoning Matrix &amp; Definitions</b> <b>17.18.100: Tourist District (T)</b> <i>A. Purpose: The purpose of the T tourist district is to provide the opportunity for high density residential and tourist use, land ownership and development including certain restricted business and personal service establishments in conjunction with such use, which can be justified on the basis of the primary use within the district. Tourist district classifications are intended to be carefully placed in the neighborhood structure to assure the closest possible compatibility with surrounding uses and development. Dimensional requirements in this zone are designed to complement and enhance the neighborhoods in this zone, and to encourage articulation and quality design in new buildings. The tourist zone contains several district areas, including the Entrance Corridor, Second Avenue, River Run, Warm Springs Base Area and Saddle Road.</i>  <b>Dwelling, Multiple-Family:</b> <i>A building, under single or multiple ownership, containing two (2) or more dwelling units used for residential occupancy.</i>  <b>Floor Area, Gross:</b> <i>The sum of the horizontal area of the building measured along the outside walls of each floor of a building or a portion of a building, including stair towers and elevators on the ground floor only, and fifty percent (50%) of atriums over eighteen feet (18') plate height, but not including basements, underground parking areas or open unenclosed decks. Parking areas covered by a roof or portion of the building and enclosed on three (3) or more sides by building walls are included. Four (4) parking stalls for developments on single Ketchum</i>																														

				town site lots of five thousand six hundred (5,600) square feet in size are not included in the gross floor area calculation.
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**Table 4: Design Review Standards**

Design Review Requirements				
IMPROVEMENTS AND STANDARDS: 17.96.060				
Improvements and standards for all projects listed in subsection 17.96.010A of this chapter:				
Yes	No	N/A	City Code	City Standards and <i>Commission Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(A)(1) Streets	<b>The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development.</b>
			<i>Commission Findings</i>	<i>The property is served by S Leadville Ave and the applicant will provide connection from the public roadway to the proposed project. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(A)(2) Streets	<b>All street designs shall be approved by the City Engineer.</b>
			<i>Commission Findings</i>	<i>The Streets Department reviewed the proposed design. The subject property is located at the intersection of S Leadville Avenue and Onyx Street.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(B)(1)	<b>All projects under 17.96.010(A) that qualify as a “Substantial Improvement” shall install sidewalks as required by the Public Works Department.</b>
			<i>Commission Findings</i>	<i>The site is served by an existing sidewalk adjacent to S Leadville Ave and the applicant shall maintain the existing sidewalk, except where replacement of existing is necessary.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060 (B)(2)c	<b>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.</b>
			<i>Commission Findings</i>	<i>At the southwest corner of the lot, the existing sidewalk is sited ~10 ft away from the property line and within the public right-of-way. The Streets Department may request this portion of the sidewalk be relocated. Final sidewalk and right-of-way improvements shall be approved by the Streets Department prior to issuance of a building permit for the project. See Table 1 for Staff comment from the Streets Department.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060 (B)(3)	<b>Sidewalks may be waived if one of the following criteria is met:</b>
				<ul style="list-style-type: none"> <li>a. The project comprises an addition of less than 250 square feet of conditioned space.</li> <li>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.</li> </ul>
			<i>Commission Findings</i>	<i>N/A.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060 (B)(4)	<b>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.</b>
			<i>Commission Findings</i>	<i>The existing sidewalk is equal to the length of the subject property line adjacent to S Leadville Avenue.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060 (B)(5)	<b>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.</b>
			<i>Commission Findings</i>	<i>N/A. Sidewalks are existing and new sidewalks are not proposed at this time. Final sidewalk design shall be approved by the Streets 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 (B)(6)	<b>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.</b>
			<i>Commission Findings</i>	<i>The Commission does not recommend a contribution in-lieu for this project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(C)(1)	<b>All storm water shall be retained on site.</b>
			<i>Commission Findings</i>	<i>All storm water shall be retained on site through a system of drywells and catch basins as indicated on Sheets C1.0 and C2.0 of the Design Review submittal.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(C)(2)	<b>Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.</b>
			<i>Commission Findings</i>	<i>See comment for Ketchum City Code §17.96.060.C.1. The drainage improvements meet this requirement.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(C)(3)	<b>The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.</b>
			<i>Commission Findings</i>	<i>Additional drainage improvements are not recommended at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(C)(4)	<b>Drainage facilities shall be constructed per City standards.</b>
			<i>Commission Findings</i>	<i>The proposed drainage facilities satisfy this requirement. The Public Works Department has reviewed the drainage facilities.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(D)(1)	<b>All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.</b>
			<i>Commission Findings</i>	<i>The applicant is aware of this requirement and the plans show all utility locations. See Table 1 for Staff comment from the Utilities Department.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(D)(2)	<b>Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.</b>
			<i>Commission Findings</i>	<i>As indicated on sheets C1.0 and C2.0 of the submittal, all utilities are located underground. See Table 1 for Staff comment from the Utilities Department.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(D)(3)	<b>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.</b>
			<i>Commission Findings</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)	<b>The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.</b>
			<i>Commission Findings</i>	<i>Exterior materials include composite Stonewood panels with a dark brown hue. Certified by the Forest Stewardship Council for responsible forestry, the panels incorporate a rain screen design to enhance moisture management and energy efficiency. Aerated lava slabs sourced from Twin Falls will be placed on the structure's vertical elements, such as the chimney, which provides undulation and relieves the appearance of bulk and flatness. Placed vertically in a rectangular pattern, steel panels are incorporated as siding on all building facades. The handrail design for the second- and third-floor balconies includes a metal screen mesh. Shade trellises are incorporated in the project design and complement the stepped form of the proposed building.</i>  <i>The earth tones of the proposed materials and the mountain contemporary style complement the design of the surrounding neighborhood and the adjacent condominiums.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(E)(2)	<b>Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.</b>



			<i>Commission Findings</i>	<i>No identified landmarks which provide a historical and/or cultural importance to the neighborhood/community have been identified on the site.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(E)(3)	<b>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.</b>
			<i>Commission Findings</i>	<i>N/A. The proposed building will be all new construction.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(1)	<b>Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.</b>
			<i>Commission Findings</i>	<i>The proposed building and site layout provide unobstructed pedestrian accesses to the existing sidewalk adjacent to S Leadville Avenue and the entryway is clearly defined.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(2)	<b>The building character shall be clearly defined by use of architectural features.</b>
			<i>Commission Findings</i>	<i>The building utilizes stepped building forms in conjunction with horizontal elements, such as the balconies and trellises, and vertical elements, such as the steel and lava slab panels, to break up the mass of the multi-family residential building. The applicant is proposing to utilize a butterfly roof system that provides visual interest and relief to the stepped building form when viewed from the east or west. The butterfly roof is angled upward and away from the structure.</i>
				<i>The proposed horizontal and vertical elements of the building facades create visual interest. The lava slabs and metal panels are placed vertically in a rectangular pattern. The vertical nature of the facades is off-set with portions of horizontal composite wood siding. The horizontal orientation of the metal screen mesh handrails incorporated on the second- and third-floor balconies also provides relief from the vertical pattern. The combined effect creates a sense of depth and reduces the appearance of bulk and flatness.</i>
				<i>The combination of materials, earth tone colors, vertical and horizontal finishes, stepped building form, and the unique butterfly roof system provide undulation and minimize the appearance of bulk.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(3)	<b>There shall be continuity of materials, colors and signing within the project.</b>
			<i>Commission Findings</i>	<i>The proposed materials and earth tone colors complement the mountain modern design. See comment for Ketchum City Code §17.96.060.E.1.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(4)	<b>Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.</b>
			<i>Commission Findings</i>	<i>No accessory structures are proposed with this design review application. As indicated on sheets L1, L2, and L3 of the Design Review submittal, the landscape features including the boulder retainage system, retaining walls, and plantings, which all complement the natural, earth tone elements of the principal building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(5)	<b>Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.</b>
			<i>Commission Findings</i>	<i>The proposed building walls provide undulation/relief through the use of stepped forms as well as horizontal and vertical elements that reduce the appearance of bulk and flatness. See comment for Ketchum City Code §17.96060.F.2 for further description.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(6)	<b>Building(s) shall orient towards their primary street frontage.</b>
			<i>Commission Findings</i>	<i>The proposed Onyx at Leadville residential building orients towards the primary street frontage, which is S Leadville Avenue.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(7)	<b>Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.</b>
			<i>Commission Findings</i>	<i>The garbage/recycling area will be located in the basement level parking area, which will be screened from public view. The applicant has indicated the property management company will bring the trash to the curb on trash collection days and remove the dumpster once emptied back to its designated area within the parking garage.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(8)	<b>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.</b>
			<i>Commission Findings</i>	<i>The applicant is proposing a butterfly roof system, which slopes towards the center of the roof. A trellis is shown at the two proposed entrances for weather protection. For portions of the building that may present the opportunity for water to drip or snow to slide, the applicant shall provide weather protection.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(G)(1)	<b>Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.</b>
			<i>Commission Findings</i>	<i>The applicant has provided pedestrian access through a heated, paver pathway at the SE corner of the site from the existing sidewalk.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(G)(2)	<b>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.</b>
			<i>Commission Findings</i>	<i>N/A Awnings are not proposed to extend over the existing public sidewalk.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(G)(3)	<b>Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.</b>
			<i>Commission Findings</i>	<i>Pedestrian traffic will flow safely onto the existing sidewalk adjacent to S Leadville Avenue through a heated pathway at the SE corner of the lot. Access to the underground parking garage is unlikely to impede pedestrian or vehicle circulation around the site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(G)(4)	<b>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.</b>
			<i>Commission Findings</i>	<i>The proposed 42 ft curb cut is located at the NE corner of the site. The site and underground parking area are accessed from S Leadville Ave. An increase to the minimum distance requirements for the proposed multi-family residential building is not recommended at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(G)(5)	<b>Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.</b>
			<i>Commission Findings</i>	<i>Emergency vehicles and snow plows will be able to access the subject property from S Leadville Avenue.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(H)(1)	<b>Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.</b>
			<i>Commission Findings</i>	<i>In lieu of providing snow storage areas, the applicant has provided a heated snowmelt system for the exterior walkway and the parking garage access ramp.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(H)(2)	<b>Snow storage areas shall be provided on site.</b>
			<i>Commission Findings</i>	<i>The applicant has provided a heated snowmelt system. See 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)	<b>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.</b>
			<i>Commission Findings</i>	<i>See above comment for §17.96.060.H.1.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(H)(4)	<b>In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.</b>
			<i>Commission Findings</i>	<i>The applicant has provided a snow melt system that includes a heated, paver pathway and driveway.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(I)(1)	<b>Landscaping is required for all projects.</b>
			<i>Commission Findings</i>	<i>The landscape plan is included on Sheets L1, L2, and L3 of the Design Review submittal. A boulder retaining system has been incorporated at the NW and W portions of the property, which complements the natural, mountain modern aesthetic of the proposed</i>

				<i>structure. The landscaping includes groupings of shrubs and perennial flower beds accented by Evergreen, Aspen, and Maple trees.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(I)(2)	<b>Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.</b>
			<i>Commission Findings</i>	<i>The City Arborist has reviewed the landscape plans indicated on Sheets L1, L2, and L3 of the Design Review submittal and approved the proposed species and location See above comment located in §17.96.060.I.1.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(I)(3)	<b>All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.</b>
			<i>Commission Findings</i>	<i>The City Arborist has approved the list of plant species as indicated on Sheet L2 of the Design Review submittal. See above comment located in §17.96.060.I.1.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(I)(4)	<b>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.</b>
			<i>Commission Findings</i>	<i>The proposed landscaping provides a buffer from S Leadville Ave. The boulder retainage system in conjunction with small Evergreen trees provide a buffer to the adjacent Trail Creek Crossings development. The retaining wall and shrub groupings provide a buffer to the neighboring parking area for the Trail Creek Condominiums.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(J)(1)	<b>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.</b>
			<i>Commission Findings</i>	<i>The site is served by an existing sidewalk. At the southwest corner of the lot, the existing sidewalk is sited ~10 ft away from the property line and within the public right-of-way. The Streets Department may request this portion of the sidewalk be relocated. Final sidewalk and right-of-way improvements shall be approved by the Streets Department prior to issuance of a building permit for the project. See Table 1 for Staff comment from Streets Department.</i>

### CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation organized under Article XII of the Idaho Constitution and the laws of the State of Idaho, Title 50, Idaho Code;
2. Under Chapter 65, Title 67 of the Idaho Code, the City has passed a land use and zoning code, Title 17;
3. The Commission has authority to hear the applicant's Design Review Application pursuant to Chapter 17.96 of Ketchum Code Title 17;
4. The City of Ketchum Planning and Building Department provided adequate notice for the review of this application;
5. The project **does** meet the standards of approval under Chapter 17.96 of Zoning Code Title 17.

### DECISION

**THEREFORE**, the Ketchum Planning and Zoning Commission **approves** this Design Review application this Monday, February 12<sup>th</sup>, 2018 subject to the following 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. 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. Per §17.132.030H, uplighting is prohibited in all zoning districts. Fixture IG1 is not permitted to be installed in the locations specified on Sheet E1.0 of the Design Review submittal;
8. The applicant shall coordinate with the Streets Department to determine the final sidewalk configuration around the site, prior to the issuance of a Building Permit;
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. The ADA parking space shall be van accessible;
11. As a voluntary contribution, in exchange for an increase in FAR, a total community housing contribution of 2,103 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;
12. The Lot Line Shift application to amend Blocks 1 and 2 of Trail Creek Condominiums Amended (18-010) shall be approved and the final plat shall be recorded prior to issuance of a building permit for the project; 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.

Findings of Fact **adopted** this 12<sup>th</sup> day of March, 2018

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Jeff Lamoureux  
Chairperson  
Planning and Zoning Commission

