



PLANNING AND ZONING COMMISSION AGENDA

Tuesday, May 23, 2017

Ketchum City Hall

480 East Avenue North, Ketchum, ID 83340

1. **5:15 PM - SITE VISIT: Sun Valley Dental Arts 100 7th Street Ketchum, Idaho (Ketchum Townsite, Lot 5, Block 34)**
2. **5:30 PM - CALL TO ORDER: City Hall, 480 East Avenue North, Ketchum, Idaho**
3. PUBLIC COMMENT - Communications from the public for items not on the agenda.
4. COMMUNICATIONS FROM STAFF
 - a. Sun Valley Dental Arts Design Review: 100 7th Street East Ketchum, Idaho (Ketchum Townsite, Lot 5, Block 34). The Commission will consider and take action on an application by Ben Franz for Design Review approval of a new mixed use three-story building with ground floor commercial space with two residential units on the second floor and one residential unit on the third floor.
5. CONSENT CALENDAR
 - a. Minutes: April 10, 2017
 - b. Minutes: May 8, 2017
 - c. Sunnyside Condos Design Review: 420 and 460 North Spruce Avenue, Ketchum, Idaho (Sunnyside 8 Condos Bldg. 1 & 2): Findings of Fact and Conclusions of Law.
6. FUTURE PROJECTS AND NOTICING REQUIREMENTS
7. STAFF REPORTS & CITY COUNCIL MEETING UPDATE
8. COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE
9. 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
SPECIAL MEETING OF May 23rd, 2017

PROJECT: Sun Valley Dental Arts (Franz Dental)

FILE NUMBER: #17-010

OWNER: Ben Franz

REPRESENTATIVE: Jeff Mathis - Architect

REQUEST: Design Review approval for a new three story mixed-use residential and commercial building.

LOCATION: (Ketchum Block 34 Lot 5)

ZONING: Community Core sub district Traditional Neighborhood (CC-D)

OVERLAY: None

NOTICE: Notice was mailed to Property owners within 300 foot radius of subject property were mailed notice on May 9th, 2017 for a public hearing on May 23, 2017 at 5:30pm. Notice was posted in three public City locations on May 9th, 2017.

REVIEWER: Carl Anderson, Associate Planner

BACKGROUND

The site property is located in the Community Core Traditional Neighborhood Sub-district (CC-D). The lot is currently is 5,501 square feet and is located at Ketchum Block 34 Lot 5. The applicant is proposing to construct a three-story mixed use building, which will have a total square footage of 18,672 square feet, and a Floor Area Ratio (FAR) of 2.15 (11,844 sf/5,500 sf). The mixed-use of the proposed building is proposed to contain a Business Office (dental office) on the ground floor, two (2) residential units on the second floor, and one (1) residential unit on the third floor.

The proposed building received Pre-Application Design Review approval on October 26th, 2015. The approval was for a 14,376 square foot mixed-use residential and commercial building. The approval expired one year from the approval date and no request to extend the approval was submitted to the City of Ketchum Planning and Building Department. The requirement for Pre-Application Design Review has been waived for this project.

ANALYSIS

Staff recommends denial of the application as presented because the project does not meet city standards. A full analysis and explanation of this recommendation is detailed as follows. As demonstrated in the supporting attachments staff believes the applicant has not addressed all of the Design Review standards. A full analysis and explanation of this recommendation is detailed within the staff report.

Standards not met by the Sun Valley Dental Arts design review application as proposed:

1. 17.124.040 Floor Area Ratios and Community Housing: The applicant does not have an exceedance with the City Council and the project does not meet this standard.
2. 17.125 Off Street Parking and Loading Calculations:
 - a. 17.125.050: The project requires thirteen (13) total parking space, eight (8) commercial and five (5) residential, with nine (9) total required on site. The applicant proposed 10 parking spaces, with six (6) on site and a four (4) on street parking credit for four (4) of the commercial parking spaces. The remaining four (4) commercial parking spaces shall be located on site.
 - b. 17.125.060. C. All accessible parking space requirements of the current building code as adopted by the city shall be met.
3. 17.96.060.H.1-4.Snow Storage:
 - a. No snow storage is proposed, and no in lieu measures are detailed.
4. 17.96.040 Construction management plan showing where staging will occur, where materials are stored, and a parking plan for contractors. If any staging or parking shall occur off site, a staging/parking plan must be submitted including materials storage, excavation (backfill) stockpile areas, job trailers, blue rooms, dumpsters and contractor parking.
 - a. A construction management plan has not been provided.

Design Review approval may be granted by the Commission only if the applicant demonstrates that:

1. The project does not jeopardize the health, safety or welfare of the public.
2. The project conforms to all applicable standards and criteria as set forth in this chapter, 17.96: Design Review, and any other standards as adopted or amended by the City of Ketchum from time to time

COMPREHENSIVE PLAN ANALYSIS

The proposed new construction of the mixed-use of retail space is consistent with the uses, goals and policies listed below as specified within the 2014 Comprehensive Plan.

SUPPORTING SECTION	SUMMARY OF COMPLIANCE OF PROPOSED AMENDMENTS WITH THE 2014 COMPREHENSIVE PLAN
Future Land Use	
Mixed-Use Commercial	<p>Primary Uses: The Mixed-Use Commercial category is intended to promote a wide range of land uses, including offices, medical facilities, health/wellness-related services, recreation, government, residential, and services. General retail is limited to the downtown core (Areas in the ACI with this designation will require evaluation with regard to the provision of access, utility service, safety, and environmental impacts.)</p> <p>Secondary Uses: Open space, places of worship and public uses are also appropriate.</p> <p>Characteristics and location: The intent of the Mixed-Use Commercial category is to improve two areas: 1) the downtown area outside the retail core, and 2) the area surrounding St. Luke’s Hospital where development must be sensitively sited for viewshed and wildlife habitat protection.</p>
Community Design and Neighborhoods	
Policy CD-1.1 Unique Design Elements for Identifiable Neighborhoods	Each neighborhood or district should include a mix of design elements that will reinforce its unique design quality.
Policy CD-1.3 Compatible Infill and	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.

Redevelopment Projects	
Housing	
Policy H-1.4 Integrated Housing in Business and Mixed-Use Areas	Housing should be integrated into the downtown core and light industrial areas, and close to the ski base. The resulting mix of land use will help promote a greater diversity of housing opportunities as well as social interactions.
Mobility	
Policy M-1.3 Compact Development and Housing Downtown and in Activity Centers	Encourage compact development, mixed uses, and additional housing density in the downtown and in high-activity areas. This will increase opportunities for walking, bicycling and transit ridership and reduce vehicle traps.

STAFF RECOMMENDATION

Staff recommends denial of the application and supporting plans as presented.

COMMISSION OPTIONS

1. **Denial of the Application:** “Motion to deny the application from the owner Ben Franz for the Design Review application for the Sun Valley Dental Arts building, finding the application **does not** meet the standards for approval under Chapter 17.96 of Ketchum Zoning Code, for the following reasons: [cite findings for denial].”
2. **Approval of the Application:** “Motion to approve the application from the owner Ben Franz for the Design Review application for the Sun Valley Dental Arts building, finding the application meets the standards for approval under Chapter 17.96 of Ketchum Zoning Code with the following conditions: [insert conditions of approval here]”
3. **Continuation of the Application:** “Motion to continue the application from owner Ben Franz to a date certain of [insert date of meeting].”

RECOMMENDED CONDITIONS

Staff does not recommend approval of this application. However, if the applicant can bring the project into compliance with city standards, the conditions below are recommended. Ketchum City Engineer, Streets, Utilities, Fire, Planning and Building Department requirements shall be met, including:

1. All departmental conditions as described in Table 1, 2 and 3;
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. A letter from a licensed design professional shall be provided, detailing the specifications and capacity of the proposed parking elevator lift system;

8. 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;
9. The applicant shall coordinate with the Public Works Department to determine the final sidewalk configuration around the site, prior to the issuance of a Building Permit;
10. The proposed residential units on the second and third floor are approved for Multi-Family use only per Ketchum Municipal Code, Chapter 17.12.020;
11. Prior to the issuance of a building permit, the applicant shall verify that all proposed mechanical equipment affixed to the roof of the proposed building is no greater than ten feet in height (10'), and setback ten feet (10') from the property line and fully screened from public view;
12. The project shall comply with the requirements of 17.124.040 as adopted on the date a building permit is submitted for the project; and
13. All Utilities standards shall be meet prior to the issuance of a building permit.

ATTACHMENTS:

- A. Table 1. Requirements for All Applications
- B. Table 2. Zoning Standards Analysis
- C. Table 3. Design Review Standards
- D. Table 4. Design Review Standards for Community Core Projects
- E. Application
- F. Plans, dated: 02/21/2017
- G. Updated Plans, dated: 03/01/2017
- H. Revised Site and Utility Plan, dated: 04/14/2017
- I. Response to Public Works Comment, dated: 04/04/17

Attachment A.

Table 1: Requirements for All Applications

City Department Comments			
Compliant			
Yes	No	N/A	City Code City Standards and Staff Comments
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.96.040 Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Police Department: No comment at this time.</p> <p>Fire Department:</p> <p>It is the General Contractor's responsibility to understand and adhere to all Fire Protection Ordinance #1125 requirements in addition to any and all other City of Ketchum requirements in effect at the time of Building Permit issuance. Failure to comply with all local ordinances and codes may result in project work stoppage as well as criminal penalties.</p> <p>The above project shall meet all 2012 International Fire Code requirements in addition to specific City Building and Fire Ordinances.</p> <p>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.</p> <p>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.</p> <p>An approved automatic fire sprinkler system shall be installed throughout the building per City of Ketchum Ordinance #1125 (www.ketchumfire.org) and the National Fire Protection Association Standard 13. 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.</p> <p>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.</p> <p>An approved monitored fire sprinkler alarm system shall be installed per City of Ketchum Ordinance #1125 (www.ketchumfire.org) and the requirements of NFPA 72. Two (2) sets of alarm system plans shall be submitted to the Ketchum Fire Department for approval and a permit is required prior to installation of alarm systems. Inspections of fire detection systems by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance. Fire extinguishers shall be installed and maintained per 2012 IFC Section 906 both during construction and upon occupancy of the building.</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>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

		<p>All new buildings shall have approved radio coverage for emergency responders within the building and at the exterior of the building following the International Fire Code, Section 510. The building will be tested by the City of Ketchum Communications Specialist and <u>may require additional radio equipment to meet the standard.</u></p> <p>Inspections of fire department permit required installations shall be scheduled at least 48 hours in advance.</p> <p>An 8 ½ by 11 color coded site map of this project shall be provided on paper and electronically to the fire department. This site map shall show the locations of gas shut-offs, power shut-offs, fire sprinkler riser rooms, fire department connections, alarm panels, Knox boxes, access doors, egress windows, stairways and any additional fire department requirements. Exact details for color coded "On-Sites" can be found at www.ketchumfire.org.</p> <p>Final inspections of all fire department permit required installations by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance. A Final Inspection Checklist can be found at www.ketchumfire.org.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Public Works:</p> <ol style="list-style-type: none"> Public Works Department agrees with the eight-foot (8') sidewalk being the proper size for the street and project however I am concerned with the curb lines not matching on First Ave. When lot 6 is developed, there will be a three-foot (3') jog in the curb line. It will look like someone made a mistake. I do not have a recommendation to solve the problem at this time, but as a condition of Design Review approval the sidewalk design must be approved prior to issuance of a building permit. It has been the cities practice for the last three years not to allow pavers to be used for city sidewalks. No other comments.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Utilities:</p> <p>If there are any grade changes to lowering the alley the old KSW line will need to be lowered to 6ft. The new water service will come off First Ave. as shown, and the old KSW service will need to be abandoned at the main. If a fire line is required the 2" service line shown may not be large enough. This will need to be established by the fire system engineer. Back flow protection will need to be an reduced pressure (RP) device per plumbing code on the dental office service. Three separate meters will need to be installed and impact fees on two of the units and the third will be credited from the existing service. All three units will need to pay the meter costs. There are sewer service stubs for 620 and 680 1st Ave. If the project covers both they may use both services. Existing sewer service lines will need to be protected or abandoned if they are not going to be used.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Parks/Arborist:</p> <p>Plant list and street trees look good. Looks like the applicant proposes to remove a conifer on SW corner and the City Arborist recommends its removal.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Building:</p> <p>The building must meet 2012 International Building Code.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Planning and Zoning:</p> <p>Comments are denoted throughout the staff report.</p>

Attachment B.
Table 2: Zoning Standards Analysis

Compliance with Zoning Standards				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Guideline	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	Minimum Lot Area
			<i>Staff Comments</i>	Required: 5,500 square feet minimum. Existing: 5,501 square feet
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	Minimum Building Setbacks
			<i>Staff Comments</i>	Required: Front (E. 7 th St.): 5' avg. Adjacent to alleyway: 3' Side (N. 1 st Ave): 5' avg. Rear: 0' Cantilevered decks and overhangs: 0' Proposed: Front (E. 7 th St.): 5' Adjacent to alleyway: 5' Side (N. 1 st Ave): 5' Rear: 6" Cantilevered decks and overhangs: 0'
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	Building Height
			<i>Staff Comments</i>	Required: Maximum building height permitted in the Community Core is forty-two feet (42'), but a five-foot (5') increase in height is permitted when the maximum vertical distance from the lowest exposed finished floor to the highest point of the roof shall be no more than five feet (5') greater than the maximum height permitted in the zoning district. Proposed: The highest point of the proposed building is forty- one feet and nine inches at the highest point (41'-9").
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.040.H	Curb Cut
			<i>Staff Comments</i>	Required: A total of 35% of the linear footage of any street frontage can be devoted to access to off street parking. Proposed: No curb cut is proposed. Vehicular access to the project will be provided from the alleyway.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.125.020.A.2 & 17.125.050	Parking Spaces
			<i>Staff Comments</i>	Off-street parking standards of this chapter apply to any new development and to any new established uses. Parking Standards The mix of uses in the proposed development require 13 total parking spaces, four (4) of which can be accommodated with the on-street credit applicable to developments in the Community Core and nine (9) of which must be provided on-site. However, the proposed building, as currently designed, only has enough space to provide seven (7) on-site parking spaces. The parking requirements and configuration of on-site parking spaces are detailed below. 17.125.050 Off Street Parking and Loading Calculations: A. Multiple Uses: Lots containing more than one use shall provide parking in an amount equal to the total of the requirements for all uses, unless a reduction is

			<p>approved through a shared parking plan in compliance with section 17.125.070 of this chapter, or otherwise specified.</p> <p>Professional Service, CC District: Two (2) spaces per 1,000 gross square feet. Residential, CC District: One (1) space per 1,500 net square feet.</p> <p>Required: <i>Professional Service, CC District:</i> $3,854/1,000 = 3.85 \times 2 = 8$ (7.7) spaces <i>Residential, net square feet:</i> $7,990/1500 = 5$ (5.3) spaces <i>Gross Total:</i> 13 parking spaces required <i>Net total required on site:</i> 4 commercial, 5 residential = 9 total on site.</p> <p>Proposed: There are six (6) parking spaces proposed on site that are accessed via a parking elevator system and designated on the building plans. Three (3) parking spaces are shown on the first floor. Three (3) parking spaces are shown in the basement. Based on the dimensions of basement garage #1, 2, and 3 as proposed, one (1) additional parking space of the required minimum size that also meets egress requirements of the International Building Code could be stacked in a tandem configuration within garage #3. This would bring the total number of on-site parking spaces to seven (7). The minimum parking stall length is 18' (17.125.030.A.).</p> <p>Professional Service, CC District: 3,854 gross square feet = 4 total parking spaces for this use are being provided via the on-street credit. Residential, CC District: 7,990 net square feet = 6 parking spaces for this use are being provided on-site. Total: 10</p> <p>17.125.060 Community Core District Off Street Parking Requirements: C. All accessible parking space requirements of the current building code as adopted by the city shall be met. Proposed: The project does not meet this standard.</p>																												
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>17.124.040</p> <p>Floor Area Ratios and Community Housing</p> <p><i>Staff Comments</i> The applicant will be required to enter into an exceedance agreement with the City of Ketchum, acknowledging, and agreeing to the city's Community Housing requirements.</p> <p>Permitted in CC <i>Permitted Gross FAR:</i> 1.0 <i>Inclusionary Housing Incentive:</i> 2.25</p> <p>Proposed FAR: 2.15 (11,844 sf/5,500 sf) Note: excludes two garage parking spaces, and stairwell above ground floor.</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th colspan="4" style="text-align: center;">Total Floor Area</th> </tr> <tr> <th></th> <th style="text-align: center;">Actual GSF</th> <th style="text-align: center;">Proposed GSF</th> <th style="text-align: center;">Existing</th> </tr> </thead> <tbody> <tr> <td>Basement</td> <td style="text-align: center;">N/A</td> <td style="text-align: center;">N/A</td> <td style="text-align: center;">N/A</td> </tr> <tr> <td>1st Floor</td> <td style="text-align: center;">3,854 SF</td> <td style="text-align: center;">4,340 SF</td> <td style="text-align: center;">N/A</td> </tr> <tr> <td>2nd Floor</td> <td style="text-align: center;">3,995 SF</td> <td style="text-align: center;">3,995 SF</td> <td style="text-align: center;">N/A</td> </tr> <tr> <td>3rd Floor</td> <td style="text-align: center;">3,995 SF</td> <td style="text-align: center;">3,995 SF</td> <td style="text-align: center;">N/A</td> </tr> <tr> <td>Total</td> <td style="text-align: center;">11,844 GSF</td> <td style="text-align: center;">12,330 GSF</td> <td style="text-align: center;">N/A</td> </tr> </tbody> </table> <p>Note: The difference in proposed GSF to actual GSF is that the actual accounts for the square footage exemption per the Gross, Floor Area Definition.</p>	Total Floor Area					Actual GSF	Proposed GSF	Existing	Basement	N/A	N/A	N/A	1 st Floor	3,854 SF	4,340 SF	N/A	2 nd Floor	3,995 SF	3,995 SF	N/A	3 rd Floor	3,995 SF	3,995 SF	N/A	Total	11,844 GSF	12,330 GSF	N/A
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Total	11,844 GSF	12,330 GSF	N/A																												

			<p>Community Housing CH incentive: The applicant shall provide 1,078.48 square feet of community housing either on-site or elsewhere within the City of Ketchum, or pay a fee in-lieu of \$256,678.24. See City code Chapter 17.124.040 for further detail. Final fee to be determined through an exceedance agreement prior to issuance of a building permit.</p> <ol style="list-style-type: none"> 1. Increase in SF above FAR = 6,344 SF (11,844 sf– 5,500 sf) 2. 20% of CH incentive to be deed restricted or pay fee in lieu: 1,268.8 sf: (6,344 · .20 = 1,268.8 sf) 3. Reduced by 15% to account for circulation, mechanical, etc.: 1,078.48 sf: (1,268.8 · .85 = 1,078.48 sf) <p><i>The applicant does not have an exceedance with the City Council and the project does not meet this standard.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.18.130 & 17.08.020</p> <p>Zoning Matrix & Definitions</p>
			<p><i>Staff Comments</i></p> <p>17.18.130: Community Core District (CC) A. Purpose. The purpose of the CC community core district is to promote a compact and cohesive center of commerce and culture, to promote an attractive and safe pedestrian environment which includes sidewalks, gathering spaces, streetscape amenities and landscaping, to retain the unique small town scale and character and to encourage buildings which respect Ketchum’s historical and geographic context while providing diversity. Compatible mixed uses including retail, office, residential and cultural uses are encouraged. Commercial uses are concentrated in the CC district which is consistent with the city’s comprehensive plan and the downtown master plan. D. Subdistricts. Subdistricts specify areas of special characteristic within the community core which are designated on the City of Ketchum Zoning Map.</p> <p>17.08.020 – Definitions Mixed Use: Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. Office, Business: An establishment wherein the primary use is the conduct of a business or profession including, but not limited to, accounting, design services, computer software, information systems, engineering, insurance, legal services, management and administration, organization and association offices, psychology, real estate, travel and medical offices. Medical care facilities and hospitals are not included in this definition. Dwelling, Multiple-Family: A building, under single or multiple ownership, containing two (2) or more dwelling units used for residential occupancy. Residential Occupancy: The more or less permanent place of abode for an individual, and shall not include short term occupancy nor timeshare occupancy. A structure, dwelling or room restricted by the terms of this title to residential occupancy shall not be used for short term occupancy for more than thirty (30) days during any one calendar year and shall not be used for timeshare occupancy. Floor Area, Gross: The sum of the horizontal area of the building measured along the outside walls of each floor of a building or portion of a building, including stair towers and elevators on the ground floor only, and fifty percent (50%) of atriums over eighteen feet (18’) plate height, but not including basements, underground parking areas or open unenclosed decks. Parking areas covered by a roof portion of the building and enclosed on three (3) or more sides by building walls are included. Four (4) parking stalls for developments on single Ketchum town site lots of five thousand six hundred (5,600) square feet in size or less are not included in the gross floor area calculation.</p>

Attachment C.

Table 3: Design Review Standards for all projects

Design Review Requirements				
IMPROVEMENTS AND STANDARDS: 17.96.060				
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(A)(1) Streets	The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development.
			<i>Staff Comments</i>	<i>The property is served by a public roadway. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(A)(2) Streets	All street designs shall be approved by the City Engineer.
			<i>Staff Comments</i>	<i>The Public Works Department reviewed the proposed street design. .</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(B)(1)	All projects under 17.96.010(A) that qualify as a "Substantial Improvement" shall install sidewalks as required by the Public Works Department.
			<i>Staff Comments</i>	<i>The applicant is proposing to install sidewalks along N. 1st Ave. and E. 7th St.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060 (B)(2)c	Sidewalk width shall conform to the City's right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.
			<i>Staff Comments</i>	<i>Sidewalks will be constructed to conform to City's right-of-way standards, subject to modifications as approved by the City Engineer / Public Works Director. The right of way along E. 7th St. is a sixty-foot (60') right of way, and along N. 1st Ave. the right of way is eighty-feet (80'). The applicant is proposing a five-foot (5') sidewalk along E. 7th St., and an eight-foot (8') sidewalk along N. 1st Ave.</i> <i>The Public Works Department has concerns regarding the proposed sidewalk configuration along N. 1st Ave., however no recommendation has been provided for a reconfiguration of the proposed sidewalk.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060 (B)(3)	Sidewalks may be waived if one of the following criteria is met: <ol style="list-style-type: none"> The project comprises an addition of less than 250 square feet of conditioned space. The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.
			<i>Staff Comments</i>	<i>N/A.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060 (B)(4)	The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.
			<i>Staff Comments</i>	<i>The applicant is proposing sidewalks along N. 1st Ave. and E. 7th St. which are equal to the length of the subject property lines adjacent to the existing public streets.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060 (B)(5)	New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.
			<i>Staff Comments</i>	<i>The proposed sidewalks meet these requirements. The final design of the new sidewalks shall receive approval from the City Public Works Department prior to the issuance of a building permit.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060 (B)(6)	The City may approve and accept voluntary cash contributions in-lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in-lieu contribution shall be paid before the City issues a certificate of occupancy.
			<i>Staff Comments</i>	<i>Staff does not recommend a contribution in-lieu for this project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(C)(1)	All storm water shall be retained on site.
			<i>Staff Comments</i>	<i>The applicant has satisfied this requirement.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(C)(2)	Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.

			<i>Staff Comments</i>	<i>All drainage improvements meet this requirement.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(C)(3)	The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.
			<i>Staff Comments</i>	<i>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)	Drainage facilities shall be constructed per City standards.
			<i>Staff Comments</i>	<i>The proposed drainage facilities satisfy this requirement. The Public Works Department has reviewed the drainage facilities and has no concerns at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(D)(1)	All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.
			<i>Staff Comments</i>	<i>The applicant is aware of this requirement and the plans show all utility locations. The applicant will coordinate with the appropriate utility companies to relocate the existing power boxes located at the northeast corner of the property. See Table 1 for further comment from the City Utilities department.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(D)(2)	Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.
			<i>Staff Comments</i>	<i>The applicant is aware of this requirement. All utilities will be located underground and all utility, power, and communication lines within the development will be concealed from public view.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(D)(3)	When extension of utilities is necessary all developers will be required to pay for and install two (2") inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with city of Ketchum standards and at the discretion of the City Engineer.
			<i>Staff Comments</i>	<i>The applicant is aware of this requirement and will comply with these standards and receive approval from the City Engineer prior to the issuance of a building permit.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(E)(1)	The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.
			<i>Staff Comments</i>	<i>As indicated in the renderings, materials are in keeping with the architecture and overall design of the surrounding properties, and the proposed signing does not conflict with the adjoining structures. The adjoining structure is smaller in scale and is currently in use as the Sun Valley Dental Arts offices, and zoned as CC-D.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(E)(2)	Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.
			<i>Staff Comments</i>	<i>N/A. There are no identified landmarks on the property.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(E)(3)	Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.
			<i>Staff Comments</i>	<i>N/A. There is no building located on-site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(1)	Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.
			<i>Staff Comments</i>	<i>The proposed building provides unobstructed pedestrian access to the sidewalk along E. 7th Street. The proposed entryway is clearly defined.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(2)	The building character shall be clearly defined by use of architectural features.
			<i>Staff Comments</i>	<i>The northwest façade, which faces E. 7th Street, is considered the front façade of the proposed building. The design at the northwest façade is primarily horizontal in nature. The applicant is proposing to utilize board formed concrete in sandblast open face at the first floor, and the opening includes glazing and is clearly defined. The second and third level includes deck space which is consistent with the horizontal nature of the façade, and includes a combination of both light grey and pewter toned materials. The horizontal nature is broken up by the use of a vertical column clad in horizontal lap siding.</i> <i>The west facing façade which fronts N. 1st Avenue, is vertical in nature. The applicant has broken up the vertical massing by including horizontal design elements. At the lower level the applicant has included glazing which opens the location to pedestrian traffic. The second and third floors include deck space, overhung by the roof brow which extends over the deck space below, serve to break up the vertical massing. The</i>

				<p>second and third floor are tied together by the use the smoot lap siding, which extends from the top of the third floor down to the base of the second. Glazing is utilized throughout.</p> <p>The east facing façade, which faces the alleyway, is clad in board formed concrete at the lower level and horizontal lap siding in smooth sail cloth. The proposed parking garage elements and garbage location are screened from view. From alley view the structure is vertical in nature, however the appearance of bulk is broken up by the use of materials at the lower level, which provide a separate from the upper floors. The proposed deck space at the second and third floor are aligned which serves to tie the floors together.</p> <p>The southeast façade faces the interior property line. The façade utilizes the proposed lap siding, utilized throughout the building, at the second and third floor of the façade. At the first floor of the southeast facing façade the applicant is proposing to use the board formed concrete to match the first floor of the remaining façades. Staff recognizes that the façade is not required to break up the appearance of bulk and flatness per City Code section 17.96.070 (B)(1) located in Table 4. However, staff encourages the applicant to employ a combination of materials and architectural features reduce to appearance of bulk. Additional glazing is not recommended at the southeast facing façade as future development at the adjacent lot may eventually hid these elements.</p> <p>For further discussion on the materials proposed by the applicant, see comment located in under 17.96.060.F.3.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(3)	<p>There shall be continuity of materials, colors and signing within the project.</p> <p><i>Staff Comments</i> The proposed materials, colors and signing of the project satisfy this requirement. The applicant is proposing a combination of board formed concrete in sandblast open face, corrugated metal exposed steel, and smooth lap siding throughout. ACM panels are posed at the base of each proposed deck on all sides. Glazing is proposed at the northeast, northwest and southwest facing façades, accented by earl gray spandrel glazing.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(4)	<p>Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.</p> <p><i>Staff Comments</i> The proposed landscape features, which primarily front N. 1st Ave. and E. 7th St., serve to compliment the principal building. No accessory structures, fences, or walls have been proposed at this time.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(5)	<p>Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.</p> <p><i>Staff Comments</i> The proposed elevation views provided by the applicant show that all building walls provide undulation and relief, serving to reduce the appearance of bulk and flatness at the northeast, northwest and southwest facing façades. The applicant is proposing a variation in material and material color palette along the all façades, with the exception of the southeast facing façade, which serves to provide depth and reduce the appearance of bulk and flatness.</p> <p>Staff recognizes that the façade is not required to break up the appearance of bulk and flatness per City Code section 17.96.070 (B)(1) located in Table 4. However, staff encourages the applicant to employ a combination of materials and architectural features to reduce to appearance of bulk at the southeast facing façade. Additional glazing is not recommended at the southeast facing façade as future development at the adjacent lot may eventually hide these elements. See Table 4 for further staff comment.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(6)	<p>Building(s) shall orient towards their primary street frontage.</p> <p><i>Staff Comments</i> The building is located on the corner of N. 1st Ave and E. 7th St. The front entrance of the building orients towards E. 7th Street.</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(7)	Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.
			<i>Staff Comments</i>	<i>The proposed plans indicate that garbage storage areas are to be screened and enclosed at the southeast portion of the property, and is proposed to be located off the alleyway.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(8)	Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.
			<i>Staff Comments</i>	<i>The design of the building is such that pedestrian gathering areas are covered by a roof overhang located along E. 7th St. The proposed awning does not extend over the property line.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(G)(1)	Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.
			<i>Staff Comments</i>	<i>There are multiple pedestrian access points which are located in such a way as to connect with existing sidewalks that run parallel to the subject property. There are no existing, or anticipated easements on the site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(G)(2)	Awnings extending over public sidewalks shall extend five (5') feet or more across the public sidewalk but shall not extend within two (2') feet of parking or travel lanes within the right of way.
			<i>Staff Comments</i>	<i>Per City Code: 17.08.020, an awning is defined as a covered architectural projection that extends from the exterior wall of a building for the purpose of providing shade, shelter or aesthetic value to the building facade. The proposed balconies do not fall into this category. Additionally, the balconies do not extend past the property line. The Public Works Department has reviewed the proposed balcony configuration and has no concerns at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(G)(3)	Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.
			<i>Staff Comments</i>	<i>The proposed on-site parking areas are located from the adjacent alleyway and located within the building. The six on-site parking spaces, which are accessed from the alleyway, are unlikely to significantly impede pedestrian or vehicle circulation around the site. Staff does not recommend additional signage at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(G)(4)	Curb cuts and driveway entrances shall be no closer than twenty (20') feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right of way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.
			<i>Staff Comments</i>	<i>No curb cut is proposed. The applicant proposes that the driveway entrance are to be located off of the alleyway. An increase to the minimum distance requirements is not recommended at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(G)(5)	Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.
			<i>Staff Comments</i>	<i>Emergency and service vehicles can access the site from both N. 1st Ave., E. 7th St., and the side alleyway,, providing unobstructed access for emergency vehicles, snowplows, and garbage trucks.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.96.060(H)(1)	Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.
			<i>Staff Comments</i>	<i>The proposed design does not incorporate parking or pedestrian circulation areas on site. Parking and Pedestrian circulation is located within the right of way, at the front of the residence and from the alleyway. Currently, the proposed structure occupies the majority of the exposed land on site.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.96.060(H)(2)	Snow storage areas shall be provided on-site.
			<i>Staff Comments</i>	<i>Snow storage areas have not been identified on-site. The roof is proposed to be internally drained and will receive most of the snow accumulation on-site.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.96.060(H)(3)	A designated snow storage area shall not have any dimension less than five (5') feet and shall be a minimum of twenty five (25) square feet.

			<i>Staff Comments</i>	<i>See above comment.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.96.060(H)(4)	In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.
			<i>Staff Comments</i>	<i>The applicant is not proposing snow melt on the proposed paved surfaces within the right of way, at the public entrance of the building, or from the alleyway. Additional snow hauling has not been proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(I)(1)	Landscaping is required for all projects.
			<i>Staff Comments</i>	<i>Landscaping is provided and denoted in the landscaping plans.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(I)(2)	Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.
			<i>Staff Comments</i>	<i>All landscape materials and vegetation types specified satisfy this requirement. See comment from the City Arborist located in Table 1.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(I)(3)	All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.
			<i>Staff Comments</i>	<i>See above.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(I)(4)	Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.
			<i>Staff Comments</i>	<i>Landscaping is proposed along both N. 1st Ave and E. 7th St which includes Alpine Currant, Gro-Low Fragrant Sumac, Oregon Grape Holly, Slowmound Mugo Pine, and Swiss Mountain Pine, Mugo Pine. All on-site irrigation is to be drip or sub surface irrigation.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(J)(1)	Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.
			<i>Staff Comments</i>	<i>One bench and three (3) bike racks located near the front entrance of the building. One bench on site is proposed, accessible to pedestrian traffic. Additionally, one trash receptacle is proposed within the public right of way. All proposed lighting shall be in compliance with Ketchum Municipal Code, Chapter 17.132, Dark Skies, and approved prior the issuance of a Certificate of Occupancy.</i>

Attachment D.

Table 4: Design Review Standards for Community Core Projects

IMPROVEMENTS AND STANDARDS: 17.96.070 - Community Core (CC) Projects				
In addition to the requirements of section 17.96.060 of this chapter, unless otherwise specified, the standards of this section apply to projects in the Community Core district. The purpose of this section is to ensure the addition of high quality architecture for new development, while maintaining the unique character of existing building stock found in the Community Core.				
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070 A(1)	Street trees, street lights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department.
			<i>Staff Comments</i>	<i>See comment from the Public Works Department located in Table 1. The applicant is currently proposing to reconstruct the sidewalk along E. 7th St and N. 1st Ave. All final street trees, street lights, and street furnishings, and other street improvements shall be approved by the Public Works Department upon final inspection, and prior to the issuance of a Certificate of Occupancy.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(A)(2) Streets	Street trees with a minimum caliper size of three (3") inches, shall be placed in tree grates.
			<i>Staff Comments</i>	<i>The City Arborist has reviewed the street tree location and the plant list and has no concerns at this time. The final street tree caliper size shall be approved by the City Arborist upon final inspection, and prior to the issuance of a Certificate of Occupancy.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(A)(3)	Due to site constraints, the requirements if this subsection 17.96.070. (A) may be modified by the Public Works Department.
			<i>Staff Comments</i>	<i>N/A. No modifications to the requirements of this subsection 17. 96.070. (A) have been recommended by the Public Works Department at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070 (B)(1)	Facades facing a street or alley or located more than five (5') feet from an interior side property line shall be designed with both solid surfaces and window openings to avoid the creation of blank walls and employ similar architectural elements, materials, and colors as the front façade.
			<i>Staff Comments</i>	<i>The facades facing N. 1st Ave., E. 7th St, and the alleyway have been designed to include both solid surfaces and window openings intended to avoid the creation of blank walls. See staff comment in Table 3, section 17.96.060(F) (3) for further detail.</i> <i>The southeast wall adjoins an interior side property line and will be designed to meet building code fire separation requirements. The southeast façade facing an interior side property line is located less than five-feet (5') from the property line, and is not required to provide both solid surfaces and window openings, nor to employ architectural elements, materials, and colors as the front facing façade. Staff recognizes that the applicant may not be required to provide treatments to reduce the appearance of bulk and flatness at the southeast facing faced, the applicant is encouraged to employ materials to break up the façade.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070 (B)(2)	For nonresidential portions of buildings, front building facades and facades fronting a pedestrian walkway shall be designed with ground floor storefront windows and doors with clear transparent glass. Landscaping planters shall be incorporated into facades fronting pedestrian walkways.
			<i>Staff Comments</i>	<i>Storefront windows and doors into the main entrance of the building are proposed. The ground floor is proposed to be used for dental office space. Where appropriate, windows may be non-transparent to preserve patient privacy.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070 (B)(3)	For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows.
			<i>Staff Comments</i>	<i>The design of the front facing façade (E. 7th St.) does not obscure views into windows where appropriate.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070 (B)(4)	Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.
			<i>Staff Comments</i>	<i>A flat top roof which is compatible with the overall style and character of the structure, is proposed. No reflective materials have been proposed at this time.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070 (B)(5)	All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters, and downspouts.
			<i>Staff Comments</i>	<i>A flat top roof is proposed and will be internally drained.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070 (B)(6)	Roof overhangs shall not extend more than three (3') feet over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Department.
			<i>Staff Comments</i>	<i>No roof overhangs over a public sidewalk are propose. Currently, the proposed balconies extend over the portion of sidewalk that is located on the applicant's property.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070 (B)(7)	Front porches and stoops shall not be enclosed on the ground floor by permanent or temporary walls, windows, window screens, or plastic or fabric materials.
			<i>Staff Comments</i>	<i>N/A. Front porches and stoops located on the ground floor are not proposed at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(C)(1)	Trash disposal areas and shipping and receiving areas shall be located within parking garages or to the rear of buildings. Trash disposal areas shall not be located within the public right of way and shall be screened from public views.
			<i>Staff Comments</i>	<i>The proposed trash disposal area is located at the south-east corner of the principal building. The trash disposal area is fully enclosed within the building, and is proposed to be screened from public. The trash disposal area is not proposed to be located within the public right of way. Access to the trash disposal area will be provided off of the alleyway.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(C)(2)	Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.
			<i>Staff Comments</i>	<i>The applicant will work ensure to that all roof and ground mounted mechanical and electrical equipment be fully screened from public view. Mechanical equipment will not exceed ten-feet (10') over the maximum building height and must be set back a minimum of ten-feet (10') from property lines. All roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. The applicant will continue to work with the appropriate utilities agencies to locate utilities boxes. The final screening, location and height of all ground and roof mounted mechanical equipment shall be approved upon final inspection and prior to the issuance of a building permit.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(D)(1)	When a healthy and mature tree is removed from a site, it shall be replaced with a new tree. Replacement trees may occur on or off site.
			<i>Staff Comments</i>	<i>A conifer located at the southwest corner of the lot is proposed to be removed. The City Arborist has recommended that the tree be removed from its current location. Two little leaf lindens are proposed within the public right of way.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(D)(2)	Trees that are placed within a courtyard, plaza, or pedestrian walkway shall be placed within tree wells that are covered by tree grates.
			<i>Staff Comments</i>	<i>Two street trees located within the pedestrian walk way are proposed. The trees are proposed to be located within tree wells and are covered by grates. See comments from the City Arborist located in Table 1.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(D)(3)	The city arborist shall approve all parking lot and replacement trees.
			<i>Staff Comments</i>	<i>N/A. A parking lot is not proposed nor is replacement tree.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(E)(1)	Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.
			<i>Staff Comments</i>	<i>N/A. All on-site parking is located off of the alley and is proposed to be located within the building.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(E)(2)	Surface parking lots shall incorporate at least one (1) tree and one (1) additional tree per ten (10) onsite parking spaces. Trees shall be planted in landscaped planters, tree wells and/or diamond shaped planter boxes located between parking rows. Planter boxes shall be designed so as not to impair vision or site distance of the traveling public.
			<i>Staff Comments</i>	<i>N/A. See above.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(E)(3)	Ground cover, low lying shrubs, and trees shall be planted within the planters and planter boxes. Tree grates or landscaping may be used in tree wells located within pedestrian walkways.
			<i>Staff Comments</i>	<i>The applicant is proposing two street trees located within the pedestrian walk way. All on-site ground cover and low lying shrubs shall be planted within planters and planter boxes, in conformance with this standard.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(F)(1)	One (1) bicycle rack, able to accommodate at least two (2) bicycles, shall be provided for every four (4) parking spaces as required by the proposed use. At a minimum, one (1) bicycle rack shall be required per development.
			<i>Staff Comments</i>	<i>The applicant is proposing three on-sight bicycle racks, located near the front entrance of the property. Each proposed bicycle rack is able to accommodate at least two (2) bicycles. There are currently three (13) parking spaces required by the proposed uses on-site. The number of proposed bicycle racks satisfies this requirement. All bike racks shall be located on private property.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(F)(2)	When the calculation of the required number of bicycle racks called for in this section results in a fractional number, a fraction equal to or greater than one-half (1/2) shall be adjusted to the next highest whole number.
			<i>Staff Comments</i>	<i>See above. The fraction of the calculation is not equal to or greater than one-half.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(F)(3)	Bicycle racks shall be clearly visible from the building entrance they serve and not mounted less than fifty (50') feet from said entrance or as close as the nearest non-ADA parking space, whichever is closest. Bicycle racks shall be located to achieve unobstructed access from the public right-of-way and not in areas requiring access via stairways or other major obstacles.
			<i>Staff Comments</i>	<i>The bicycle racks are located no less than fifty-feet (50') from entrance of the building. The bike racks will be visible from the front entrance of the proposed building.</i>

ATTACHMENT E. APPLICATION



City of Ketchum
Planning & Building

**CERTIFIED
COMPLETE**
3/20/17 KO

19

OFFICIAL USE ONLY	
File Number:	17-010
Date Received:	3/20/17
By:	K. Owens
Pre-Application Fee Paid:	
Design Review Fee Paid:	<input checked="" type="checkbox"/>
Approved Date:	
Denied Date:	
By:	C. Anderson
ADRE: Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/>

Design Review Application

APPLICANT INFORMATION			
Project Name: Sun Valley Dental Arts		Phone: 208-629-9033	
Owner: Ben Franz		Mailing Address: 620 1st Ave N, Ketchum, ID 83340	
Email: benfranz4@gmail.com			
Architect/Representative: Jeff Mathis - Architect		Phone: 435-619-6613	
Email: jm@mrwdesign.com		Mailing Address: 251 Hilton Dr, Suite 202, St. George, UT 84770	
Architect License Number: AR-986038			
Engineer of Record: Stephen Butler, P.E. (Benchmark Associates)		Phone: 208-726-9512	
Email: svgeotech@gmail.com		Mailing Address: PO Box 733, Ketchum, ID 83340	
Engineer License Number: 9392			
All design review plans and drawings for public commercial projects, residential buildings containing more than four (4) dwelling units and development projects containing more than four (4) dwelling units shall be prepared by an Idaho licensed architect or an Idaho licensed engineer.			
PROJECT INFORMATION			
Legal Land Description: Ketchum Block 34 Lot 5			
Street Address: 680 N 1st Ave			
Lot Area (Square Feet): 5,501			
Zoning District: CC-D (Community Core- Traditional Neighborhood)			
Overlay District: <input type="checkbox"/> Floodplain <input type="checkbox"/> Avalanche <input type="checkbox"/> Mountain			
Type of Construction: <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Remodel <input type="checkbox"/> Other			
Anticipated Use: Dentist Office and Condominiums		Number of Residential Units: 3	
TOTAL FLOOR AREA			
	Proposed	Existing	
Basements	4,340 Sq. Ft.	n/a	Sq. Ft.
1 st Floor	4,340 includes elev. & stairs Sq. Ft.	n/a	Sq. Ft.
2 nd Floor	3,995 excl. elev., stairs, & decks Sq. Ft.	n/a	Sq. Ft.
3 rd Floor	3,995 excl. elev., stairs, & decks Sq. Ft.	n/a	Sq. Ft.
Mezzanine	Sq. Ft.	n/a	Sq. Ft.
Total	16,666 Sq. Ft.	n/a	Sq. Ft.
FLOOR AREA RATIO			
Community Core: 2.24		Tourist:	General Residential-High:
BUILDING COVERAGE/OPEN SPACE			
Percent of Building Coverage: 79%			
DIMENSIONAL STANDARDS/PROPOSED SETBACKS			
Front: 5' Seventh Street	Side: 6.5' First Ave	Side: 5' Alley	Rear: 0.5'
Building Height: 41'-9"			
OFF STREET PARKING			
Parking Spaces Provided: 6 garage spaces; 4 public spaces (including 1 ADA stall)			
Curb Cut: Alley access Sq. Ft. %			
WATER SYSTEM			
<input checked="" type="checkbox"/> Municipal Service		<input type="checkbox"/> Ketchum Spring Water	

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



Signature of Owner/Representative

2/24/17

Date

SAMANTHA STAHLNECKER

BENCHMARK ASSOCIATES, P.A.

DESIGN REVIEW EVALUATION STANDARDS

(May not apply to Administrative Design Review):

17.96.060: IMPROVEMENTS AND STANDARDS FOR ALL PROJECTS

A. Streets:

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

B. Sidewalks:

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

C. Drainage:

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

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

D. Utilities:

1. All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.
2. Utilities shall be located underground and utility, power and communication lines within the development site shall be concealed from public view.
3. When extension of utilities is necessary all developers will be required to pay for and install two (2") inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with city of Ketchum standards and approved by the Public Works Director.

E. Compatibility of Design:

1. The project's materials, colors and signing shall be complementary to the townscape, surrounding neighborhoods and adjoining structures.
2. Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.
3. Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.

F. Architectural:

1. Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.
2. The building character shall be clearly defined by use of architectural features.
3. There shall be continuity of materials, colors and signing within the project.
4. Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.
5. Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.
6. Building(s) shall orient towards their primary street frontage.
7. Sufficient garbage and recycling areas shall be provided onsite.
8. Garbage and recycling storage areas, satellite receivers and mechanical equipment shall be screened from public view and located off alleys.
9. Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.

G. Circulation Design:

1. Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.
2. Awnings extending over public sidewalks shall extend five (5') feet or more across the public sidewalk but shall not extend within two (2') feet of parking or travel lanes within the right of way.

3. Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.
4. Curb cuts and driveway entrances shall be no closer than twenty (20') feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right of way. Due to site conditions or current/projected traffic levels or speed, the Public Works Director may increase the minimum distance requirements.
5. Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.

H. Snow Storage:

1. Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.
2. Snow storage areas shall be provided on-site.
3. A designated snow storage area shall not have any dimension less than five (5') feet and shall be a minimum of twenty-five (25) square feet.
4. In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.

I. Landscaping:

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

J. Public Amenities:

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

17.96.070: COMMUNITY CORE (CC) PROJECTS

In addition to the requirements of section 17.96.060, unless otherwise specified, the below standards apply to projects in the Community Core district.

A. Streets:

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

B. Architectural:

1. Facades facing a street or alley or located more than five (5') feet from an interior side property line shall be designed with both solid surfaces and window openings to avoid the creation of blank walls and employ similar architectural elements, materials and colors as the front façade.
2. For nonresidential portions of buildings, front building facades and facades fronting a pedestrian walkway shall be designed with ground floor storefront windows and doors with clear transparent glass. Landscaping planters shall be incorporated into facades fronting pedestrian walkways.
3. For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows.
4. Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.
5. All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters and downspouts.
6. Roof overhangs shall not extend more than three (3') feet over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Director.
7. Front porches and stoops shall not be enclosed on the ground floor by permanent or temporary walls, windows, window screens, or plastic or fabric materials.

C. Service Areas and Mechanical/Electrical Equipment:

1. Trash disposal areas and shipping and receiving areas shall be located within parking garages or to the rear of buildings. Trash disposal areas shall not be located within the public right of way and shall be screened from public views.
2. Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.

D. Landscaping:

1. When a healthy and mature tree is removed from a site, it shall be replaced with a new tree. Replacement trees may occur on or off site.
2. Trees that are placed within a courtyard, plaza or pedestrian walkway shall be placed within tree wells that are covered by tree grates.
3. The city arborist shall approve all parking lot and replacement trees.

E. Surface Parking Lots:

1. Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.
2. Surface parking lots shall incorporate at least one (1) tree and one (1) additional tree per ten (10) onsite parking spaces. Trees shall be planted in landscaped planters, tree wells and/or diamond shaped planter boxes located between parking rows. Planter boxes shall be designed so as not to impair vision or site distance of the traveling public.
3. Ground cover, low lying shrubs, and trees shall be planted within the planters and planter boxes. Tree grates or landscaping may be used in tree wells located within pedestrian walkways.

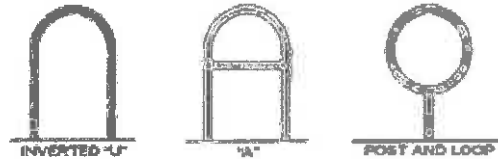
F. Bicycle Parking:

1. One (1) bicycle rack, able to accommodate at least two (2) bicycles, shall be provided for every four (4) parking spaces as required by the proposed use. At a minimum, one (1) bicycle rack shall be required per development.
2. When the calculation of the required number of bicycle racks called for in this section results in a fractional number, a fraction equal to or greater than one-half (1/2) shall be adjusted to the next highest whole number.
3. Bicycle racks shall be clearly visible from the building entrance they serve and not mounted less than fifty (50') feet from said entrance or as close as the nearest non-ADA parking space, whichever is closest. Bicycle racks shall be located to achieve unobstructed access from the public right-of-way and not in areas requiring access via stairways or other major obstacles.

Supports frame in two places:



Appropriate designs:



Inappropriate designs:



17.96.080: NOTICE:

All property owners adjacent to properties under application for design review shall be notified by mail ten (10) days prior to the meeting of the date at which said design review is to be considered by the Commission.

17.96.090: TERMS OF APPROVAL:

A. Design Review Approval

1. 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.
2. Application must be made for a building permit with the Ketchum planning and building department during the twelve (12) month term. Once a building permit has been issued, the design review approval shall be valid for the duration of the building permit.
3. Unless an extension is granted as set forth below, failure to file a complete building permit application for a project in accordance with these provisions shall cause said approval to be null and void.

B. Extensions of Design Review Approval.

1. For design review approvals pertaining to "civic" buildings, the Administrator may, upon written request by the holder, grant a maximum of two (2) twelve (12) month extensions to an unexpired design review approval.

2. For design review approvals pertaining to all other buildings, the city may, upon written request by the holder, grant a maximum of two (2) twelve (12) month extensions to an unexpired design review approval. The first twelve (12) month extension shall be reviewed by the Administrator. The second twelve (12) month extension shall be reviewed by the Commission. Whether or not an extension is warranted shall be based on the following considerations:
 - a. Whether there have been significant amendments to ordinances which will apply to the subject design review approval;
 - b. Whether significant land use changes have occurred in the project vicinity which would adversely impact the project or be adversely impacted by the project;
 - c. Whether hazardous situations have developed or have been discovered in the project area; or
 - d. Whether community facilities and services required for the project are now inadequate.
3. If any of the foregoing considerations are found to exist with regard to the project for which an extension is sought, an extension will not be granted and the city shall issue this decision in writing; otherwise the city shall approve such an extension. No extensions shall be granted for an expired design review approval.

17.96.100: FEES AND COSTS:

Each applicant for design review approval shall pay to the city certain fees and costs to reimburse the city the reasonable costs of administering and regulating this chapter, including reimbursement for city engineer fees. Said fees and refunds, if any, shall be set by resolution of the Council and shall be paid prior to scheduling of an application before the Commission for design review consideration. Said fees shall be nonrefundable.

DESIGN REVIEW APPLICATION CERTIFICATION OF COMPLETENESS

Project Name: <u>Sun Valley Dental Arts</u>	Reviewed by: <u>K. Owens / C. Anderson</u>
Date: <u>3/20/17</u>	Time: <u>2:39 PM</u>

REQUIRED DOCUMENTS (CHECK ALL THAT APPLY):

- Design review application form including project name, location, applicant, owner, project representatives and contact information.
- One (1) PDF electronic set of the complete application containing all requirements as listed below, plans appropriately scaled, shall be submitted. Electronic record of the materials and color sample board may be satisfied with photos. One (1) hardcopy set of scalable plans showing at a minimum the following:
- Vicinity map, to scale, showing the project location in relationship to neighboring buildings and the surrounding area. Note: a vicinity map must show location of adjacent buildings and structures.
 - Drainage plan (grading, catch basins, piping, and dry-wells).
 - Utilities plan (location and size of water and sewer mains and services, gas, electric, TV and phone).
 - Site plan, to scale, showing proposed parking (including parking stall dimensions), loading, general circulation and snow storage. List square footage of subject property including lot dimensions.
 - Landscape plan (existing landscaping on the site shown and adjacent right-of-way as retained, relocated or removed; proposed landscaping including species type, size and quantity).
 - Floor plan. List gross and net square footage for each floor. List occupancy classification and type of construction.
 - Detailed elevations of all sides of the proposed building and other exterior elements (colors, materials).
 - Exterior lighting plan, pursuant to chapter 17.132, showing location, height, type and lumen output; spec sheets for fixtures; illuminance levels/photometrics for area lighting. *(lighting details included throughout plans)*
 - One (1) 11" x 17" materials and colors sample board showing all exterior materials used on the façade of the structure. A digital copy may be sufficient as approved by the Administrator. *(electronic)*
 - Construction management plan showing where staging will occur, where materials are stored and parking plan for contractors. If any staging or parking shall occur off-site, a staging/parking plan must be submitted including materials storage, excavation (backfill) stockpile areas, job trailers, blue rooms, dumpsters and contractor parking. *checked @ B7 in detail*

Building corners for all proposed buildings and additions shall be staked on the site and all trees proposed to be removed shall be flagged at least one week prior to the Commission meeting. The applicant shall install story poles, or other approved method, at the maximum roof peaks of the proposed buildings as required by the Administrator. *Applicant notified*

For projects requiring pre-application design review, a model or computer simulation renderings, as described in subsection 17.96.010(C) of this chapter shall be required.

Pre-DR on 10/26/15

- For new multi-tenant buildings, a master signage plan shall be submitted.
- The Administrator may waive some submittal requirements if it is determined the information is not relevant to the design review.
- Other information as required by the Administrator or the Commission.
- Design review fee shall be submitted as described in section 17.96.100 of this chapter.

STAFF COMMENTS:

<i>None.</i>
<i>-Ko</i>

ATTACHMENT F. PLANS, DATED: 02/21/2017

SUN VALLEY DENTAL ARTS

FOR BENJAMIN FRANZ, DDS 620 1ST AVENUE NORTH KETCHUM, IDAHO 83340

2/21/2017
DATE:

JOB NUMBER:
3/32" = 1'-0"
SCALE:

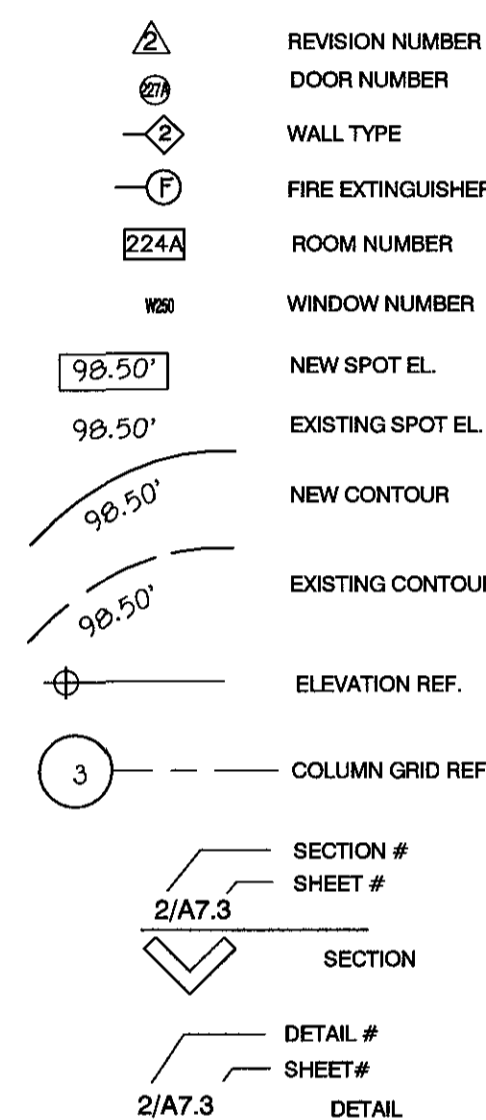
D.R.W.
DRAWN:

J.J.M.
CHECKED:

DESIGN
ASSOCIATES INC.
ARCHITECTURE &
CONSULTING ENGINEERS

251 W. HILTON DR # 202
P.O. BOX 2775
ST. GEORGE UTAH 84770
(435) 628-2377 (435) 673-3580 fax
www.mrwdesign.com

GENERAL SYMBOLS



ABBREVIATIONS

&	And	DBL.	Double	F.O.S.	Face of Studs	MH.	Manhole	S.	South
L	Angle	DEPT.	Department	PPRF.	Fireproof	MIN.	Minimum	S.C.	Solid Core
@	At	D.F.	Drinking Fountain	F.S.	Full Size	MIR.	Mirror	SCHED.	Schedule
C	Centerline	DET.	Detail	FT.	Foot or Feet	MISC.	Miscellaneous	S.D.	Soap Dispenser
Ø	Diameter or Round	DIA.	Diameter	FTG.	Footing	M.O.	Masonry Opening	SECT.	Section
#	Pound or Number	DIM.	Dimension	FURR.	Furring	MTD.	Mounted	SH.	Shelf
(E)	Existing	DISP.	Dispenser	FUT.	Future	MUL.	Mullion	SHR.	Shower
A.B.	Anchor Bolts	DN.	Down	GA.	Gauge	N.	North	SHT.	Sheet
ACOUS.	Acoustical	D.O.	Door Opening	GALV.	Galvanized	N.I.C.	Not in Contract	SIM.	Similar
A.D.	Area Drain	DR.	Door	G.B.	Grab Bar	NO. or #	Number	SPEC.	Specification
ADJ.	Adjustable	DWR.	Drawer	G.L.	Glass	NOM.	Nominal	SQ.	Square
AGGR.	Aggregate	DS.	Downspout	GND.	Ground	N.T.S.	Not to Scale	S.S.T.	Stainless Steel
AL.	Aluminum	D.S.P.	Dry Standpipe	GR.	Grade	O.A.	Overall	S.S.K.	Service Sink
APPROX.	Approximate	DWG.	Drawing	GYP.	Gypsum	OBS.	Obscure	STA.	Station
ARCH.	Architectural	E.	East	H.C.	Hollow Core	O.C.	On Center	STD.	Standard
ASB.	Asbestos	EA.	Each	H.DWD.	Hardwood	O.D.	Outside Diameter (Dim.)	STL.	Steel
ASPH.	Asphalt	E.J.	Expansion Joint	HDWE.	Hardware	OFF.	Office	STOR.	Storage
BD.	Board	EL.	Elevation	H.M.	Hollow Metal	OPNG.	Opening	STR.	Structural
BITUM.	Bituminous	ELEC.	Electrical	HR.	Hour	OPP.	Opposite	SUSP.	Suspended
BLDG.	Building	ELEV.	Elevator	HGT.	Height	PRCST.	Pre-cast	SYM.	Symmetrical
BLK.	Block	EMER.	Emergency	I.D.	Inside Diameter (Dim.)	PL.	Plate	T.	Top
BLKG.	Blocking	ENCL.	Enclosure	INSUL.	Insulation	P.LAM.	Plastic Laminate	TRD.	Tread
BM.	Beam	E.P.	Electrical Panelboard	INT.	Interior	PLAS.	Plaster	T.C.	Top of Curb
BOT. or B.	Bottom	EQPT.	Equipment	JAN.	Janitor	PLYWD.	Plywood	TEL.	Telephone
CAB.	Cabinet	E.W.C.	Electric Water Cooler	JT.	Joint	PR.	Pair	TER.	Terazzo
C.B.	Catch Basin	EXST.	Existing	KIT.	Kitchen	PT.	Point	T.&G.	Tongue & Groove
CEM.	Cement	EXPO.	Exposed	LAB.	Laboratory	PTN.	Partition	THK.	Thick
CER.	Ceramic	EXP.	Expansion	LAM.	Laminate	Q.T.	Quarry Tile	T.P.	Top of Pavement
C.I.	Cast Iron	EXT.	Exterior	LAV.	Lavatory	R.	Riser	T.V.	Television
C.G.	Corner Guard	F.A.	Fire Alarm	LKR.	Locker	RAD.	Radius	T.W.	Top of Wall
CLG.	Ceiling	F.B.	Fire Bar	LT.	Light	R.D.	Roof Drain	TYP.	Typical
CLKG.	Calking	F.D.	Floor Drain	LAB.	Laboratory	REF.	Reference	UNF.	Unfinished
CLO.	Closet	FDN.	Foundation	LAV.	Lavatory	REFR.	Refrigerator	UN.O.N.	Unless Otherwise Noted
CLR.	Clear	F.E.	Fire Extinguisher	LKR.	Locker	RGTR.	Register	UR.	Urinal
C.O.	Cased Opening	F.E.C.	Fire Extinguisher Cab.	MAX.	Maximum	REFR.	Refrigerator	VERT.	Vertical
COL.	Column	F.H.C.	Fire Hose Cabinet	M.C.	Medicine Cabinet	REINF.	Reinforced	VEST.	Vestibule
CONC.	Concrete	FIN.	Finish	M.ECH.	Mechanical	REQ.	Required	W.	West
CONN.	Connection	FL.	Floor	MEMB.	Membrane	RESIL.	Resilient	W/	With
CONSTR.	Construction	FLASH.	Flashing	MET.	Metal	RM.	Room	W.C.	Water Closet
CONT.	Continuous	FLUOR.	Fluorescent	MFR.	Manufacturer	R.O.	Rough Opening	WD.	Wood
CORR.	Corridor	F.O.C.	Face of Concrete			RWD.	Redwood	W/O	Without
CTSK.	Countersunk	F.O.F.	Face of Finish			R.W.L.	Rain Water Leader	WP.	Waterproof
CNTR.	Counter							WT.	Weight
CTR.	Center								

DEFERRED SUBMITTALS

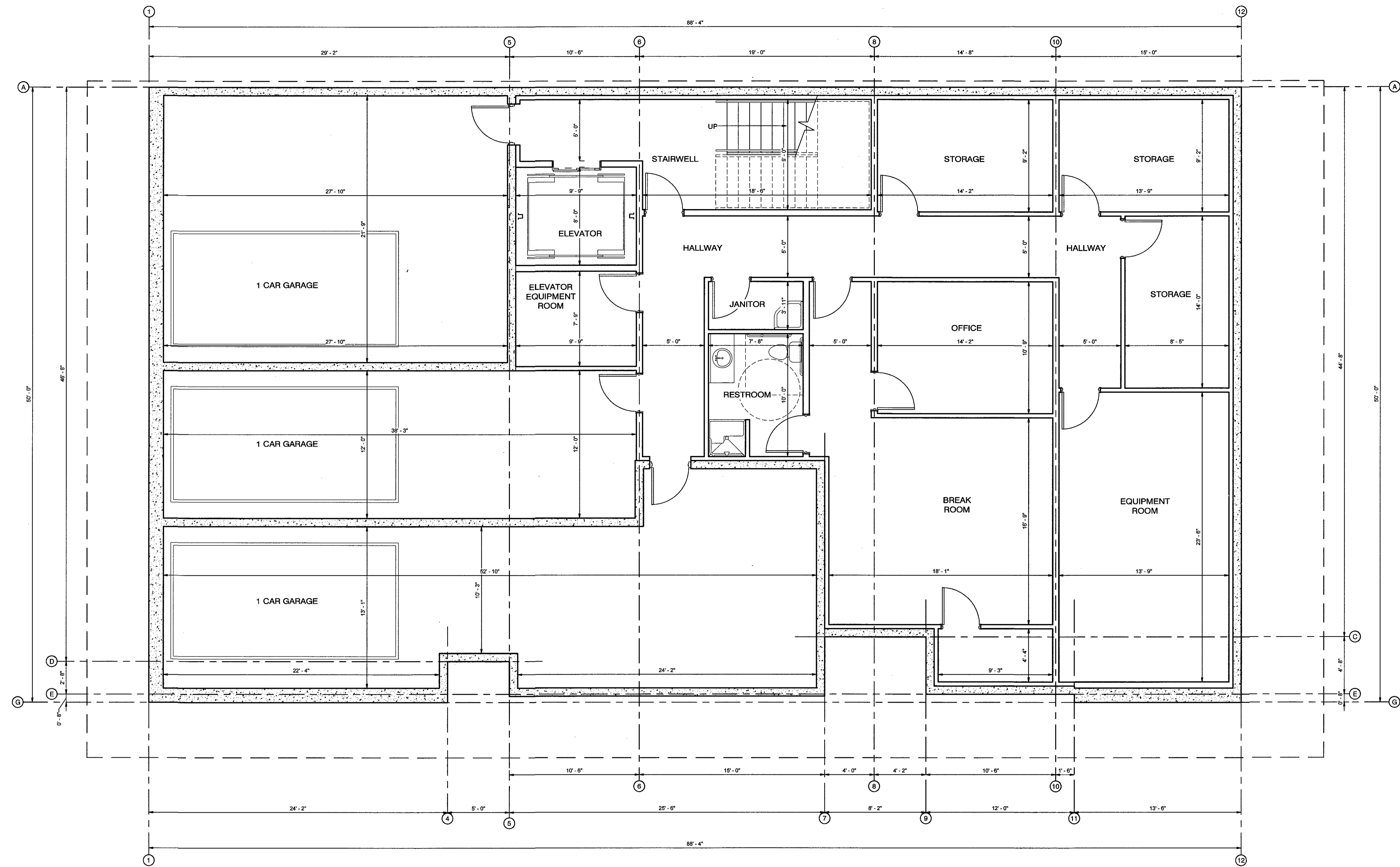
- Roof/Floor Truss Drawings and Calculations:** Provide roof truss drawings as prepared by the manufacturer of the truss system. Said drawings and calculations shall include connection from trusses to plate. Truss submittal shall be approved by engineer of record and then submitted to the Hurricane City Building Department prior to installation.
- Fire Sprinkler and Fire Alarm:** A complete Fire Sprinkler and Fire Alarm plans shall be prepared and submitted to the Hurricane City Building Department prior to sprinkler installation, including calculations, pipe sizes, supports, head styles, and head spacing.
- Fire Stopping Assemblies:** A complete set of Fire Stopping Assembly specifications shall be prepared and submitted to the Hurricane City Building Department prior to the installation and/or application of any Fire Stopping Assembly.
- Flashing and Caulking:** Provide flashing and caulking details for all exterior doors, windows, storefront systems, backer flashing and sealant. Details must comply with NFRC guidelines. Flashing and caulking drawings shall be submitted to Hurricane City Building Department prior to installation.

GENERAL NOTES

- Site Address: 2200 West & State Route 9, Hurricane, Utah 84737
- Legal Description: Refer to the survey plat as prepared by the Civil Engineer.
- All construction shall be in compliance with the 2015 editions of the IBC, IPC, IMC, IECC, 2014 NEC and 2009 ANSI A117.1 (including all applicable amendments), and shall comply with all codes, ordinances, and requirements set forth by Washington City, Utah
- Zoning District: Commercial
- Occupancy Type: R-2 & B
- Designed For Separated Mixed Use, Using R-2 Requirements as per IBC 504.3, 504.4, 506.2, 506.3
- Construction Type: V-B
- Building limitations:

R-2 OCCUPANCY	Actual Area:	21,000 SQ. FT.
	BASEMENT AREA:	4,336 SQ. FT.
	1ST FLOOR TOTAL AREA:	4,340 SQ. FT.
	2ND FLOOR TOTAL AREA:	4,996 SQ. FT.
	3RD FLOOR TOTAL AREA:	5,000 SQ. FT.
	TOTAL BUILDING AREA:	18,672 SQ. FT.
- 1st Floor occupancy & exits:
 Itemized Use Areas & Occupant Loads (Table 1004.1.2 2015 IBC)
 Residential: 1,490 sq. ft @ 1 Occupant per 200 sq. ft. gross = 8 Occupants
 Business: 2396 sq. ft. @ 1 Occupant per 100 sq. ft. gross = 24 Occupants
 Storage: 188 sq. ft. @ 1 Occupant per 300 sq. ft. gross = 1 Occupants
 Total Exits: 2 Exits Required, 2 Exits Provided
 1st Floor Total Occupancy: 33 Occupants
- 2nd Floor occupancy & exits:
 Itemized Use Areas & Occupant Loads (Table 1004.1.2 2015 IBC)
 Residential: 4,996 sq. ft @ 1 Occupant per 200 sq. ft. gross = 25 Occupants
 Total Exits: 1 Exit Required, 1 Exit Provided (See Table 1006.3.2(1) 2015 IBC)
 2nd Floor Total Occupancy: 25 Occupants
- 3rd Floor occupancy & exits:
 Itemized Use Areas & Occupant Loads (Table 1004.1.2 2015 IBC)
 Residential: 5,000 sq. ft @ 1 Occupant per 200 sq. ft. gross = 25 Occupants
 Total Exits: 1 Exit Required, 1 Exit Provided (See Table 1006.3.2(1) 2015 IBC)
 3rd Floor Total Occupancy: 25 Occupants
 Total Building Occupancy: 106 Occupants
- The building is to be fitted with a fire sprinkler in accordance with IBC 903.3.1.1. See deferred submittal above. The exterior walls of the building are not required to be constructed of fire rated materials.
- See structural sheets for special inspection information.
- It is the responsibility of the general contractor to become aware of the location of all underground utilities on the site before any drilling or excavation begins.
- Contractor shall coordinate construction with landscape contractor and provide rough grading in planting areas. Landscape contractor shall be responsible for proper drainage of landscaped areas away from buildings.
- All dimensions are to be field verified for correctness. If any variances occur, the Architect shall be contacted for verification. Written dimensions on these drawings shall have precedence over scaled dimensions. All interior dimensions are to be to face of metal stud or cmu walls unless otherwise noted. All exterior dimensions are to be to face of metal stud / structural girt or clear opening, unless otherwise noted.
- Fire Department Access must always be maintained during the course of construction and access provided to the combustible construction and stock piles of combustible materials, coordinate any concerns and access requirements with the local Fire Department.
- Greatest Travel Distance: 112'-0" calculated from residential balconies to nearest exit enclosure.

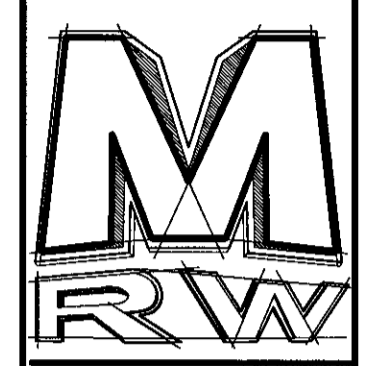
COVER SHEET
 SUN VALLEY DENTAL ARTS FOR BENJAMIN FRANZ, DDS
 620 1ST AVENUE NORTH
 KETCHUM, IDAHO 83340
A0.1
 OF SHEETS



BASEMENT FLOOR PLAN
 1/4" = 1'-0"

AREA: 4,336 SQ. FT.

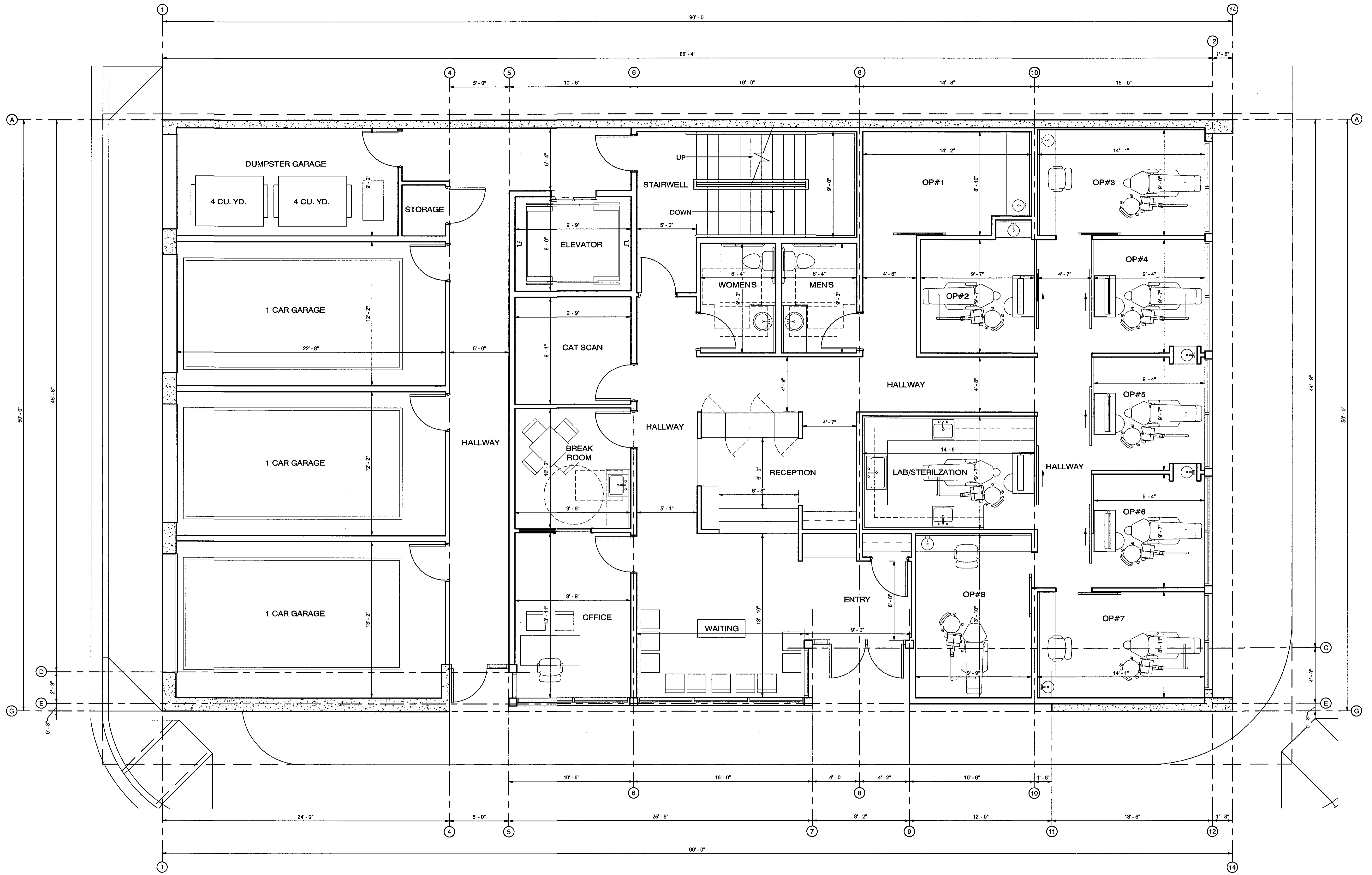
2/21/2017
 DATE:
 NA
 JOB NUMBER:
 1/4" = 1'-0"
 SCALE:
 D.R.W.
 DRAWN:
 J.J.M.
 CHECKED:
 MATHIS
 STATE OF IDAHO
 No. AR - 986038
 2/21/17



DESIGN ASSOCIATES INC.
 ARCHITECTURE & CONSULTING ENGINEERS

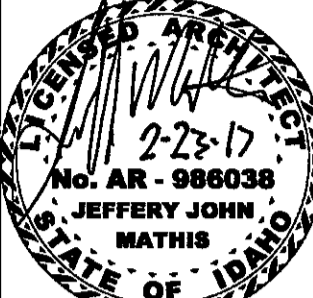
251 W. HILTON DR # 202
 P.O. BOX 2775
 ST. GEORGE UTAH 84770
 (435) 628-2377 (435) 673-3580 fax
 www.mrwdesign.com

BASEMENT FLOOR PLAN
 SUN VALLEY DENTAL ARTS FOR BENJAMIN FRANZ, DDS
 620 1ST AVENUE NORTH
 KETCHUM, IDAHO 83340



1ST FLOOR PLAN
1/4" = 1'-0"

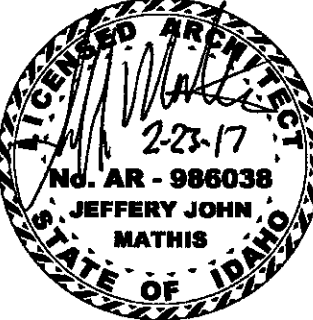
AREA: 4,340 SQ. FT.

2/21/2017
DATE:
NA
JOB NUMBER:
1/4" = 1'-0"
SCALE:
D.R.W.
DRAWN:
J.J.M.
CHECKED:




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1ST FLOOR PLAN
SUN VALLEY DENTAL ARTS FOR BENJAMIN FRANZ, DDS
620 1ST AVENUE NORTH
KETCHUM, IDAHO 83340

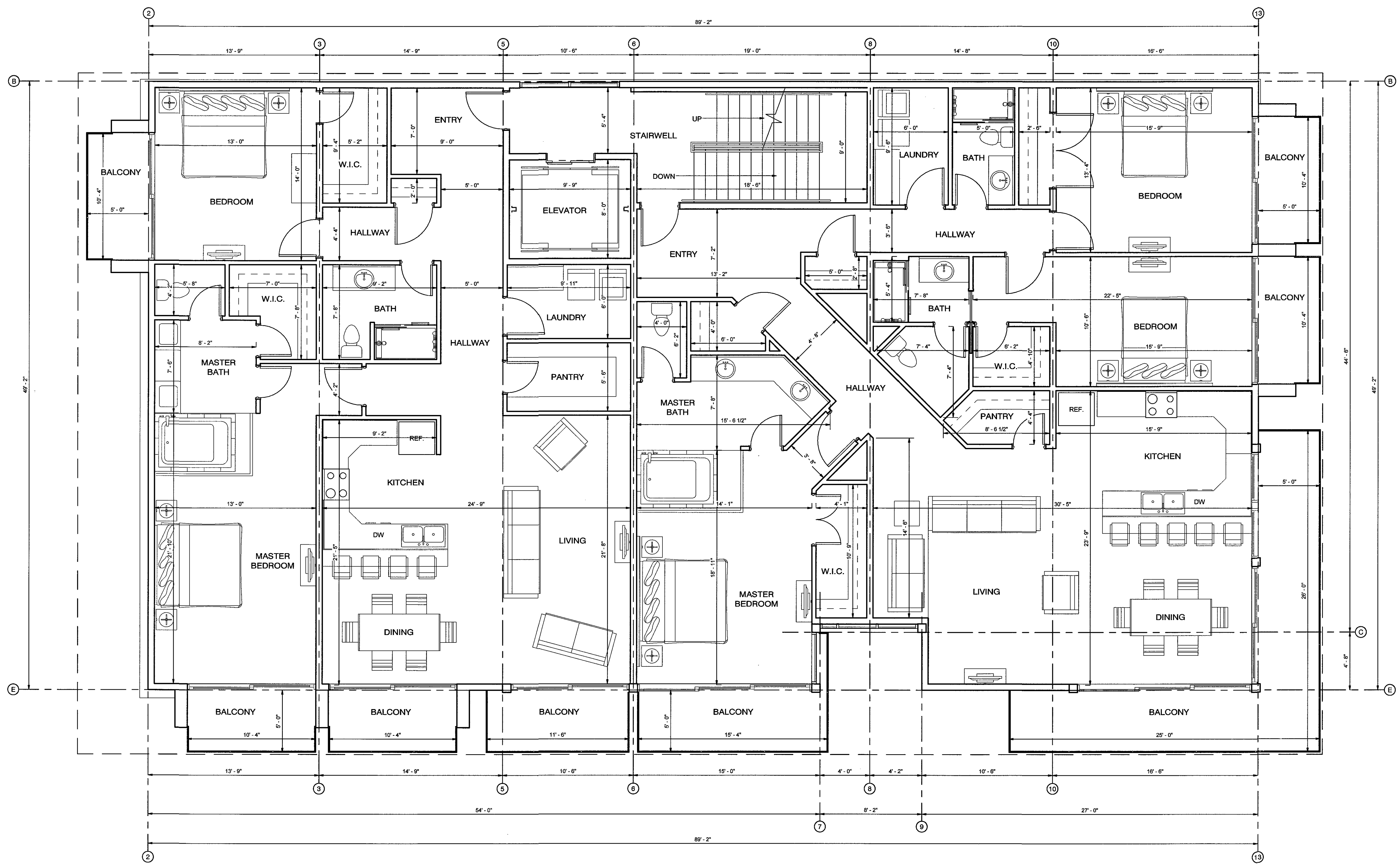
2/21/2017
 DATE:
 NA
 JOB NUMBER:
 1/4" = 1'-0"
 SCALE:
 D.R.W.
 DRAWN:
 J.J.M.
 CHECKED:


M
RW
DESIGN
 ASSOCIATES INC.
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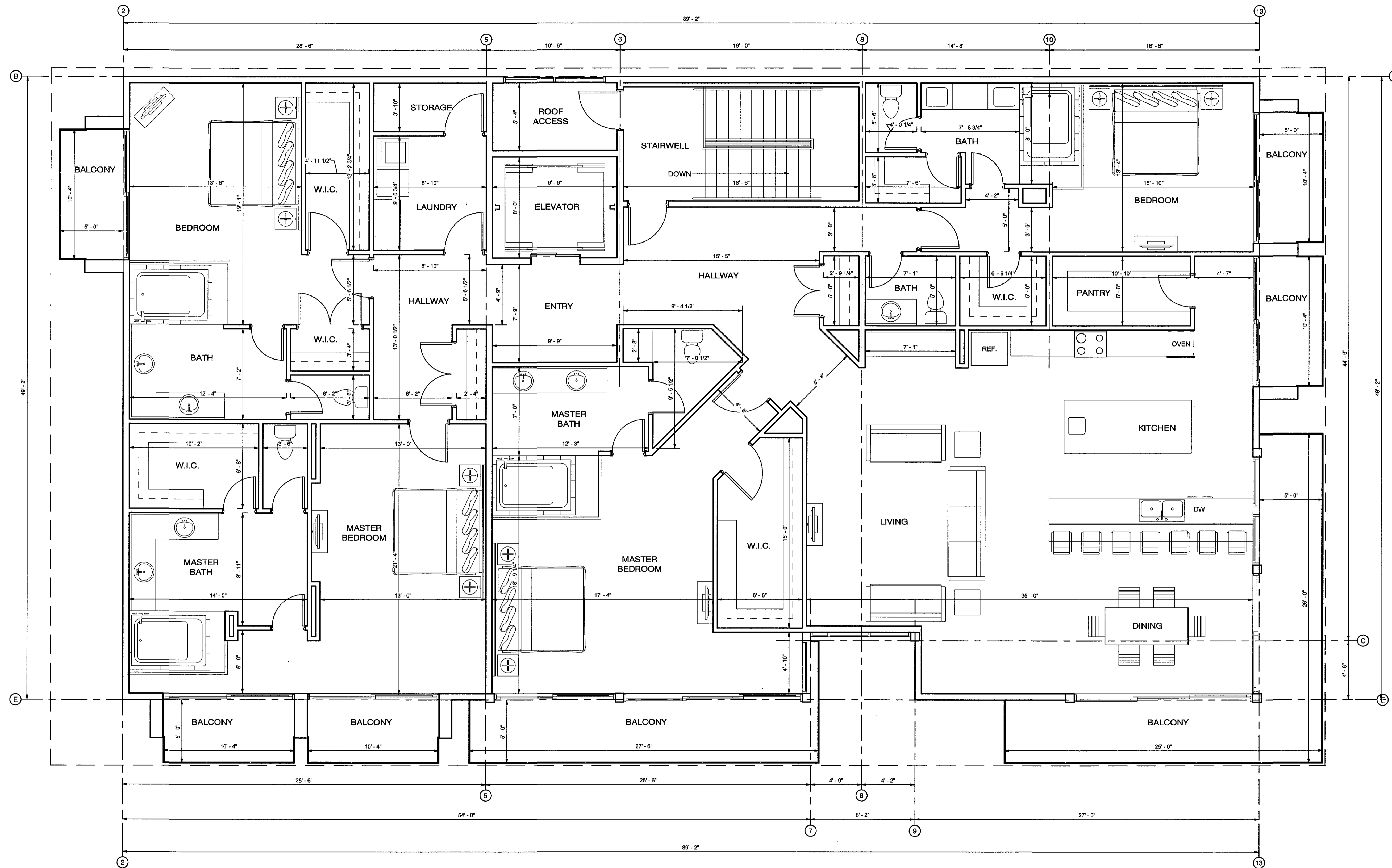
2ND FLOOR PLAN
 SUN VALLEY DENTAL ARTS FOR BENJAMIN FRANZ, DDS
 620 1ST AVENUE NORTH
 KETCHUM, IDAHO 83340

A2.3
 OF SHEETS



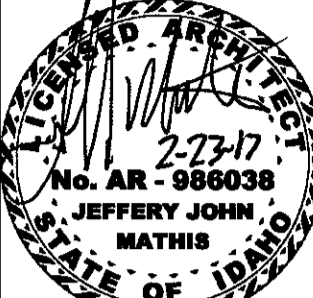
2ND FLOOR PLAN
 1/4" = 1'-0"

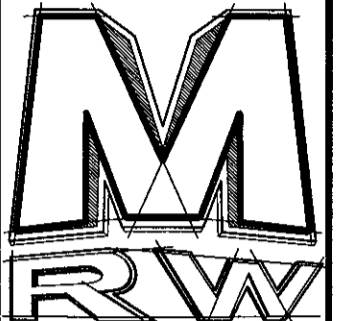
AREA: 4,996 SQ. FT.



3RD FLOOR PLAN
 1/4" = 1'-0"

AREA: 5,000 SQ. FT.

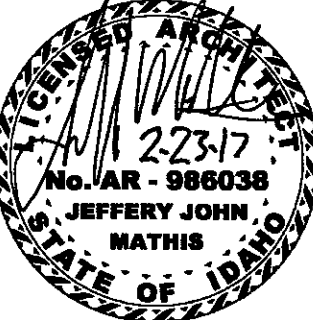
2/21/2017
 DATE:
 NA
 JOB NUMBER:
 1/4" = 1'-0"
 SCALE:
 D.R.W.
 DRAWN:
 J.J.M.
 CHECKED:


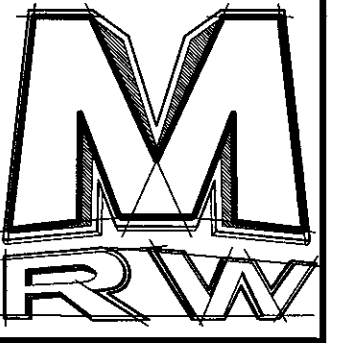


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3RD FLOOR PLAN
 SUN VALLEY DENTAL ARTS FOR BENJAMIN FRANZ, DDS
 620 1ST AVENUE NORTH
 KETCHUM, IDAHO 83340

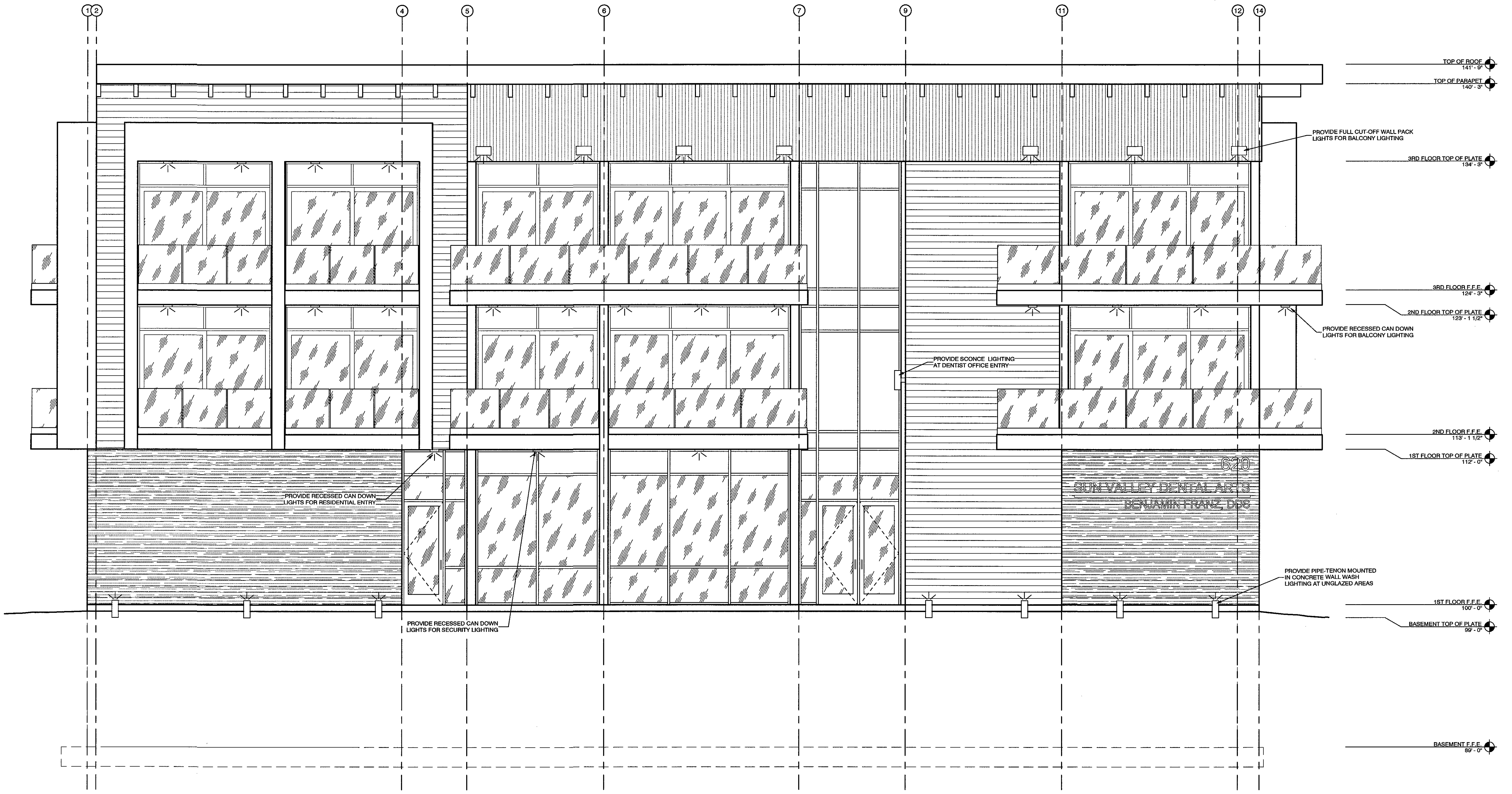
2/21/2017
 DATE:
 NA
 JOB NUMBER:
 1/4" = 1'-0"
 SCALE:
 D.R.W.
 DRAWN:
 J.J.M.
 CHECKED:




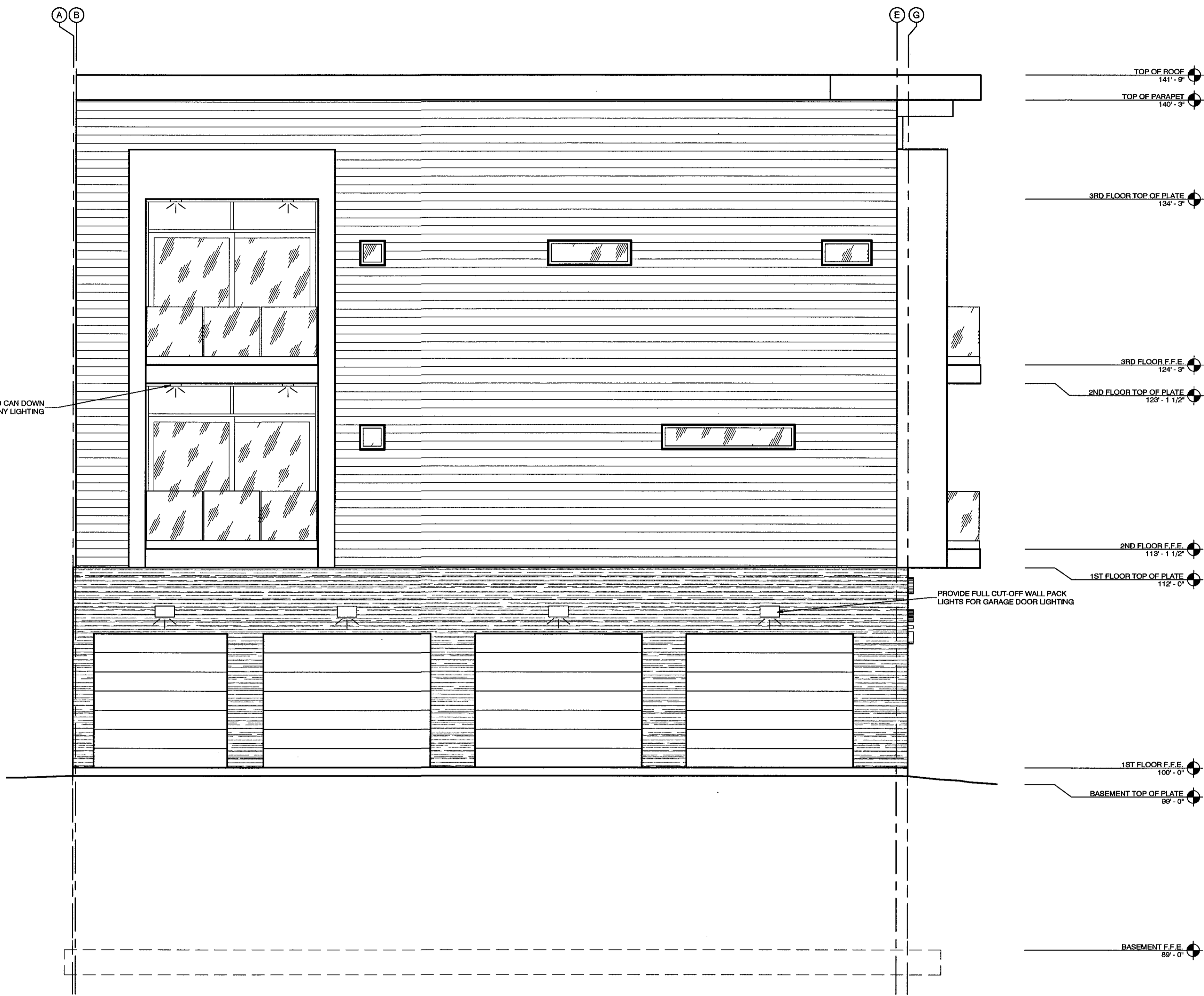
DESIGN ASSOCIATES INC.
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NORTHWEST BUILDING ELEVATION
 SUN VALLEY DENTAL ARTS FOR BENJAMIN FRANZ, DDS
 620 1ST AVENUE NORTH
 KETCHUM, IDAHO 83340

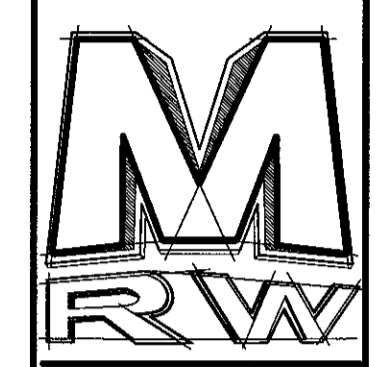


NORTHWEST BUILDING ELEVATION
 1/4" = 1'-0"



NORTHEAST BUILDING ELEVATION
1/4" = 1'-0"

2/21/2017
DATE:
NA
JOB NUMBER:
1/4" = 1'-0"
SCALE:
D.R.W.
DRAWN:
J.J.M.
CHECKED:
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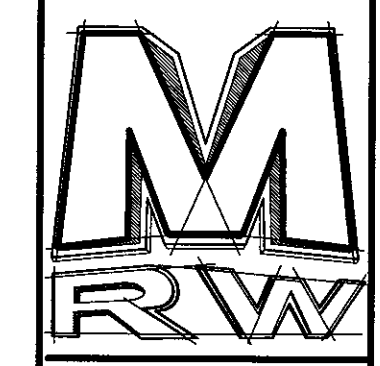


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NORTHEAST BUILDING ELEVATION
SUN VALLEY DENTAL ARTS FOR BENJAMIN FRANZ, DDS
620 1ST AVENUE NORTH
KETCHUM, IDAHO 83340

2/21/2017
 DATE:
 NA
 JOB NUMBER:
 1/4" = 1'-0"
 SCALE:
 Author
 DRAWN:
 Checker
 CHECKED:

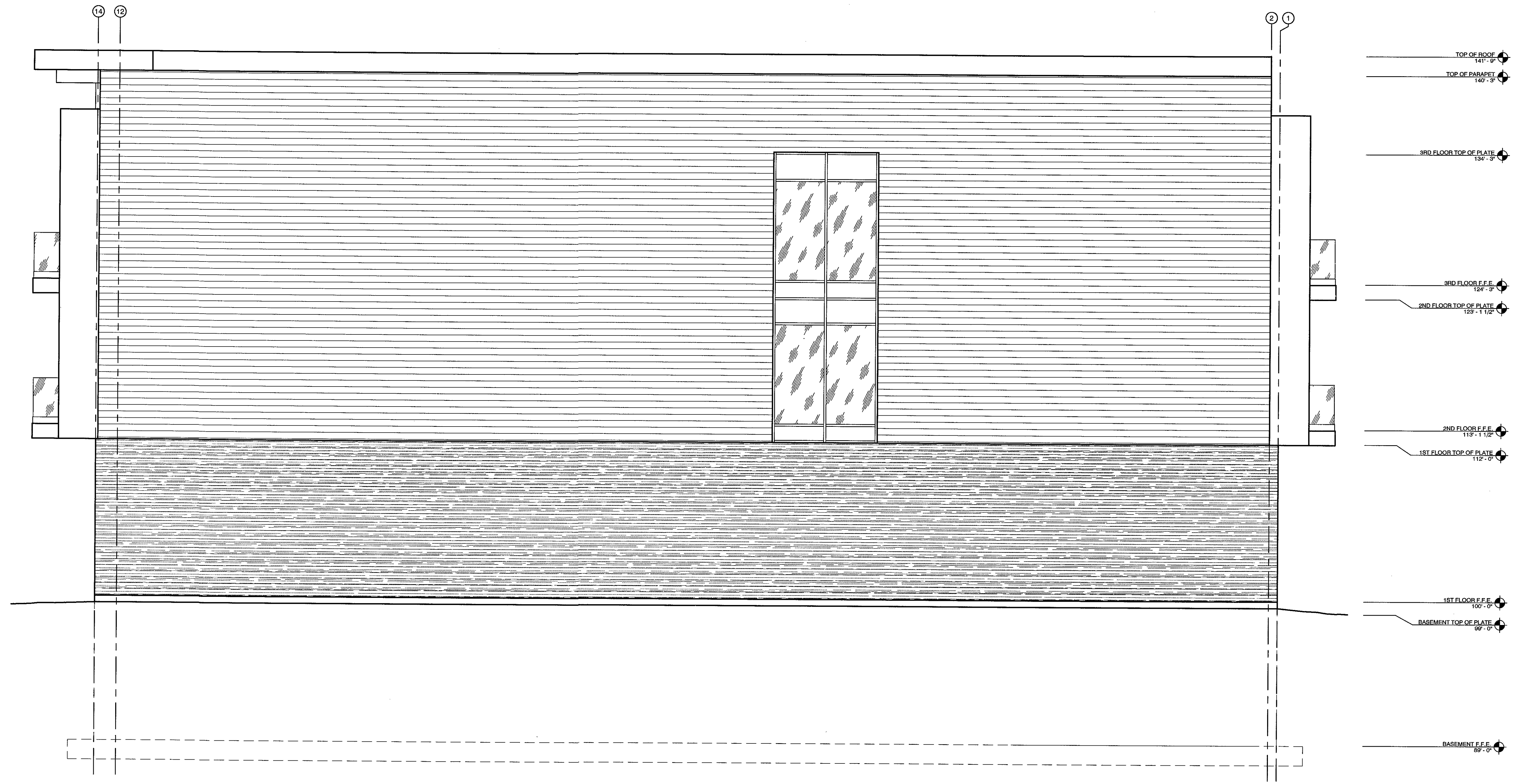


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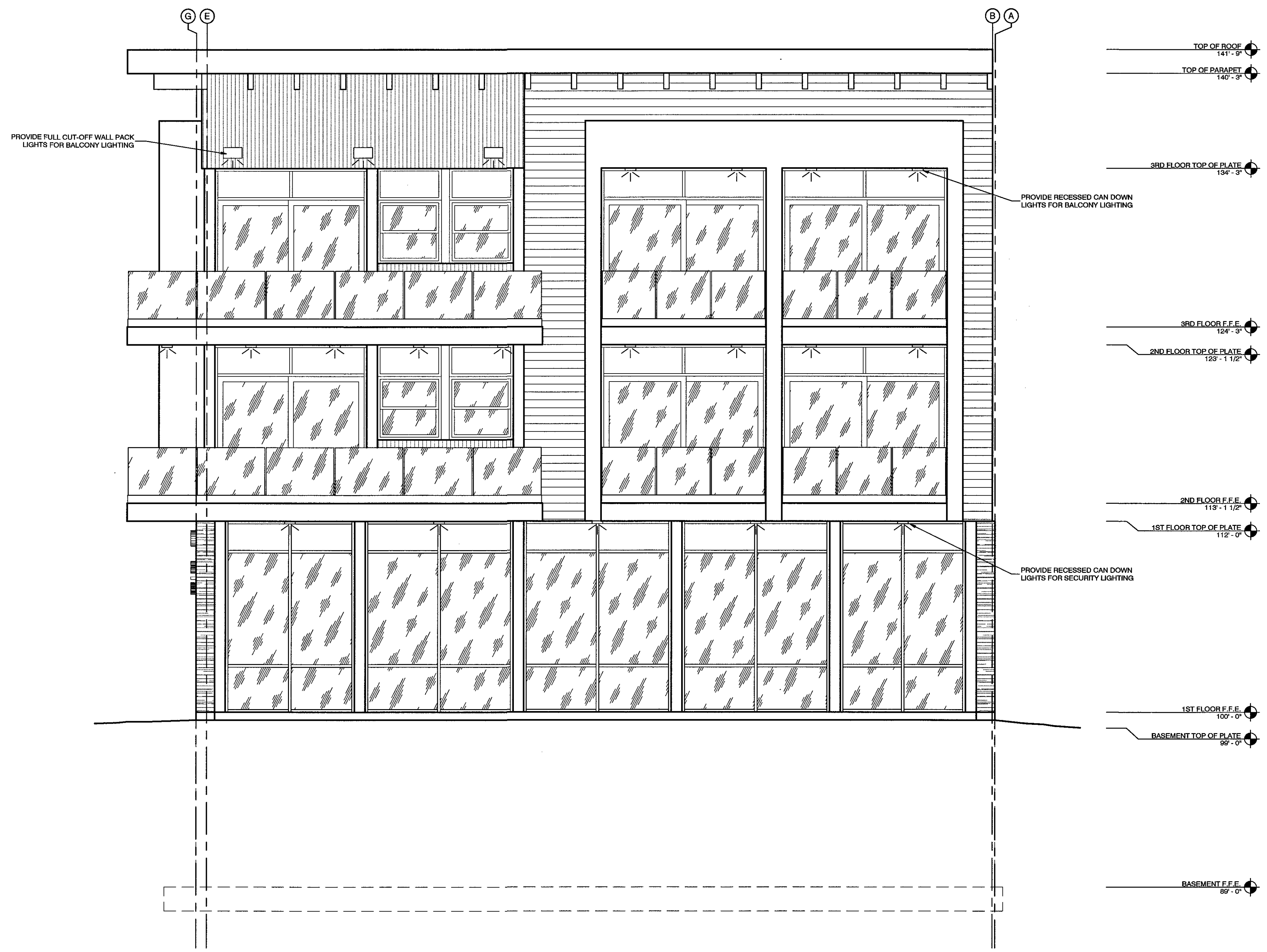
251 W. HILTON DR # 202
 P. O. BOX 2775
 ST. GEORGE UTAH 84770
 (435) 628-2377 (435) 873-3580 fax
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SOUTHEAST BUILDING ELEVATION
 SUN VALLEY DENTAL ARTS FOR BENJAMIN FRANZ, DDS
 620 1ST AVENUE NORTH
 KETCHUM, IDAHO 83340

A4.3
 OF SHEETS



SOUTHEAST BUILDING ELEVATION
 1/4" = 1'-0"



SOUTHWEST BUILDING ELEVATION
 1/4" = 1'-0"

2/21/2017
 DATE:
 NA
 JOB NUMBER:
 1/4" = 1'-0"
 SCALE:
 D.R.W.
 DRAWN:
 J.J.M.
 CHECKED:

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REG. NO. 988038
 JEFFERY JOHN
 MATHIS
 STATE OF IDAHO

M
RW

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 ARCHITECTURE &
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 (435) 628-2377 (435) 673-3580 fax
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SOUTHWEST BUILDING ELEVATION
 SUN VALLEY DENTAL ARTS FOR BENJAMIN FRANZ, DDS
 620 1ST AVENUE NORTH
 KETCHUM, IDAHO 83340

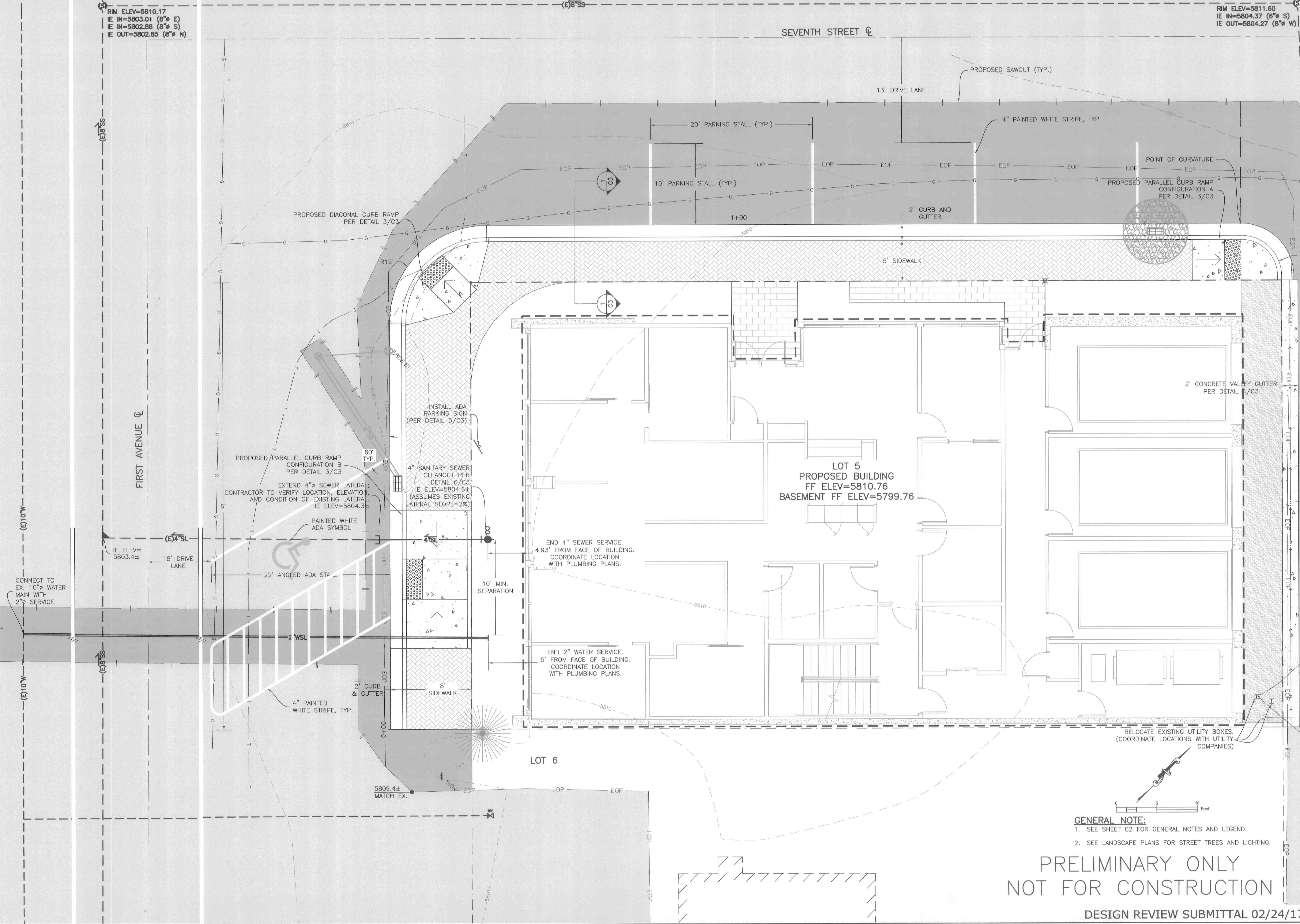


RIM ELEV=5811.60
IE IN=5804.37 (6" S)
IE OUT=5804.27 (8" W)

RIM ELEV=5810.17
IE IN=5803.01 (8" E)
IE IN=5802.88 (8" S)
IE OUT=5802.85 (8" N)

SEVENTH STREET C

FIRST AVENUE C



No.	DESCRIPTION	DATE	BY



BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733 100 BELL DRIVE
KETCHUM, IDAHO 83340
(208) 726-9512
FAX 726-9514
WEB: WWW.BMA5B.COM
MAIL: WWW.BMA5B.COM

SITE AND UTILITY PLAN
KETCHUM BLOCK 34 LOT 5
T4N, R17E, SEC 13, B.1M., BLAINE COUNTY, IDAHO
PREPARED FOR: SUN VALLEY DENTAL ARTS

DRAWN BY: SKS
DESIGNED BY: SKS
CHECKED BY: SB
DATE: 2/24/17
PROJECT NO.: 17018

SHEET NUMBER

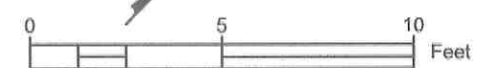
C-1

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NOT FOR CONSTRUCTION**
DESIGN REVIEW SUBMITTAL 02/24/17

GENERAL NOTE:

- SEE SHEET C2 FOR GENERAL NOTES AND LEGEND.
- SEE LANDSCAPE PLANS FOR STREET TREES AND LIGHTING.

RELOCATE EXISTING UTILITY BOXES.
(COORDINATE LOCATIONS WITH UTILITY COMPANIES)



LOT 6

LOT 5
PROPOSED BUILDING
FF ELEV=5810.76
BASEMENT FF ELEV=5799.76

END 4" SEWER SERVICE.
4.93' FROM FACE OF BUILDING.
COORDINATE LOCATION
WITH PLUMBING PLANS.

END 2" WATER SERVICE.
5' FROM FACE OF BUILDING.
COORDINATE LOCATION
WITH PLUMBING PLANS.

4" SANITARY SEWER
CLEANOUT PER
DETAIL 6/C3
IE ELEV=5804.6±
(ASSUMES EXISTING
LATERAL SLOPE=2%)

EXTEND 4" SEWER LATERAL,
CONTRACTOR TO VERIFY LOCATION, ELEVATION,
AND CONDITION OF EXISTING LATERAL.
IE ELEV=5804.3±

INSTALL ADA
PARKING SIGN
(PER DETAIL 5/C3)

PROPOSED PARALLEL CURB RAMP
CONFIGURATION B
PER DETAIL 3/C3

PROPOSED DIAGONAL CURB RAMP
PER DETAIL 3/C3

PROPOSED SAWCUT (TYP.)

13' DRIVE LANE

4" PAINTED WHITE STRIPE, TYP.

20' PARKING STALL (TYP.)

10' PARKING STALL (TYP.)

2' CURB AND
GUTTER

5' SIDEWALK

PROPOSED PARALLEL CURB RAMP
CONFIGURATION A
PER DETAIL 3/C3

2' CONCRETE VALLEY GUTTER
PER DETAIL 4/C3

PAINTED WHITE
ADA SYMBOL

22' ANGLED ADA STAIR

2' WSL

4" PAINTED
WHITE STRIPE, TYP.

2' CURB
& GUTTER

8' SIDEWALK

10' MIN.
SEPARATION

5809.4±
MATCH EX.

CONNECT TO
EX. 10" WATER
MAIN WITH
2" SERVICE

IE ELEV=
5803.4±

18' DRIVE
LANE

(E)10"W

(E)10"W

(E)4"SL

(E)8"SS

(E)8"SS

(E)8"SS

EOP

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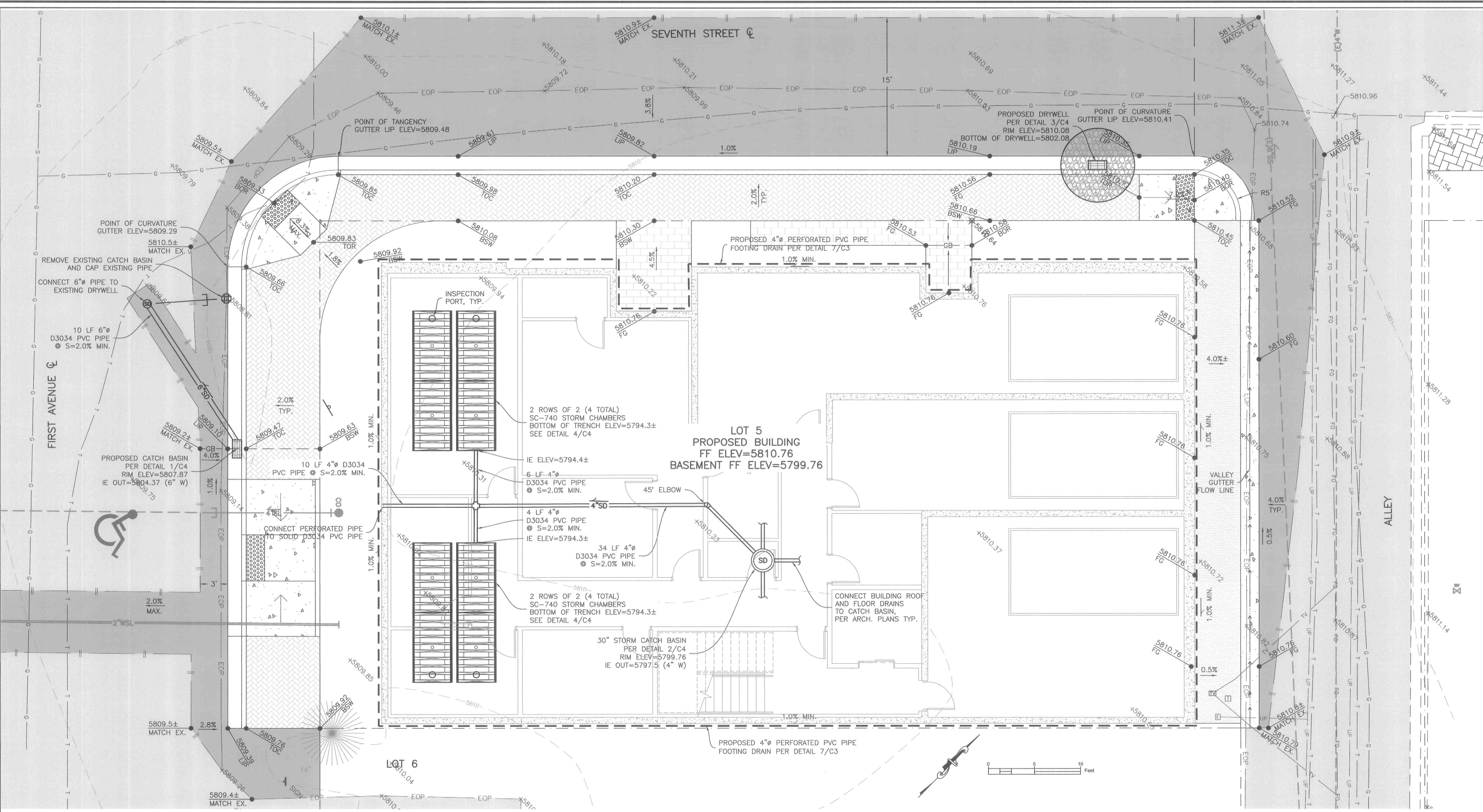
EOP

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EOP



GENERAL NOTES:

- CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING CONSTRUCTION. ANY CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- THE CONTRACTOR SHALL NOTIFY DIGLINE (1-800-342-1585) AND THE CITY OF KETCHUM UTILITIES DEPT. (1-208-726-7825) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING THE CONSTRUCTION OF ALL ITEMS HEREON. DUST CONTROL SHALL BE CONTINUOUS DURING CONSTRUCTION, 24 HOURS PER DAY 7 DAYS PER WEEK. THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS OF THE STORM WATER POLLUTION PREVENTION PROGRAM AT ALL TIMES UNTIL PERMANENT EROSION CONTROL IS ESTABLISHED.
- CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC), IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.
- CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.
- THE CONSTRUCTION OF WATER MAINS SHALL BE IN ACCORDANCE WITH IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC) AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.
- ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING AND ALL RELATED APPURTENANCES SHALL BE ANSI/NSF STD. 61 COMPLIANT.
- ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING AND ALL RELATED APPURTENANCES SHALL COMPLY WITH THE LOW LEAD ACT REQUIRING ALL MATERIALS TO HAVE A LEAD CONTENT EQUAL TO OR LESS 0.25%.
- CONTRACTOR SHALL USE ANSI/NSF STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.
- ELECTRICAL SERVICE TO BE DESIGNED BY IDAHO POWER AT THE REQUEST OF THE DEVELOPER FOR SPECIFIC PROJECT.
- ALL UTILITIES INCLUDING NATURAL GAS, ELECTRICAL, TELEPHONE AND CABLE TO BE EXTENDED UNDERGROUND.
- STORM DRAIN PIPE SHALL HAVE 2' MIN. COVER AND A SLOPE OF 2% MIN.
- CONSTRUCTION STAKING SHALL BE PROVIDED BY BENCHMARK ASSOCIATES.
- CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS TO ENGINEER.

LEGEND

---	PROPERTY BOUNDARY		PROPOSED PAVEMENT		PROPOSED 4" SEWER SERVICE LATERAL
---EOP---	EXISTING EDGE OF PAVEMENT		PROPOSED PERIOUS PAVEMENT, SEE LANDSCAPE PLANS		PROPOSED 2-INCH WATER SERVICE
---	BURIED COMMUNICATIONS LINE		PROPOSED CONCRETE PAVERS, SEE LANDSCAPE PLANS		PROPOSED OIL/WATER SEPARATOR
---	EXISTING UNDERGROUND POWER		PROPOSED BASALT PAVERS, SEE LANDSCAPE PLANS		PROPOSED MANHOLE
---	EXISTING GAS		PROPOSED CURB AND GUTTER		PROPOSED 4-INCH STORM DRAIN (2' MIN. COVER, 2% MIN. SLOPE)
---	EXISTING FIBER OPTICS		PROPOSED SPOT GRADE ELEVATION		PROPOSED FOOTING DRAIN
---	EXISTING SEWER MANHOLE				PROPOSED CATCH BASIN
---	EXISTING SEWER MAIN				PROPOSED SAWCUT
---	EXISTING KETCHUM SPRINGS WATER MAIN				
---	EXISTING 10-INCH WATER MAIN				

FG	FINISHED GRADE
BSW	LIP OF GUTTER
TOR	BACK OF SIDEWALK
BOR	TOP OF RAMP
MATCH EX.	BOTTOM OF RAMP
(E)10'W	MATCH EXISTING GRADE

NO.	REVISIONS DESCRIPTION	DATE	BY

BENCHMARK ASSOCIATES
 BENCHMARK ASSOCIATES, P.A.
 P.O. BOX 733 100 BELL DRIVE
 KETCHUM, IDAHO 83340
 (208) 726-9512
 FAX 726-9514
 WEB: WWW.BMA5B.COM
 MAIL: WWW.BMA5B.COM

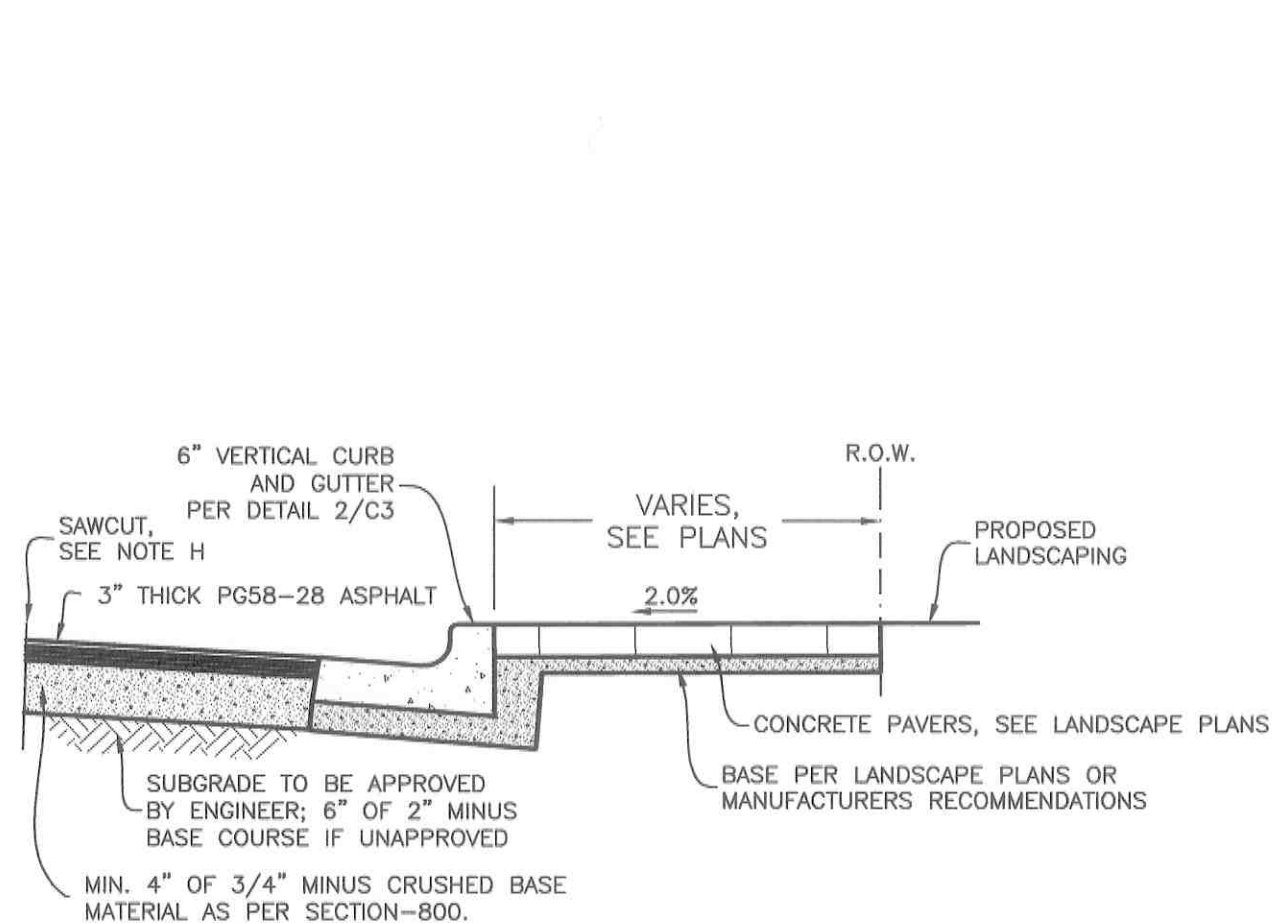
GRADING AND DRAINAGE PLAN
 KETCHUM BLOCK 34 LOT 5
 T4N, R17E, SEC 13, B.M., BLAINE COUNTY, IDAHO
 PREPARED FOR: SUN VALLEY DENTAL ARTS

DRAWN BY:	SKS
DESIGNED BY:	SKS
CHECKED BY:	SB
DATE:	2/24/17
PROJECT NO.:	17018

SHEET NUMBER
C-2

PRELIMINARY ONLY
NOT FOR CONSTRUCTION
 DESIGN REVIEW SUBMITTAL 02/24/17

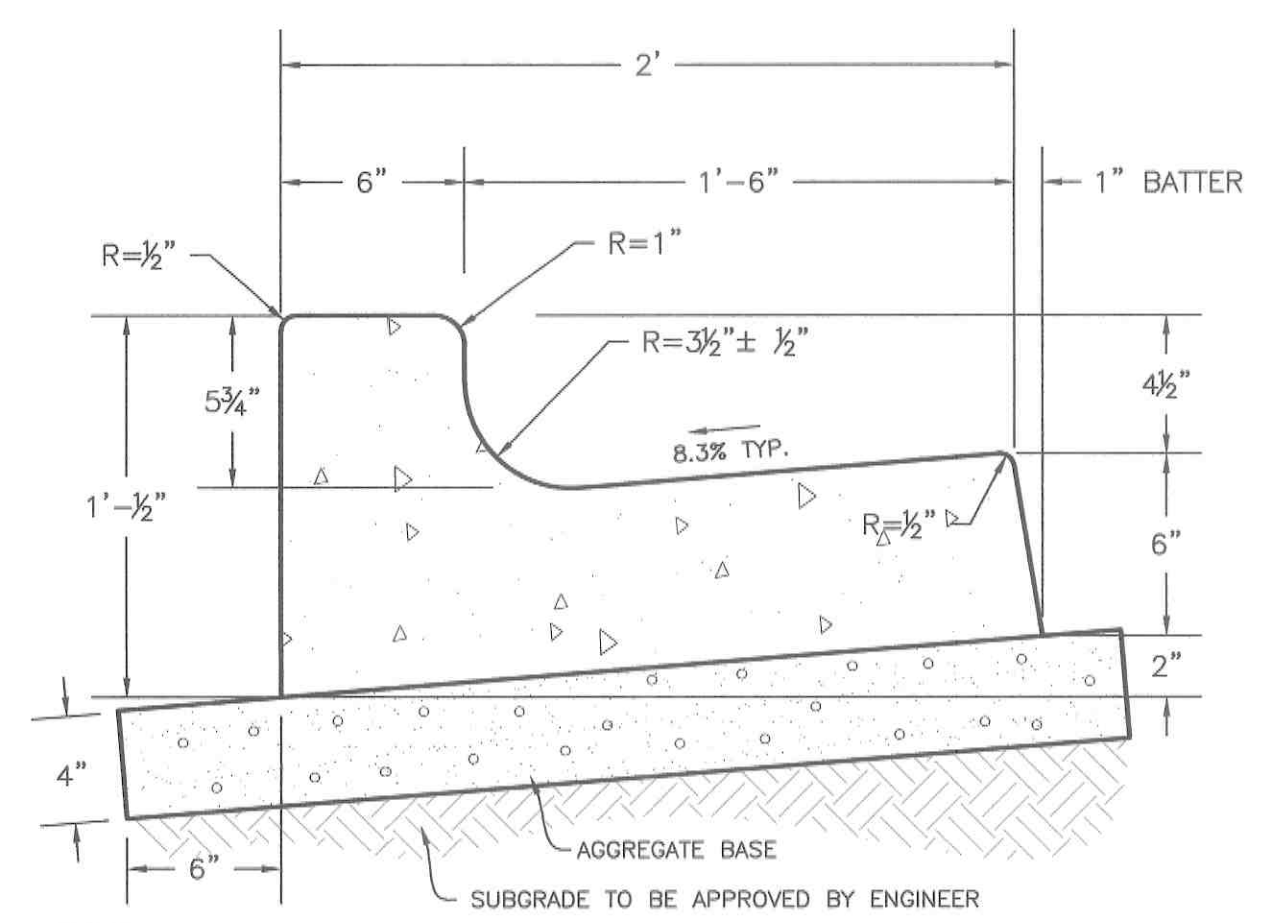
PRELIMINARY ONLY
NOT FOR CONSTRUCTION



- NOTES:**
- (A) LOCATION GRADE AND WIDTH TO BE ESTABLISHED OR APPROVED BY THE OWNER.
 - (B) BASE TO BE COMPACTED TO EXCEED 95% OF STANDARD DENSITY.
 - (C) SLOPE SIDEWALK TOWARD THE STREET NOT TO EXCEED 1/4" PER FOOT (0.02 FT/FT) UNLESS OTHERWISE SPECIFIED BY THE OWNER.
 - (D) SCORE AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING.
 - (E) 1/2-INCH TRANSVERSE PREFORMED BITUMINOUS JOINTS AT THE TERMINUS POINTS FOR CURVE AND WHERE SIDEWALK IS PLACED BETWEEN TWO PERMANENT FOUNDATIONS, PLACE 1/2-INCH EXPANSION JOINT MATERIAL ALONG THE BACK OF WALK THE FULL LENGTH.
 - (F) MATERIALS AND CONSTRUCTION ACCORDING TO DIVISION 700 AND AS FOLLOWS:

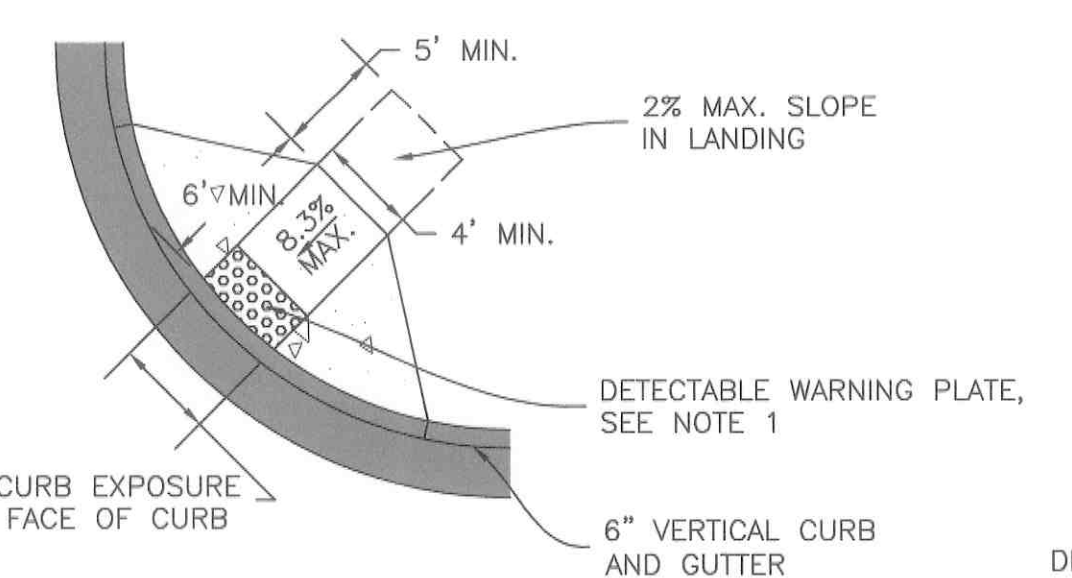
RESIDENTIAL	4' MIN.
COLLECTOR AND ARTERIAL	5' MIN.
BUSINESS DISTRICT	AS SPECIFIED BY OWNER
 - (G) SIDEWALK WITH BOULEVARD STRIP AND 3" ROLLED CURB HAS A THICKNESS OF 5-INCHES.
 - (H) SAWCUT DISTANCE VARIES, SEE PLANS.

1 FRONTAGE IMPROVEMENTS SECTION
 C3 SCALE: N.T.S.



- NOTES:**
- (A) GRADE AND ALIGNMENT TO BE ESTABLISHED OR APPROVED BY THE ENGINEER AND THE PUBLIC AGENCY HAVING JURISDICTION.
 - (B) BASE: 4-INCH COMPACTED DEPTH OF 3/4-INCH MINUS CRUSHED AGGREGATE BASE MATERIAL, PLACE AS SPECIFIED AND PAID UNDER SECTION-802 ISPCW; COMPACTED TO EXCEED 95% OF STANDARD PROCTOR.
 - (C) 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADI.
 - (D) CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10- FEET MAXIMUM SPACING (8- FEET W/ SIDEWALK).
 - (E) MATERIALS AND CONSTRUCTION IN COMPLIANCE WITH ISPCW SPECIFICATIONS.
 - (F) BACKFILL AS PER SECTION-706.
 - (G) SECURE RIGHT-OF-WAY PERMIT BEFORE BEGINNING CONSTRUCTION IN PUBLIC RIGHT-OF-WAY.
 - (H) STANDARD CURB TO BE USED ON:
 1. COLLECTOR AND ARTERIAL STREETS, UNLESS OTHERWISE INDICATED.
 2. ALL RADI PLUS 5- FEET EACH END WITH 2- FEET TRANSITION TO ROLL CURB.
 3. TO MATCH EXISTING CURBS.
 4. SEE SD-709 FOR CURB CONSTRUCTION WHEN SIDEWALK IS INCLUDED.

2 VERTICAL CURB AND GUTTER
 C3 SCALE: N.T.S.

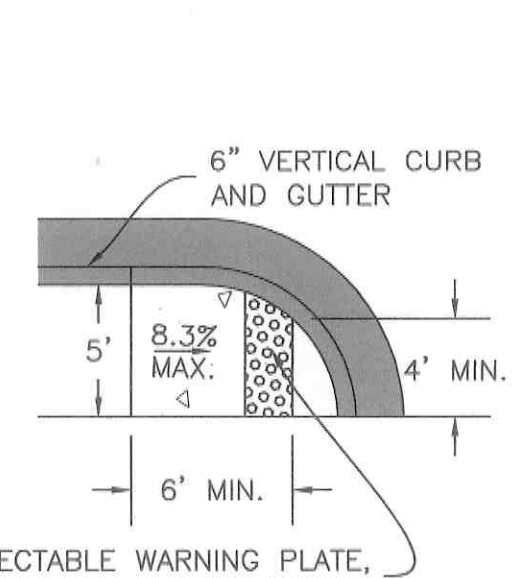


DIAGONAL CURB RAMP

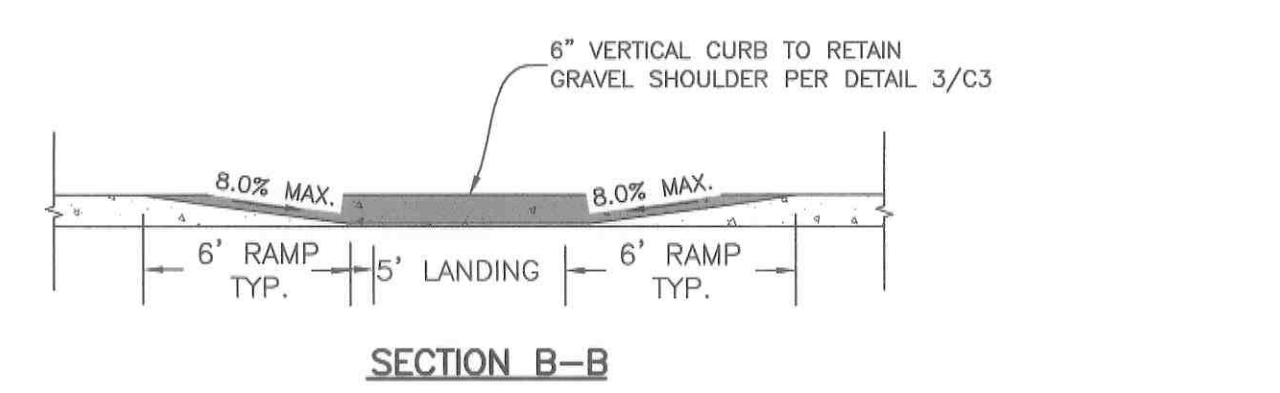
DOME SPACING		
	MIN.	MAX.
A	1 5/8"	2 3/8"
B	7/8"	1 7/16"

DETECTABLE WARNING PLATE NOTE:
 (2-EACH) 24" X 24" CAST IN PLACE CAST IRON DETECTABLE WARNING PLATE INSTALLED AT TIME OF CONCRETE POUR.
 MANUFACTURER: NEEHAH MODEL # 4984-24B OR APPROVED EQUAL MEETING ADA STANDARDS

DETECTABLE WARNING PLATE



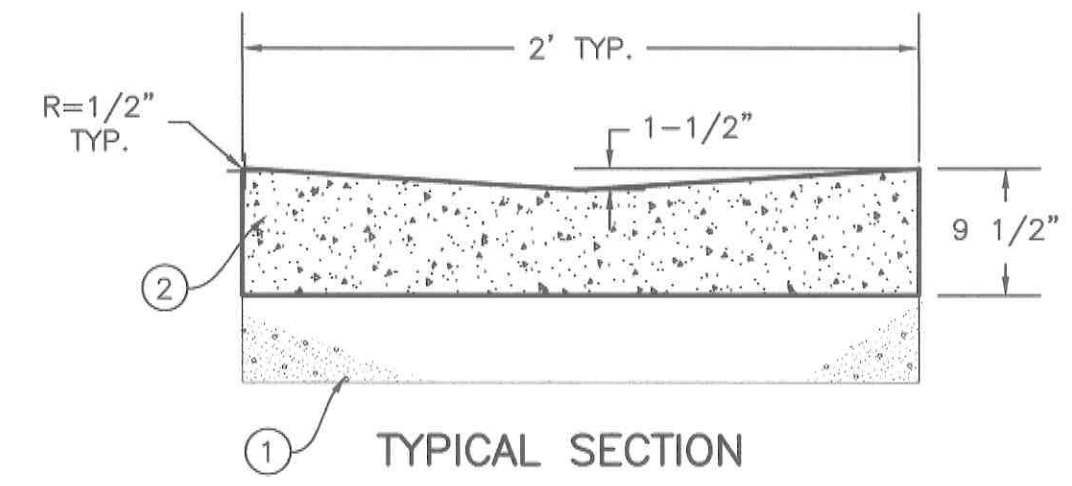
PARALLEL CURB RAMP CONFIGURATION A



SECTION B-B
 PARALLEL CURB RAMP CONFIGURATION B

- NOTES:**
- 1. GRADE SHALL BE ESTABLISHED OR APPROVED BY THE ENGINEER AND THE PUBLIC AGENCY HAVING JURISDICTION.
 - 2. CONCRETE RAMP SECTION SHALL CONSIST OF 5" CONCRETE OVER BASE.
 - 3. BASE: 4-INCH COMPACTED DEPTH OF 3/4-INCH MINUS CRUSHED AGGREGATE BASE MATERIAL, PLACE AS SPECIFIED AND PAID UNDER SECTION-802 ISPCW; COMPACTED TO EXCEED 95% OF STANDARD PROCTOR.
 - 4. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT GRADE BREAKS BETWEEN RAMP AND LANDING.

3 CURB RAMP
 C3 SCALE: N.T.S.



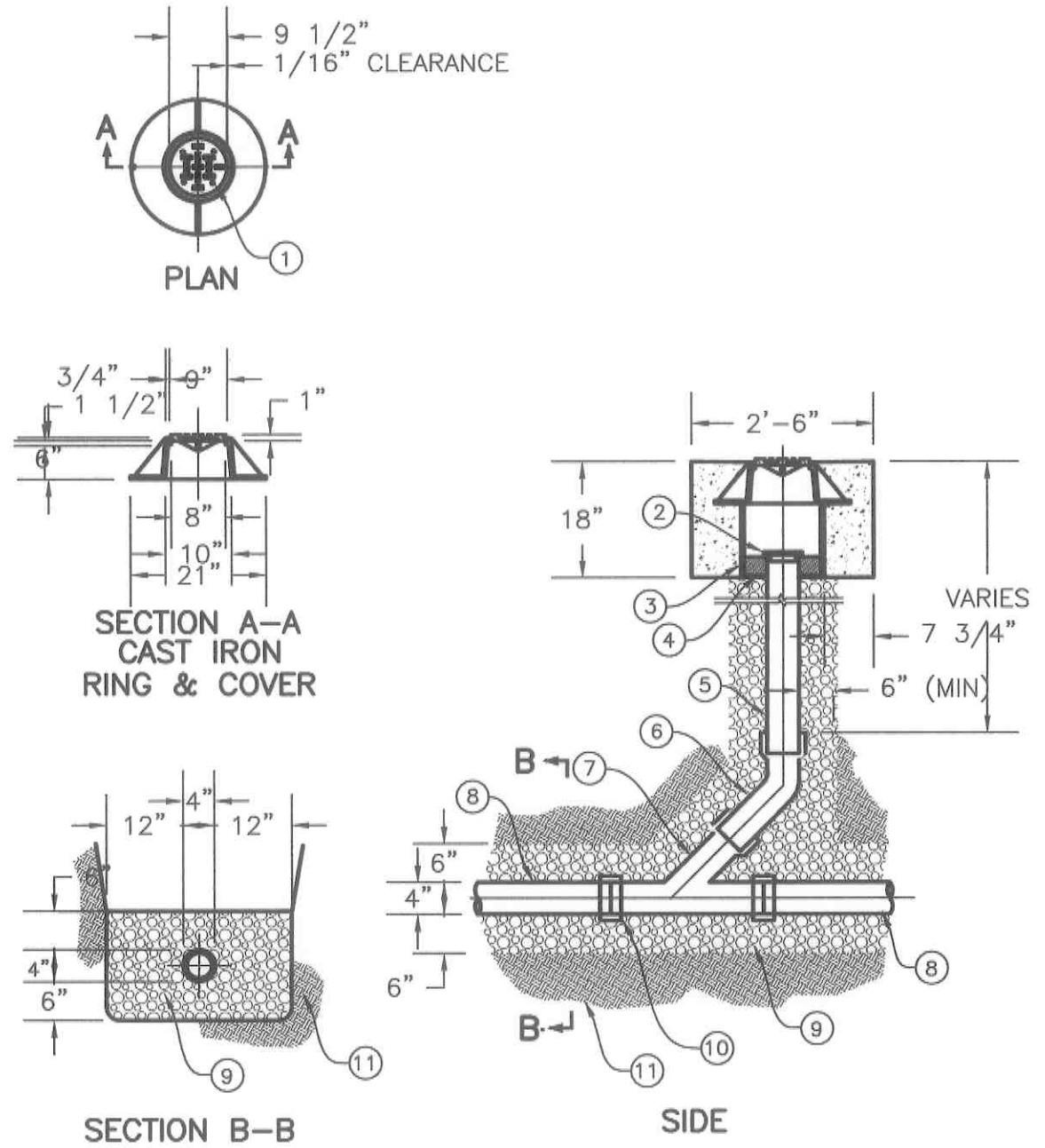
- LEGEND**
- 1 6-INCH AGGREGATE BASE
 - 2 CONCRETE
- NOTES:**
- (A) GRADE OF GUTTER MINIMUM 0.5%.
 - (B) EXPANSION JOINT 1/2-INCH PREFORMED JOINT MATERIAL (AASHTO M 213.)

4 CONCRETE VALLEY GUTTER
 C3 SCALE: N.T.S.



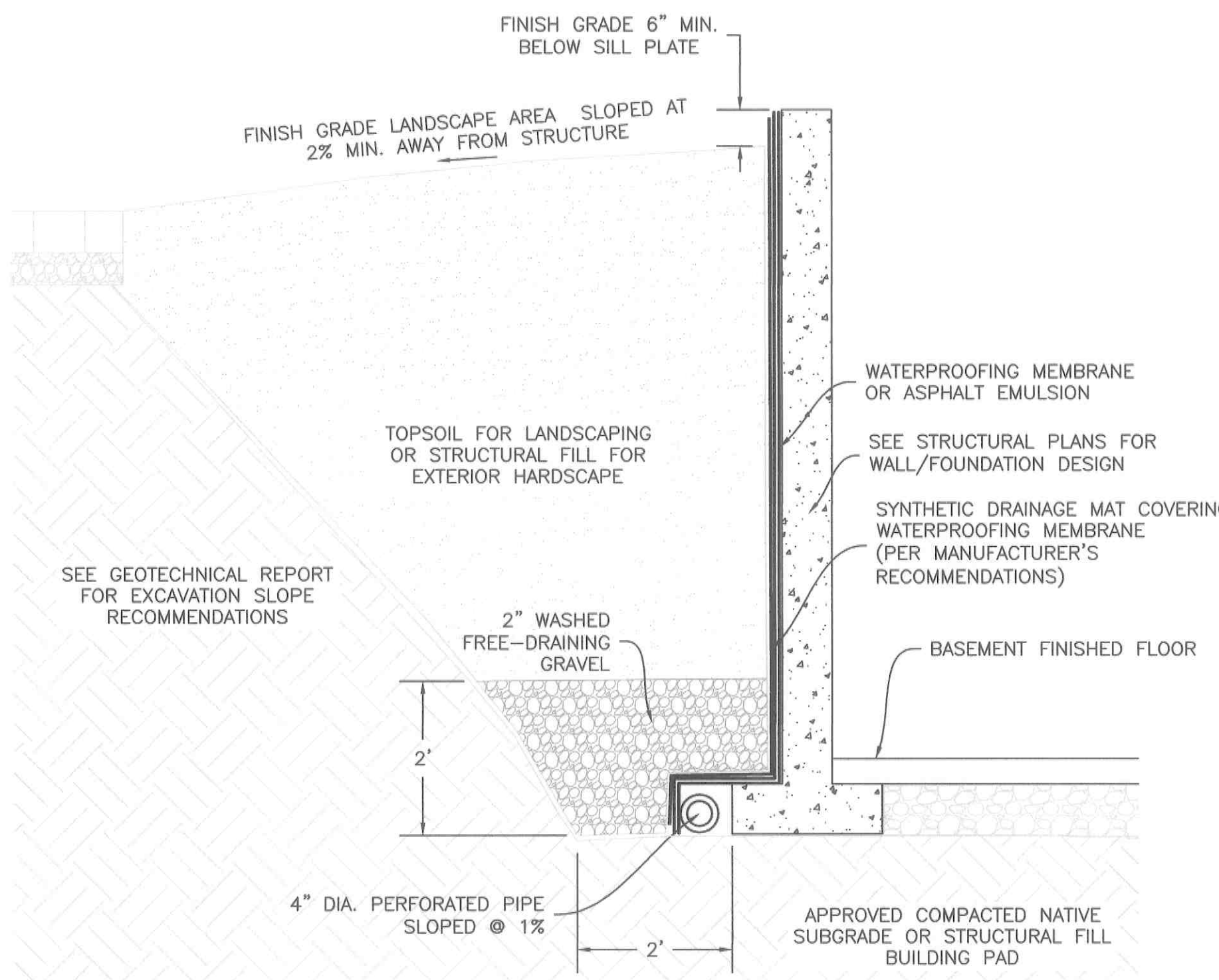
- NOTES:**
- 1. SIGNS PER MUTCD R7-8 AND R7-8P.
 - 2. SIGN SHALL HAVE A MINIMUM CLEARANCE OF 7 FEET.
 - 3. POST INSTALLATION PER DETAIL 9/C3.

5 ADA PARKING SIGN & INSTALLATION
 C3 SCALE: NONE

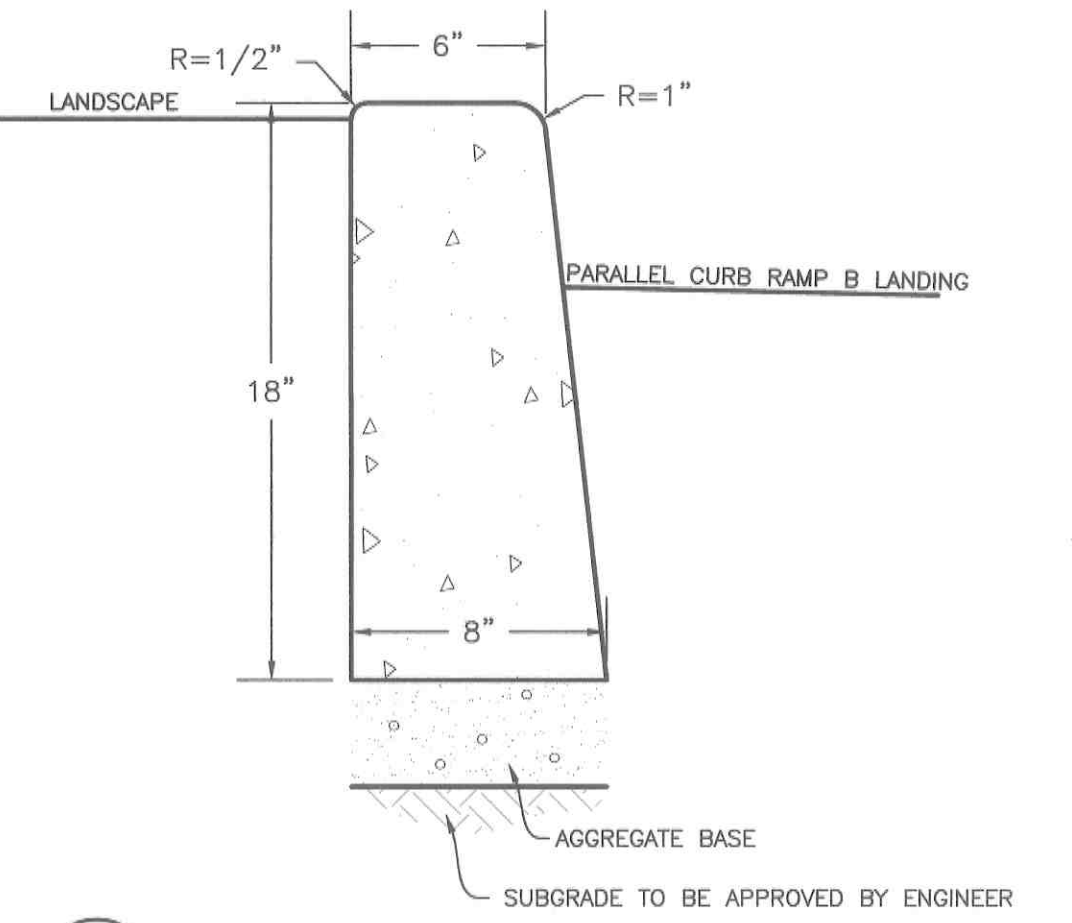


6 4" SANITARY SEWER CLEANOUT
 C3 SCALE: NONE

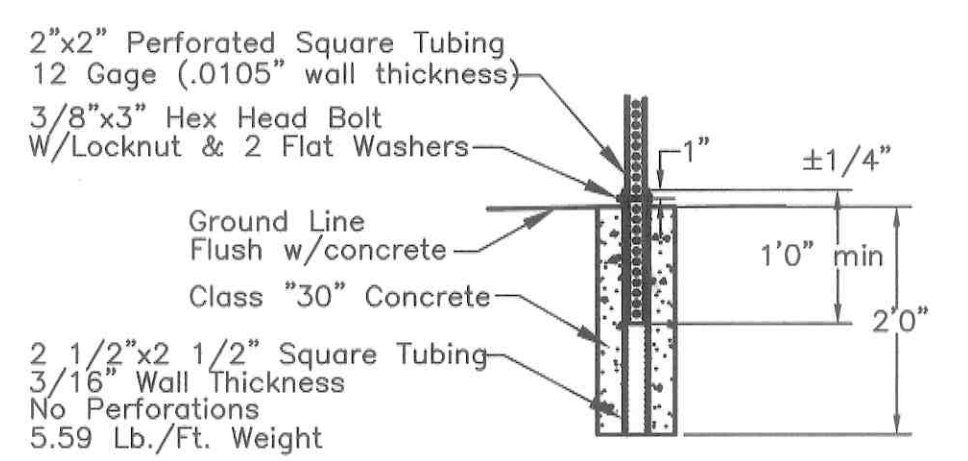
- LEGEND**
- 1 4 - 1" DIA. HOLES ON 3 1/2" RADIUS.
 - 2 MECHANICAL PLUG.
 - 3 12" DIA. X 1' PVC, DIP OR CP.
 - 4 FIBER JOINT MATERIAL.
 - 5 PVC ASTM 3034.
 - 6 45° BENDS.
 - 7 "Y" FITTINGS.
 - 8 EXISTING OR NEW PIPE.
 - 9 TYPE 1 BEDDING MATERIAL.
 - 10 MISSION COUPLER OR APPROVED SUBSTITUTION.
 - 11 UNDISTURBED MATERIAL.



7 FOUNDATION DRAIN
 C3 SCALE: NONE



8 VERTICAL CURB
 C3 SCALE: N.T.S.



- NOTES:**
- 1). Anchor sleeves shall be installed so that the holes will align and the top be flush with the sign post anchor.
 - 2). All installations shall have 8" square concrete foundations or grouted into solid rock.

9 SIGN POST INSTALLATION
 C3 SCALE: N.T.S.

NO.	REVISIONS	DATE	BY

BENCHMARK ASSOCIATES
 BENCHMARK ASSOCIATES, P.A.
 P.O. BOX 733 100 BELL DRIVE
 KETCHUM, IDAHO 83340
 (208) 726-9512
 FAX 726-9514
 WEB: WWW.BMA5B.COM
 MAIL: WWW.BMA5B.COM

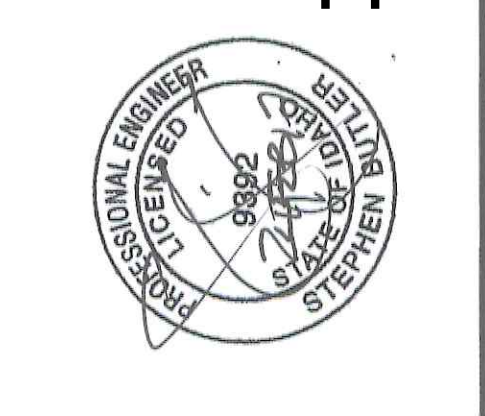
DETAILS
 KETCHUM BLOCK 34 LOT 5
 T4N, R17E, SEC 13, B.M., BLAINE COUNTY, IDAHO
 PREPARED FOR: SUN VALLEY DENTAL ARTS

DRAWN BY: SKS
 DESIGNED BY: SKS
 CHECKED BY: SB
 DATE: 2/24/17
 PROJECT NO.: 17018

SHEET NUMBER

C-3

PRELIMINARY ONLY
NOT FOR CONSTRUCTION



REVISIONS	NO.	DESCRIPTION	DATE	BY



BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733 100 BELL DRIVE
KETCHUM, IDAHO 83340
(208) 726-9512
FAX 726-9514
WEB: WWW.BMA5B.COM
MAIL: WWW.BMA5B.COM

DETAILS
KETCHUM BLOCK 34 LOT 5
T4N, R17E, SEC 13, B.M., BLAINE COUNTY, IDAHO
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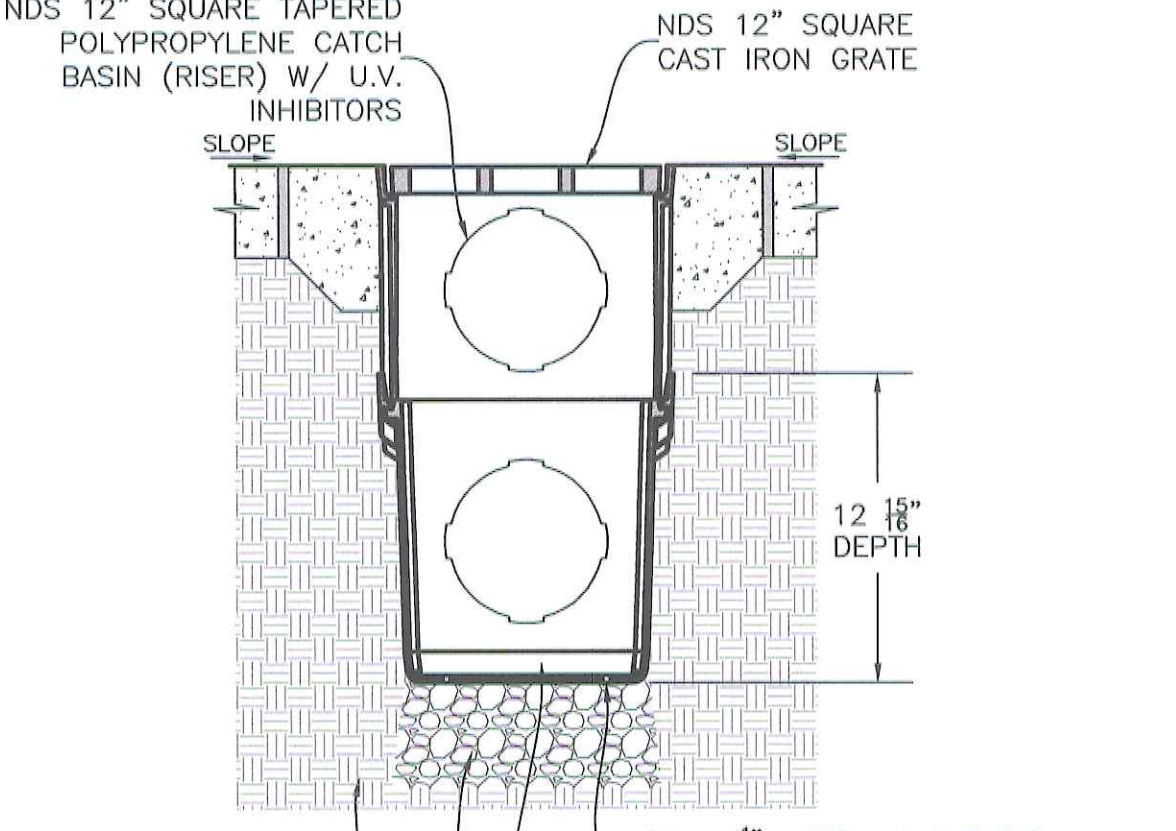
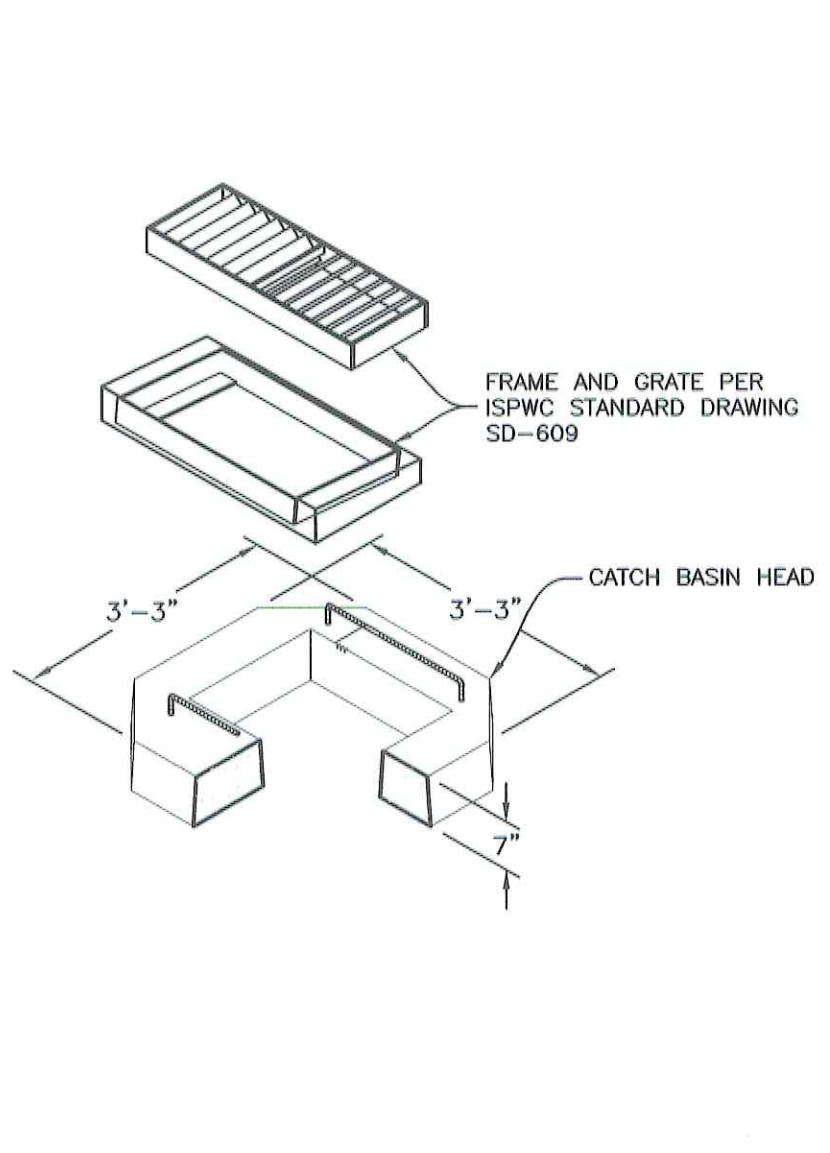
C-4

HEIGHT	CODE	WEIGHT
4"	GR304	185g
6"	GR306	272g

"A" HEIGHT	CODE	WEIGHT
2'	CS302	852g
3'	CS303	1,269g
4'	CS304	1,470g
5'	CS305	1,618g
6'	CS306	2,169g

"A" HEIGHT	K.O.'S
2'	4
3'	4
4'	7
5'	9
6'	9

1 30" CATCH BASIN
SCALE: N.T.S.



2 12" NDS CATCH BASIN
SCALE: NONE

Infiltration System Sizing Worksheet

The proposed infiltration system design below allows for infiltration of stormwater collected from the existing alley and 165 SF of runoff from proposed asphalt on lot 5 adjacent to the existing alley. Dimensions for the drywell are shown in detail 3/C4, but the below calculation shows required drywell dimensions to infiltrate the 25 year storm.

Onsite Native Soil Infiltration	Infiltration Rate: 120 in/hr	Assumed T _d : 15 min
	Factor of Safety: 1	Intensity (25-yr, 15 min): 0.43 in/hr
	Design Infiltration Rate: 120 in/hr	Intensity (25-yr, 1 hr): 1.72 in/hr

Site Infiltration Sizing

Impervious Area:	0.060 ac
Runoff Coefficient (mp.):	0.98
25-Year Design Runoff:	0.101 cfs

Drywell Structure Dimensions

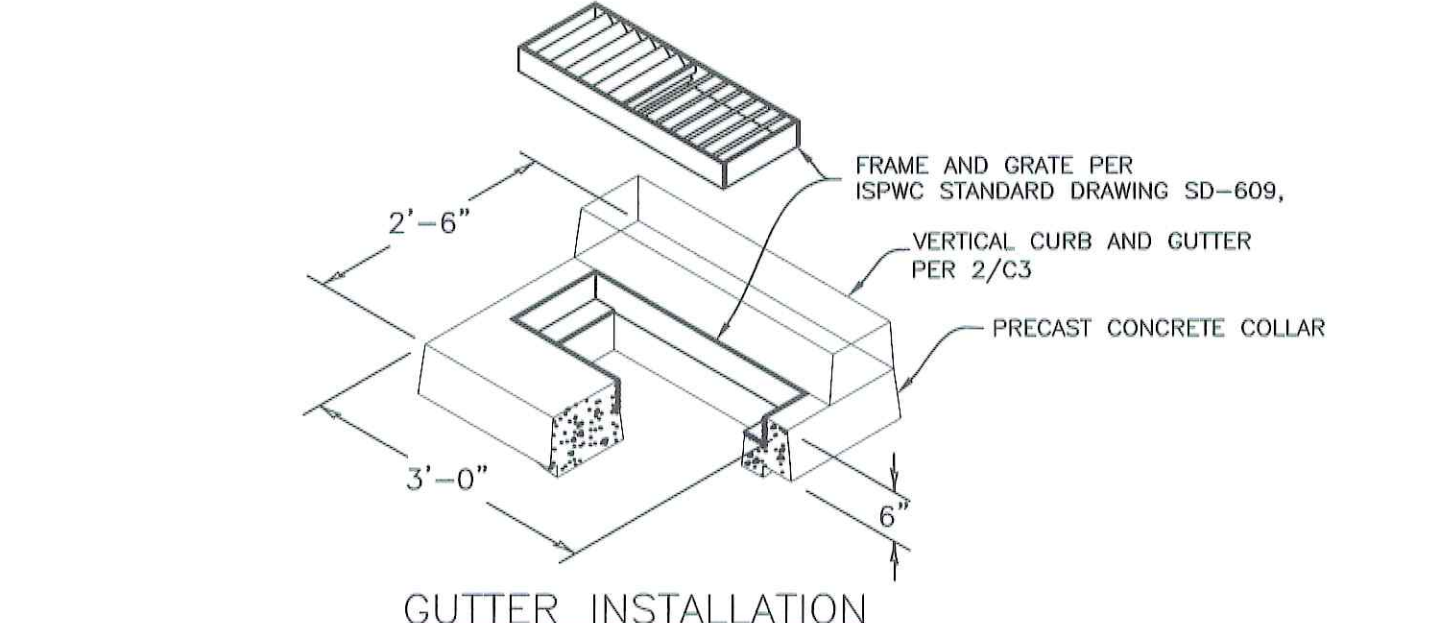
Drywell Manhole Diameter:	24 in
Drain Rock Thickness:	30 in
Drain Rock Void Ratio:	0.4
Drywell Rim Elevation:	100.00
Lowest Inlet Invert Elevation:	96.00
Depth to Bottom of Drywell:	3.9 ft
Bottom Elevation:	96.1

8" MIN. DEPTH TO REACH FREE-DRAINING MATERIAL BELOW FROST DEPTH.

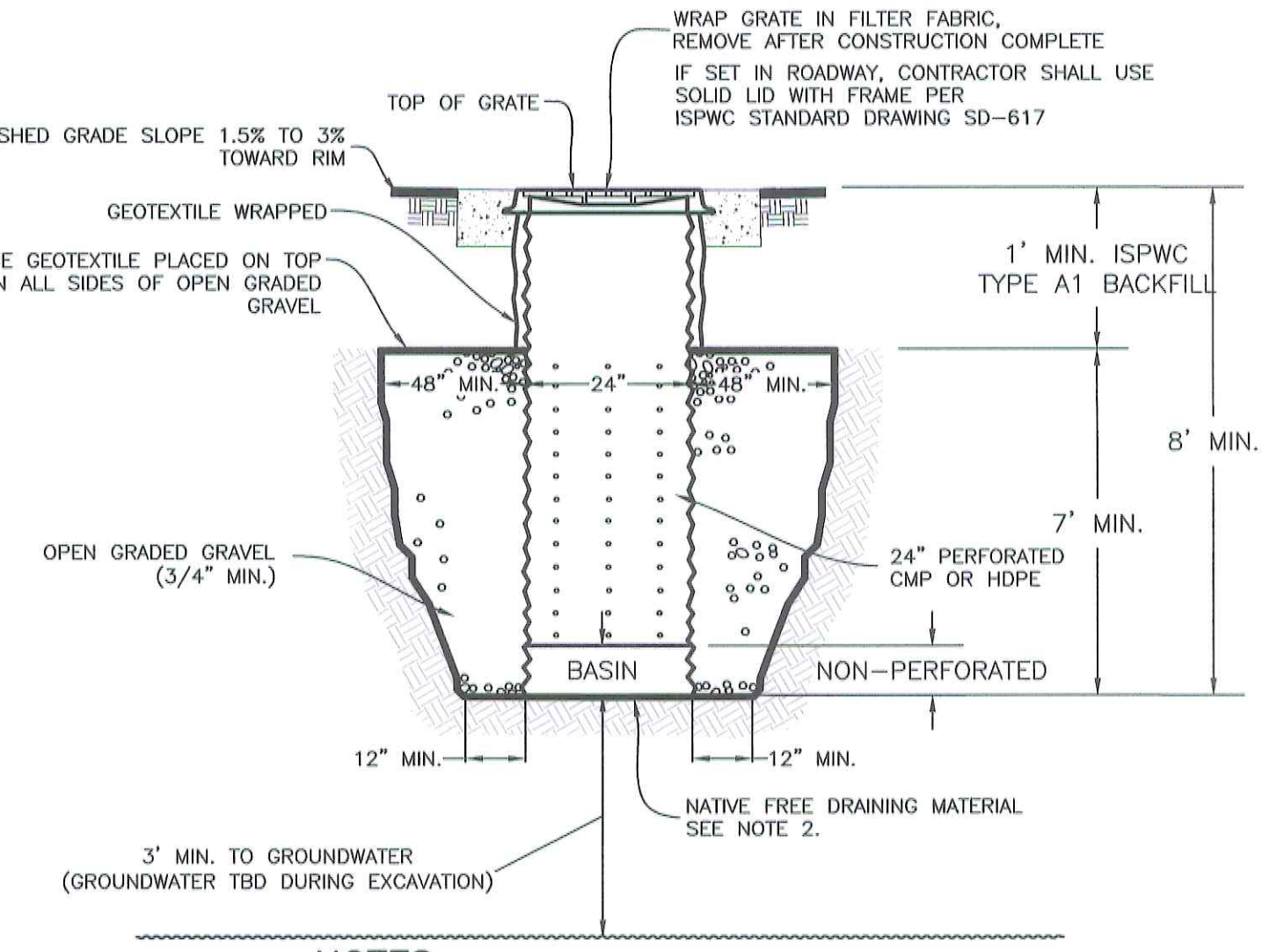
Drywell Stage-Storage-Discharge

Drywell Stage	Water Surface Depth	Elevation	Storage in MH	Storage in Drain	Total Storage	Bottom Wetted Area	Side Wetted Area	Total Wetted Area	Drywell Infiltration Flow Rate
(ft)	(ft)	(ft)	(cf)	(cf)	(cf)	(sf)	(sf)	(sf)	(cfs)
0.00	3.91	96.09	0.0	0.0	0.0	38.5	0.0	38.5	0.107
-0.01	3.92	96.08	0.0	-0.1	-0.2	38.5	-0.2	38.3	0.106
-0.02	3.92	96.08	-0.1	-0.3	-0.3	38.5	-0.4	38.1	0.106
-0.03	3.93	96.07	-0.1	-0.4	-0.5	38.5	-0.6	37.9	0.105
-0.04	3.94	96.06	-0.1	-0.5	-0.7	38.5	-0.8	37.7	0.105
-0.05	3.95	96.05	-0.1	-0.7	-0.8	38.5	-1.0	37.4	0.104
-0.06	3.96	96.04	-0.2	-0.8	-1.0	38.5	-1.2	37.2	0.103
-0.07	3.97	96.03	-0.2	-0.9	-1.1	38.5	-1.5	37.0	0.103
-0.08	3.98	96.02	-0.2	-1.1	-1.3	38.5	-1.7	36.8	0.102
-0.08	3.99	96.01	-0.3	-1.2	-1.5	38.5	-1.9	36.6	0.102
-0.09	4.00	96.00	-0.3	-1.3	-1.6	38.5	-2.1	36.4	0.101

Drywell Design
Ketchum Village, Blk 34, Lot 5
100 Seventh
FIN, R17E, SEC 13, B.M., BLAINE COUNTY, ID
BY: SKS DATE: 03/25/16

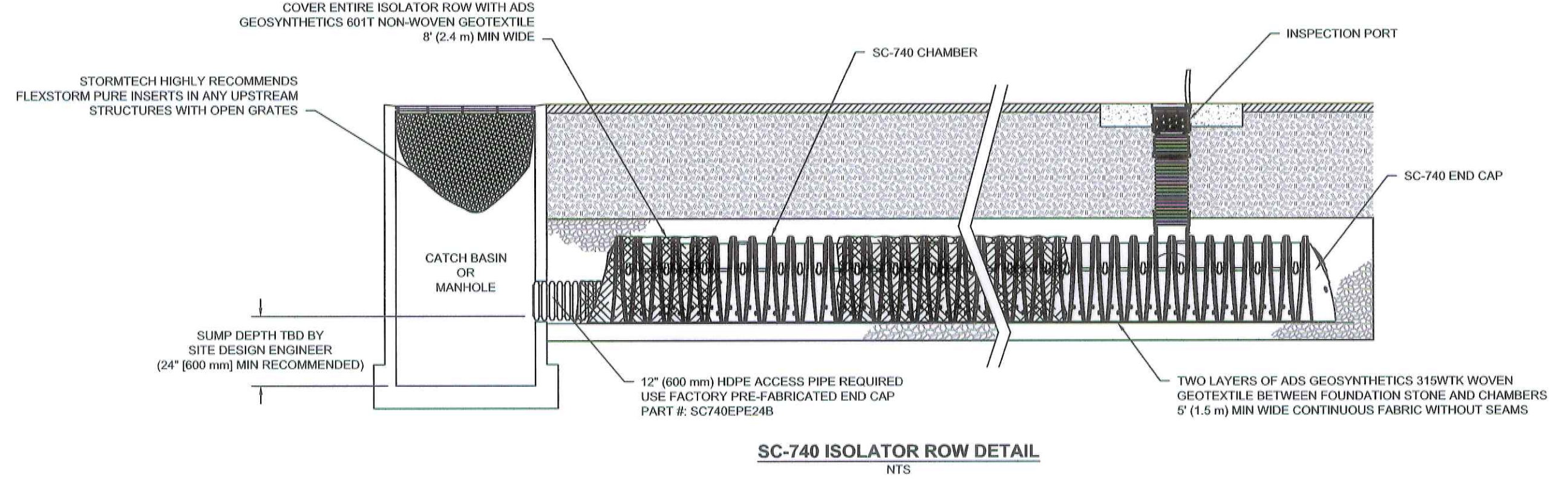


GUTTER INSTALLATION



NOTES:
1 ALL PRODUCTS AS NOTED OR APPROVED SUBSTITUTION.
2 GRAVEL DEPTH MUST REACH FREE-DRAINING MATERIAL PER ENGINEER APPROVAL.

3 TYPICAL DRYWELL DETAIL
SCALE: N.T.S.



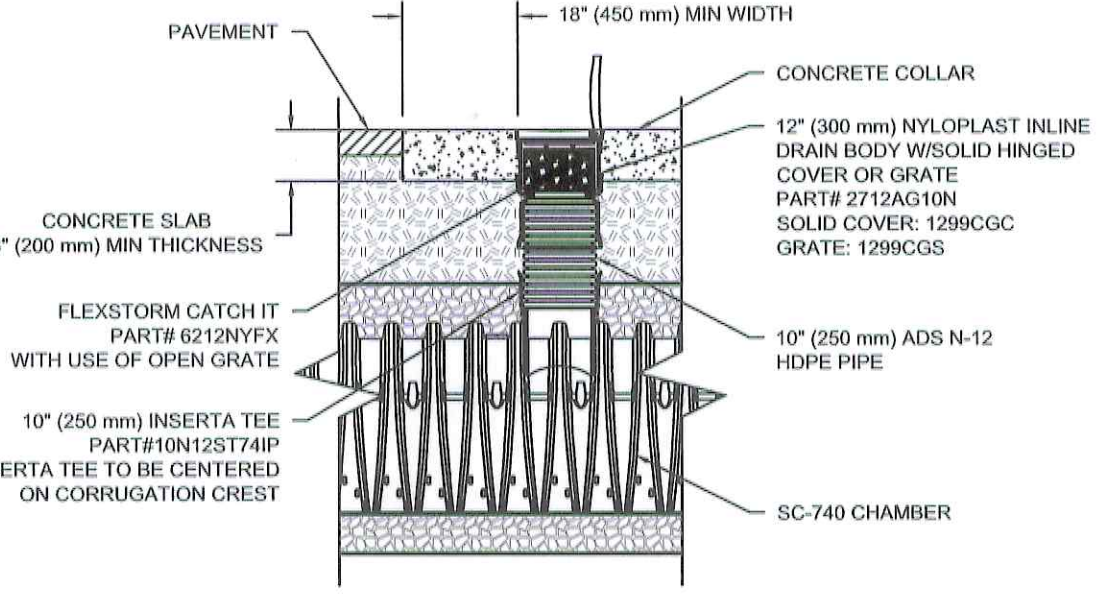
SC-740 ISOLATOR ROW DETAIL
NTS

INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
- A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
- A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
- A.3. USING A FLASHLIGHT AND STADIUM ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
- A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
- A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
- B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
- B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
- i) MIRRORS OR POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
- ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
- B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CURLENT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

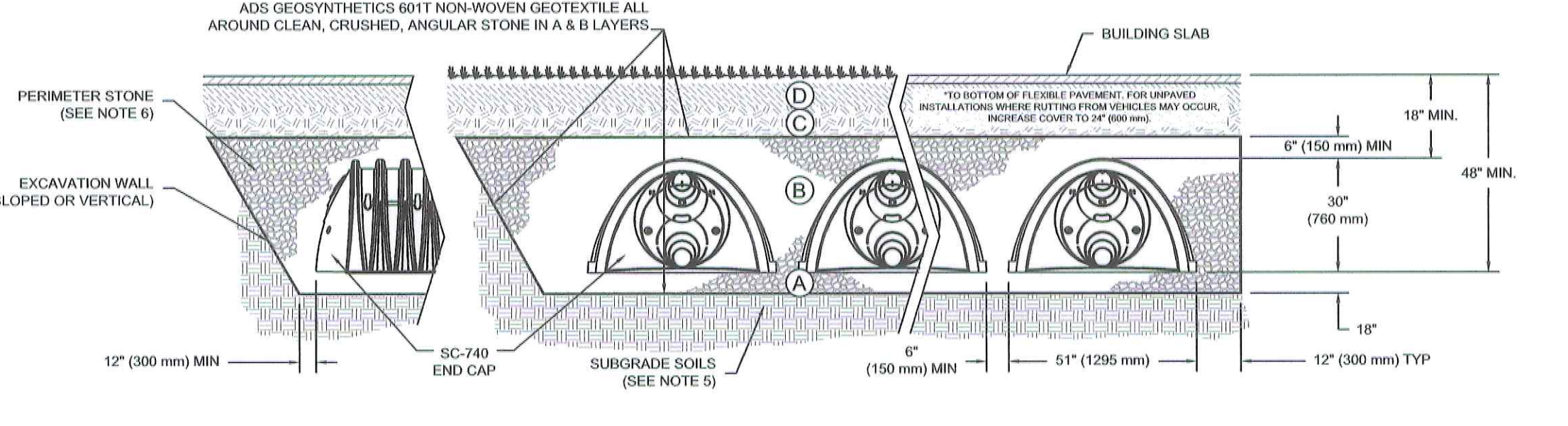


SC-740 INSPECTION PORT DETAIL
NTS

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145* A-1, A-2-4, A-3 OR AASHTO M43* 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 90% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43* 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43* 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. **

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE."
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:

- SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

4 STORM CHAMBER
SCALE: N.T.S.

StormTech
Subsurface Stormwater Management

Project: 100 SEVENTH
By: SKS
Point of Contact: _____
Date: 2/28/2016

System Requirements

Required Storage Volume	701 CF
Select Stormtech Chamber System	SC-740
Stone Porosity (Industry Standard = 40%)	40%
Stone Foundation Depth	11 Inches
Storage Volume Per Chamber	88.40 CF
Avg Cover over Chambers (18 in min. & 96 in max.)	11 Inches

Number of Chambers Required - 8

Approximate Bed Size Required: 353 SF
Tons of Stone Required: 63 Tons
Volume of Excavation: 72 CY
Area of Filter Fabric: 140 SY
of End Caps Required: 4 Each
Length of ISOLATOR ROW: 28.48 FT
ISOLATOR FABRIC: 16 SY

Is the limiting dimension for the bed the width or length?		width	length
Width	Controlled by Width (Rows)	11 FT	Length
Length	Controlled by Length		108 FT

Material Estimate	Quantity	Unit
# of Chambers Long	4 EA	- EA
# of Rows	2 EA	- EA
Actual Length	32.08 FT	- FT
Actual Width	11.00 FT	- FT

To use this sheet, please enter data into the blue and green cells. If switching between Imperial and Metric units please check the correct units and data is input in the green cells.

Please call StormTech @ 888-892-2694 for conceptual cost estimates.

www.stormtech.com | 20 Beaver Road | Suite 104 | Wehnersfield | Connecticut | 06109 | 888.892.2694 | fax 866.328.8401

No.	Description	Signature	Date

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 ben young landscape architect

DRAFT
 NOT FOR CONSTRUCTION

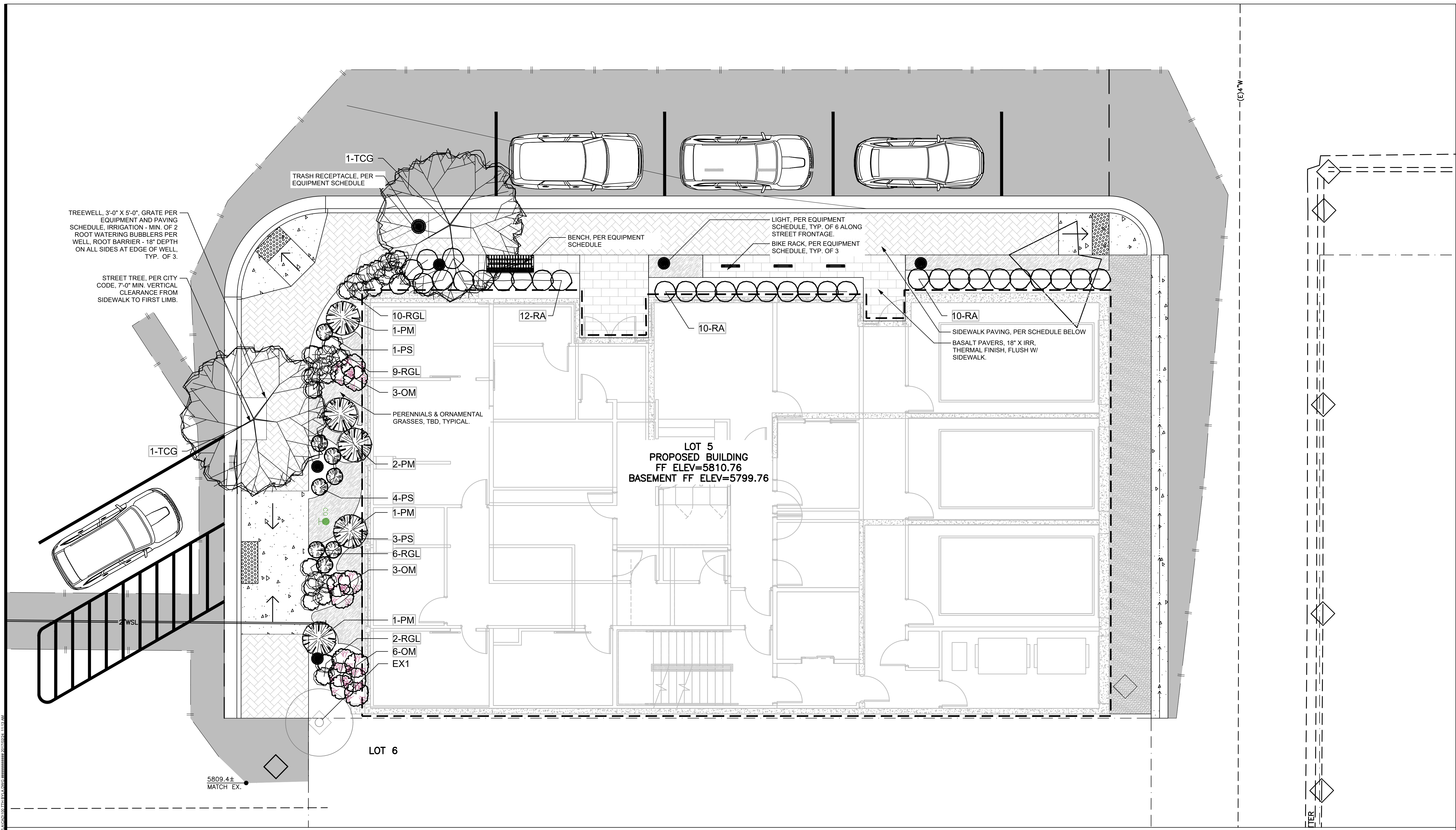
**SV DENTAL ARTS
 STREETSCAPE DESIGN**
 620 1ST AVE. N | KETCHUM, ID | 83340

LANDSCAPE
 PLAN

Date: 02.24.2017
 Drawn By: AB
 Checked By: CG
 File: 100 7th byla.dwg

Sheet No.

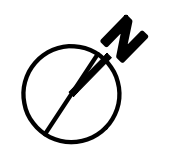
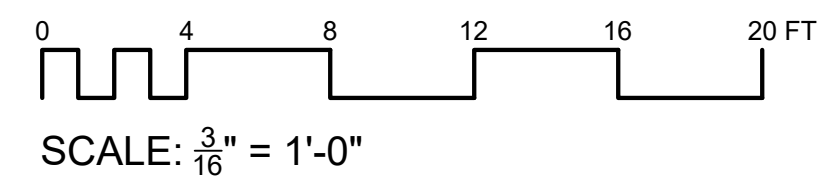
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Plant List - Types					
ID	Qty	Common Name	Botanical Name	Size	Spacing
Perennials					
Shrubs					
RA	32	Alpine Currant	Ribes alpinum	10 GAL	6
RGL	27	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	10 GAL	14.5
OM	12	Oregon Grape Holly	Mahonia aquifolium	10 GAL	12
PS	8	Slowmound Mugo Pine	Pinus mugo 'Slowmound'	10 GAL	6
PM	5	Swiss Mountain Pine, Mugo Pine	Pinus mugo 'mugo'	10 GAL	24
Trees					
TCG	2	Greenspire Littleleaf Linden	Tilia cordata 'Greenspire'	4" CAL	40

- GENERAL NOTES**
1. GRADING PER CIVIL ENGINEER
 2. ALL IRRIGATION, ON-SITE, TO BE DRIP OR SUB SURFACE

- EQUIPMENT AND PAVING SCHEDULE:**
- TRASH RECEPTACLE:** 32 GAL. PERFORATED TRASH RECEPTACLE, AVAILABLE FROM BYO RECREATION, 800-853-5316, INSTALL PER MANUFACTURER
 - BENCH:** "LINES BENCH", MODEL BOT-BEN-MV-POR, INSTALL PER MANUFACTURER
 - BIKE RACK:** "U-RACK" MODEL, U190-IG-S, AVAILABLE FROM BELSEN OUTDOORS, 800-323-5664, INSTALL PER MANUFACTURER
 - LIGHT:** 99058, AVAILABLE FROM BEGA, 805-684-0533, INSTALL PER MANUFACTURER
 - TREE GRATE:** R8810 (AVENUE COLLECTION), 3'-0" X 5'-0", AVAILABLE FROM NEENAH FOUNDARY, INSTALL PER MANUFACTURER
 - SIDEWALK PAVING:** HOLLAND STONE IN 90 DEGREE HERRINGBONE, INSTALL PER MANUFACTURER
 - PERMEABLE PAVING:** ECO DUBLIN, AVAILABLE FROM BELGARD, 877-235-4273, INSTALL PER MANUFACTURER



ATTACHMENT G. UPDATED PLANS, DATED: 03/01/2017

SUN VALLEY DENTAL ARTS

FOR BENJAMIN FRANZ, DDS

620 1ST AVENUE NORTH KETCHUM, IDAHO 83340

2/21/2017
DATE:

JOB NUMBER:

3/32" = 1'-0"
SCALE

D.R.W.
DRAWN:

J.J.M.
CHECKED:

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LICENSED ARCHITECT
No. AR - 986038
JEFFERY JOHN MATHIS
STATE OF IDAHO



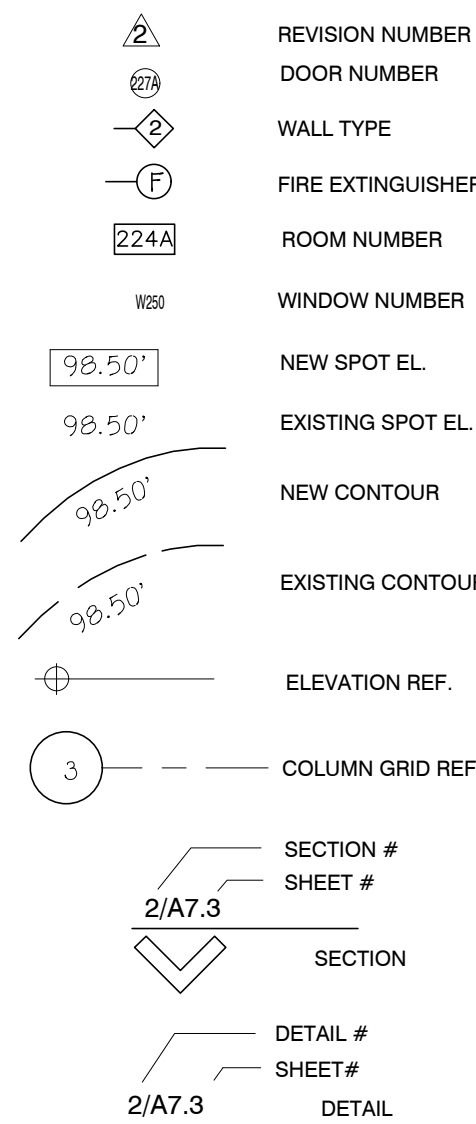
DESIGN
ASSOCIATES INC.
ARCHITECTURE &
CONSULTING ENGINEERS

251 W. HILTON DR # 202
P.O. BOX 2775
ST. GEORGE UTAH 84770
(435) 628-2377 (435) 673-3580 fax
www.mrwdesign.com

COVER SHEET
SUN VALLEY DENTAL ARTS FOR BENJAMIN FRANZ, DDS
620 1ST AVENUE NORTH
KETCHUM, IDAHO 83340

A0.1
OF SHEETS

GENERAL SYMBOLS



ABBREVIATIONS

&	And	DBL.	Double	F.O.S.	Face of Studs	MH.	Manhole	S.	South
L	Angle	DEPT.	Department	F.P.F.	Fireproof	MIN.	Minimum	S.C.	Solid Core
@	At	D.F.	Drinking Fountain	F.S.	Full Size	MIR.	Mirror	SCHED.	Schedule
⊕	Centerline	DET.	Detail	FT.	Foot or Feet	MISC.	Miscellaneous	S.D.	Soap Dispenser
⊙	Diameter or Round	DIA.	Diameter	FTG.	Footing	M.O.	Masonry Opening	SECT.	Section
#	Pound or Number	DIM.	Dimension	FURR.	Furring	MTD.	Mounted	SH.	Shelf
(E)	Existing	DISP.	Dispenser	FUT.	Future	MUL.	Mullion	SHR.	Shower
A.B.	Anchor Bolts	DN.	Down	GA.	Gauge	N.	North	SHT.	Sheet
ACOUS.	Acoustical	D.O.	Door Opening	GALV.	Galvanized	N.I.C.	Not in Contract	SH.	Shower
A.D.	Area Drain	DR.	Door	G.B.	Grab Bar	NO. or #	Number	SH.	Sheet
ADJ.	Adjustable	DWR.	Drawer	G.L.	Glass	NOM.	Nominal	SH.	Sheet
AGGR.	Aggregate	DS.	Downspout	GND.	Ground	N.T.S.	Not to Scale	SH.	Sheet
AL.	Aluminum	D.S.P.	Dry Standpipe	GR.	Grade	O.A.	Overall	SH.	Sheet
APPROX.	Approximate	DWG.	Drawing	GYP.	Gypsum	OBS.	Obscure	SH.	Sheet
ARCH.	Architectural	E.	East	H.B.	Hose Bibb	O.C.	On Center	SH.	Sheet
ASB.	Asbestos	E.A.	Each	H.C.	Hollow Core	O.D.	Outside Diameter (Dim.)	SH.	Sheet
ASPH.	Asphalt	E.J.	Expansion Joint	HDWD.	Hardwood	OFF.	Office	SH.	Sheet
BD.	Board	EL.	Elevation	HORIZ.	Horizontal	OPNG.	Opening	SH.	Sheet
BITUM.	Bituminous	ELEC.	Electrical	HR.	Hour	OPP.	Opposite	SH.	Sheet
BLDG.	Building	ELEV.	Elevator	HGT.	Height	PRCST.	Pre-cast	SH.	Sheet
BLK.	Block	EMB.	Embedment	I.D.	Inside Diameter (Dim.)	PL.	Plate	SH.	Sheet
BLKG.	Blocking	EMER.	Emergency	INSUL.	Insulation	P.LAM.	Plastic Laminated	SH.	Sheet
BM.	Beam	ENCL.	Enclosure	INT.	Interior	PLAS.	Plaster	SH.	Sheet
BOT. or B.	Bottom	E.P.	Electrical Panelboard	JAN.	Janitor	PLYWD.	Plywood	SH.	Sheet
CAB.	Cabinet	EQ.	Equal	JT.	Joint	PR.	Pair	SH.	Sheet
C.B.	Catch Basin	EQPT.	Equipment	KIT.	Kitchen	PT.	Point	SH.	Sheet
C.E.M.	Cement	E.W.C.	Electric Water Cooler	F.A.	Fire Alarm	PTN.	Partition	SH.	Sheet
CER.	Ceramic	EXST.	Existing	F.B.	Flat Bar	Q.T.	Quarry Tile	SH.	Sheet
C.I.	Cast Iron	EXPO.	Exposed	F.D.	Floor Drain	R.	Riser	SH.	Sheet
C.G.	Corner Guard	EXP.	Expansion	F.DN.	Foundation	RAD.	Radius	SH.	Sheet
CLG.	Calking	EXT.	Exterior	F.DN.	Floor Drain	R.D.	Roof Drain	SH.	Sheet
CLKG.	Calking	EXP.	Expansion	F.F.	Fire Extinguisher	REF.	Reference	SH.	Sheet
CLO.	Closet	EXT.	Exterior	F.F.	Fire Extinguisher	REFR.	Refrigerator	SH.	Sheet
CLR.	Clear	EXP.	Expansion	F.F.	Fire Extinguisher	REGTR.	Register	SH.	Sheet
C.O.	Cased Opening	EXT.	Exterior	F.F.	Fire Extinguisher	REINF.	Reinforced	SH.	Sheet
COL.	Column	EXT.	Exterior	F.F.	Fire Extinguisher	REQ.	Required	SH.	Sheet
CONC.	Concrete	EXT.	Exterior	F.F.	Fire Extinguisher	RESIL.	Resilient	SH.	Sheet
CONN.	Connection	EXT.	Exterior	F.F.	Fire Extinguisher	RM.	Room	SH.	Sheet
CONSTR.	Construction	EXT.	Exterior	F.F.	Fire Extinguisher	R.O.	Rough Opening	SH.	Sheet
CONT.	Continuous	EXT.	Exterior	F.F.	Fire Extinguisher	RWD.	Redwood	SH.	Sheet
CORR.	Corridor	EXT.	Exterior	F.F.	Fire Extinguisher	R.W.L.	Rain Water Leader	SH.	Sheet
CTSK.	Countersunk	EXT.	Exterior	F.F.	Fire Extinguisher			SH.	Sheet
CNTR.	Counter	EXT.	Exterior	F.F.	Fire Extinguisher			SH.	Sheet
CTR.	Center	EXT.	Exterior	F.F.	Fire Extinguisher			SH.	Sheet

DEFERRED SUBMITTALS

Roof/Floor Truss Drawings and Calculations: Provide roof truss drawings as prepared by the manufacturer of the truss system. Said drawings and calculations shall include connection from trusses to plate. Truss submittal shall be approved by engineer of record and then submitted to the Hurricane City Building Department prior to installation.

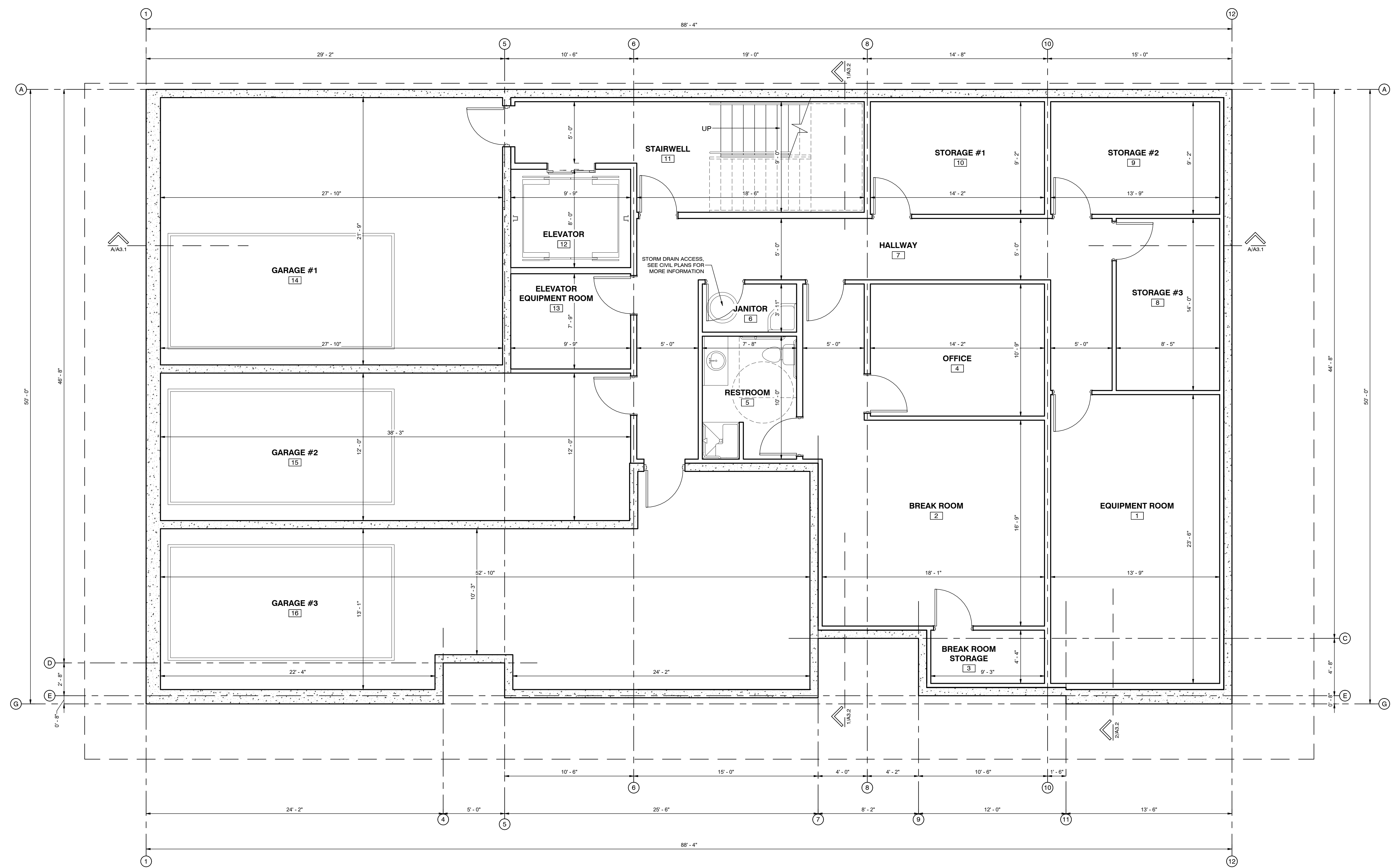
Fire Sprinkler and Fire Alarm: A complete Fire Sprinkler and Fire Alarm plans shall be prepared and submitted to the Hurricane City Building Department prior to sprinkler installation, including calculations, pipe sizes, supports, head styles, and head spacing.

Fire Stopping Assemblies: A complete set of Fire Stopping Assembly specifications shall be prepared and submitted to the Hurricane City Building Department prior to the installation and or application of any Fire Stopping Assembly.

Flashing and Caulking: Provide flashing and caulking details for all exterior doors, windows, storefront systems, backer flashing and sealant. Details must comply with NFRC guidelines. Flashing and caulking drawings shall be submitted to Hurricane City Building Department prior to installation.

GENERAL NOTES

1. Site Address: 2260 West & State Route 9, Hurricane, Utah 84737	9. 1st Floor occupancy & exits: Itemized Use Areas & Occupant Loads (Table 1004.1.2 2012 IBC)
2. Legal Description: Refer to the survey plat as prepared by the Civil Engineer.	Residential: 1,490 sq. ft. @ 1 Occupant per 200 sq. ft. gross = 8 Occupants
3. All construction shall be in compliance with the 2012 editions of the IBC, IPC, IMC, IECC, 2011 NEC and 2009 ANSI A117.1 (including all applicable amendments), and shall comply with all codes, ordinances, and requirements set forth by Washington City, Utah	Business: 2398 sq. ft. @ 1 Occupant per 100 sq. ft. gross = 24 Occupants
4. Zoning District: Commercial	Storage: 188 sq. ft. @ 1 Occupant per 300 sq. ft. gross = 1 Occupants
5. Occupancy Type: R-2 & B	Total Exiting: 2 Exits Required, 2 Exits Provided
6. Designed For Separated Mixed Use, Using R-2 Requirements as per IBC 503, 504, 506	1st Floor Total Occupancy: 33 Occupants
7. Construction Type: V-B	10. 2nd Floor occupancy & exits: Itemized Use Areas & Occupant Loads (Table 1004.1.2 2012 IBC)
8. Building limitations:	Residential: 4,906 sq. ft. @ 1 Occupant per 200 sq. ft. gross = 25 Occupants
R-2 OCCUPANCY	Total Exiting: 1 Exit Required, 1 Exit Provided (See Table 1006.3.2(1) 2015 IBC)
R-2 Allowable Area: 7,000 SQ. FT.	2nd Floor Total Occupancy: 25 Occupants
Allowable Area Increase due to Sprinkler (200%): 14,000 SQ. FT.	11. 3rd Floor occupancy & exits: Itemized Use Areas & Occupant Loads (Table 1004.1.2 2012 IBC)
Therefore: A ₂ = 21,000 sq. ft. allowable per floor	Residential: 5,000 sq. ft. @ 1 Occupant per 200 sq. ft. gross = 25 Occupants
Actual Area:	Total Exiting: 1 Exit Required, 1 Exit Provided (See Table 1006.3.2(1) 2015 IBC)
	3rd Floor Total Occupancy: 25 Occupants
R-1 Allowable Stories:	Total Building Occupancy: 106 Occupants
Base: 2 Stories	
1 Story increase due to Building Sprinkler: + 1 story	
Increased Allowable Stories: 3 Stories	
Actual Stories: 3 Stories	
Allowable Height:	
Base: 40 feet	
20 foot Increase: + 20 feet	
due to Building Sprinkler	
Increased Allowable Height: 60 feet	
Actual Height: 41'-10"	
8. Basement Occupancy & Exits: Itemized Use Areas & Occupant Loads (Table 1004.1.2 2012 IBC)	
Residential: 2,367 sq. ft. @ 1 Occupant per 200 sq. ft. gross = 12 Occupants	
Business: 800 sq. ft. @ 1 Occupant per 100 sq. ft. gross = 8 Occupants	
Storage: 898 sq. ft. @ 1 Occupant per 300 sq. ft. gross = 3 Occupants	
Total Exiting: 1 Exit Required, 1 Exit Provided	
Basement Total Occupancy: 23 Occupants	
12. The building is to be fitted with a fire sprinkler in accordance with IBC 903.3.1.1. See deferred submittal above.	
13. The exterior walls of the building are not required to be constructed of fire rated materials.	
14. See structural sheets for special inspection information.	
15. It is the responsibility of the general contractor to become aware of the location of all underground utilities on the site before any drilling or excavation begins.	
16. Contractor shall coordinate construction with landscape contractor and provide rough grading in planting areas. Landscape contractor shall be responsible for proper drainage of landscaped areas away from buildings.	
17. All dimensions are to be field verified for correctness. If any variances occur, the Architect shall be contacted for verification. Written dimensions on these drawings shall have precedence over scaled dimensions. All interior dimensions are to be to face of metal stud or curb walls unless otherwise noted. All exterior dimensions are to be to face of metal stud / structural girt or clear opening, unless otherwise noted.	
18. Fire Department Access must always be maintained during the course of construction and access provided to the combustible construction and stock piles of combustible materials, coordinate any concerns and access requirements with the local Fire Department.	
19. Greatest Travel Distance: 112'-0" calculated from residential balconies to nearest exit enclosure.	



BASEMENT FLOOR PLAN
1/4" = 1'-0"

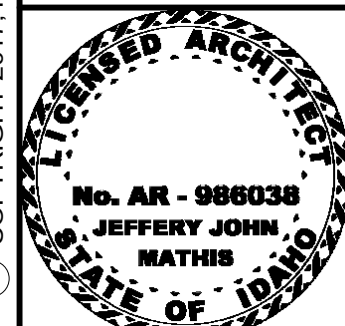
AREA: 4,336 SQ. FT.

2/21/2017
DATE:
NA
JOB NUMBER:
1/4" = 1'-0"
SCALE:
D.R.W.
DRAWN:
J.J.M.
CHECKED:

DESIGN ASSOCIATES INC.
 ARCHITECTURE & CONSULTING ENGINEERS

251 W. HILTON DR # 202
P.O. BOX 2775
ST. GEORGE UTAH 84770
(435) 628-2377 (435) 673-3580 fax
www.mnwdesign.com

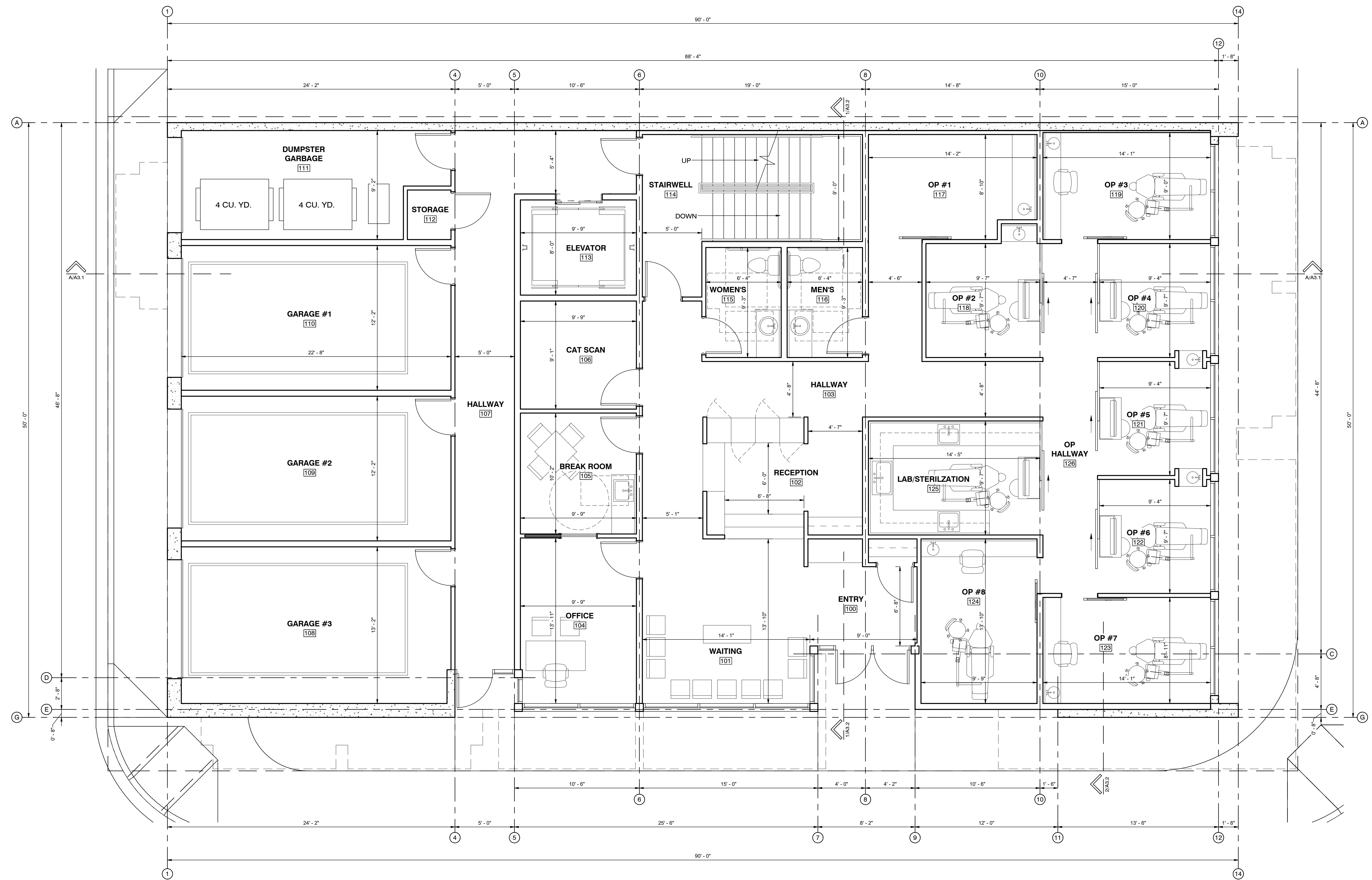
BASEMENT FLOOR PLAN
SUN VALLEY DENTAL ARTS FOR BENJAMIN FRANZ, DDS
620 1ST AVENUE NORTH
KETCHUM, IDAHO 83340

2/21/2017
DATE:
NA
JOB NUMBER:
1/4" = 1'-0"
SCALE:
D.R.W.
DRAWN:
J.J.M.
CHECKED:



DESIGN ASSOCIATES INC.
 ARCHITECTURE & CONSULTING ENGINEERS

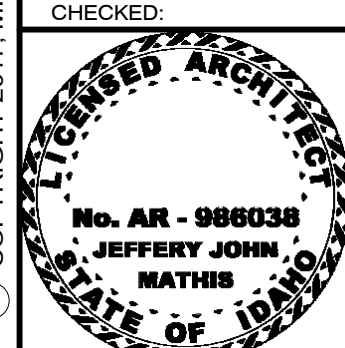
251 W. HILTON DR # 202
P.O. BOX 2775
ST. GEORGE UTAH 84770
(435) 628-2377 (435) 673-3580 fax
www.mrwdesign.com

1ST FLOOR PLAN
SUN VALLEY DENTAL ARTS FOR BENJAMIN FRANZ, DDS
620 1ST AVENUE NORTH
KETCHUM, IDAHO 83340



1ST FLOOR PLAN
1/4" = 1'-0"

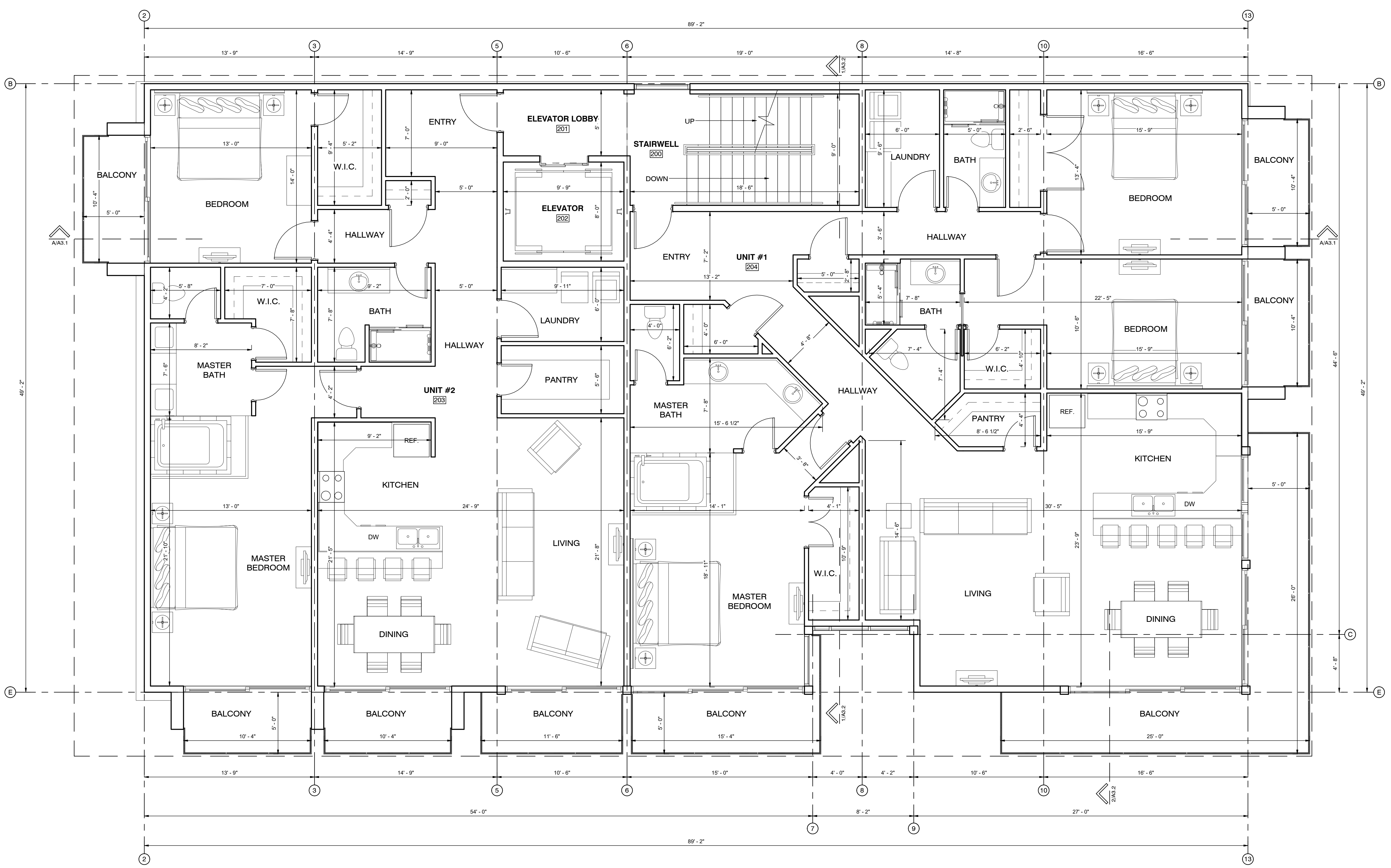
AREA: 4,340 SQ. FT.

2/21/2017
 DATE:
 NA
 JOB NUMBER:
 1/4" = 1'-0"
 SCALE:
 D.R.W.
 DRAWN:
 J.J.M.
 CHECKED:



DESIGN ASSOCIATES INC.
 ARCHITECTURE & CONSULTING ENGINEERS

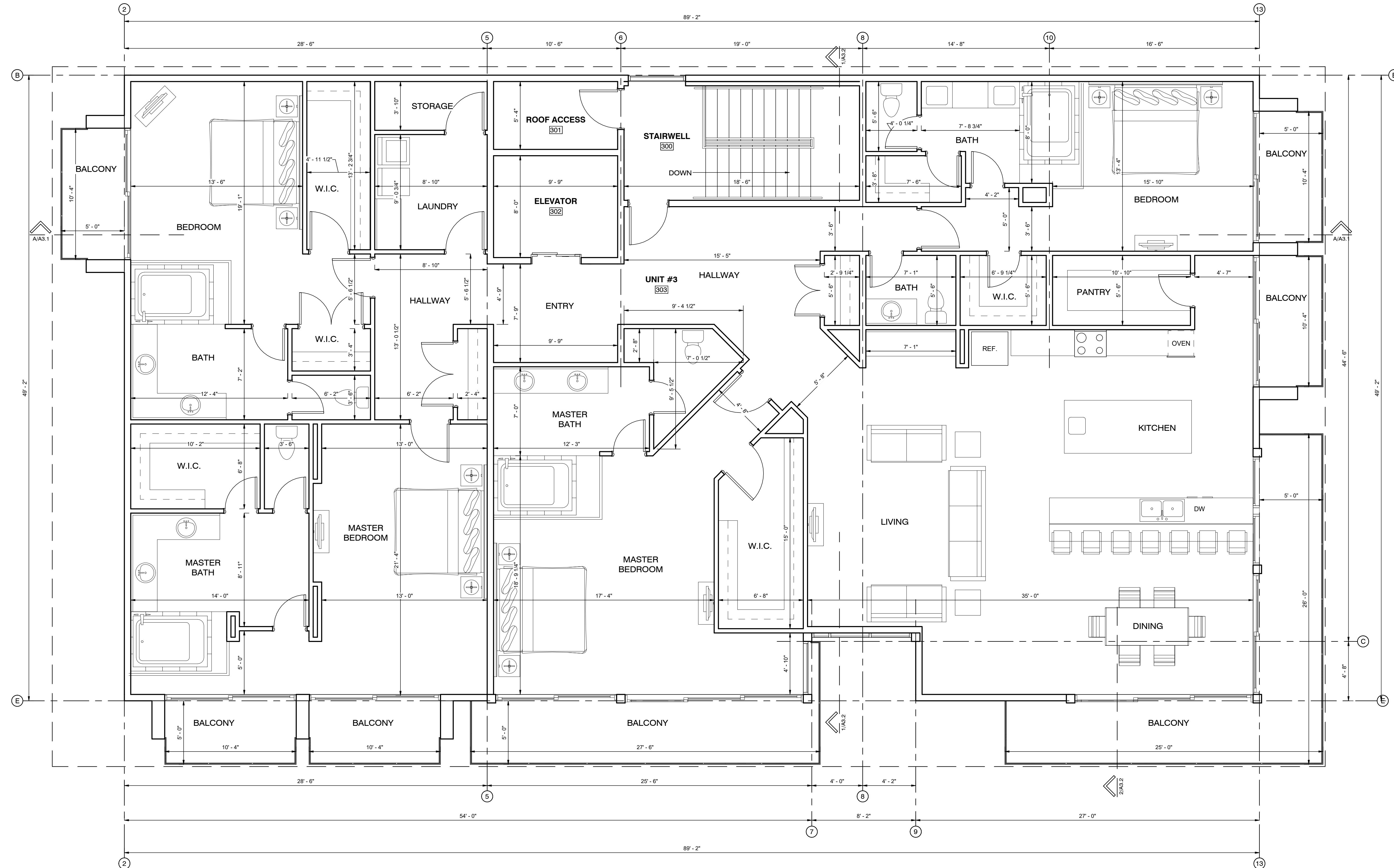
251 W. HILTON DR # 202
 P.O. BOX 2775
 ST. GEORGE UTAH 84770
 (435) 628-2377 (435) 673-3580 fax
 www.mrwdesign.com

2ND FLOOR PLAN
 SUN VALLEY DENTAL ARTS FOR BENJAMIN FRANZ, DDS
 620 1ST AVENUE NORTH
 KETCHUM, IDAHO 83340



2ND FLOOR PLAN
 1/4" = 1'-0"

AREA: 4,996 SQ. FT.



3RD FLOOR PLAN
 1/4" = 1'-0"

AREA: 5,000 SQ. FT.

2/21/2017
DATE:
NA
JOB NUMBER:
1/4" = 1'-0"
SCALE:
D.R.W.
DRAWN:
J.J.M.
CHECKED:
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3RD FLOOR PLAN
 SUN VALLEY DENTAL ARTS FOR BENJAMIN FRANZ, DDS
 620 1ST AVENUE NORTH
 KETCHUM, IDAHO 83340

TYPICAL BUILDING SECTION NOTES:

1. PROVIDE FLASHING PER MANUFACTURER'S SPECIFICATIONS & DETAILS 4, 5, 6 & 7/A8.2.
2. FOR TOP OF WINDOW & DOOR HEIGHTS SEE DOOR & WINDOW SCHEDULES ON SHEETS AS 1
3. FOR CEILING HEIGHTS & FINISHES SEE REFLECTED CEILING PLANS ON SHEET DETAILED UNIT PLANS
4. FOR MECHANICAL EQUIPMENT LOCATIONS SEE MECHANICAL PLANS.
5. ROOM FINISHES PER INTERIOR DESIGNER
6. F.F.E. (FINISHED FLOOR ELEVATION) DOES NOT INCLUDE FLOORING SUCH AS CARPET, TILE, V.C.T., ETC.
7. SEE FLOOR PLANS FOR WALLS TYPES.
8. FOR 1-HOUR FIRE FLOOR/CEILING ASSEMBLY, TYPICAL @ 2ND-3RD FLOOR FRAMING, SEE 15/A8.1.
9. FOR NON-BEARING INTERIOR PARTITION, SEE DETAIL 5/A8.1.
10. BUILDING TO BE TESTED FOR AIR LEAKAGE PER IECC C402.4.1.2.3.
11. FOR FINISHES AT GRADE SEE DETAILS 10, 11, 12 & 13/A8.1.
12. SEE MOISTURE/AIR BARRIER NOTE BELOW.

MOISTURE/AIR BARRIER NOTE:

INSTALL TYVEK COMMERCIAL WRAP D AS THE MOISTURE AND AIR BARRIER AS PER ICC ESR-2376 BEHIND ALL EXTERIOR WALL FINISHES. ALL MEMBRANE JOINTS ARE TO BE TAPED AND PENETRATIONS CAULKED AS PER MANUFACTURERS REQUIREMENTS FOR AIR BARRIER INSTALLATION.

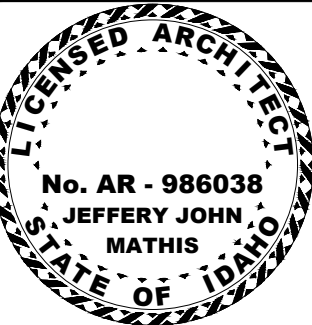
3/1/2017
DATE:

JOB NUMBER:

3/16" = 1'-0"
SCALE:

D.R.W.
DRAWN:

J.J.M.
CHECKED:



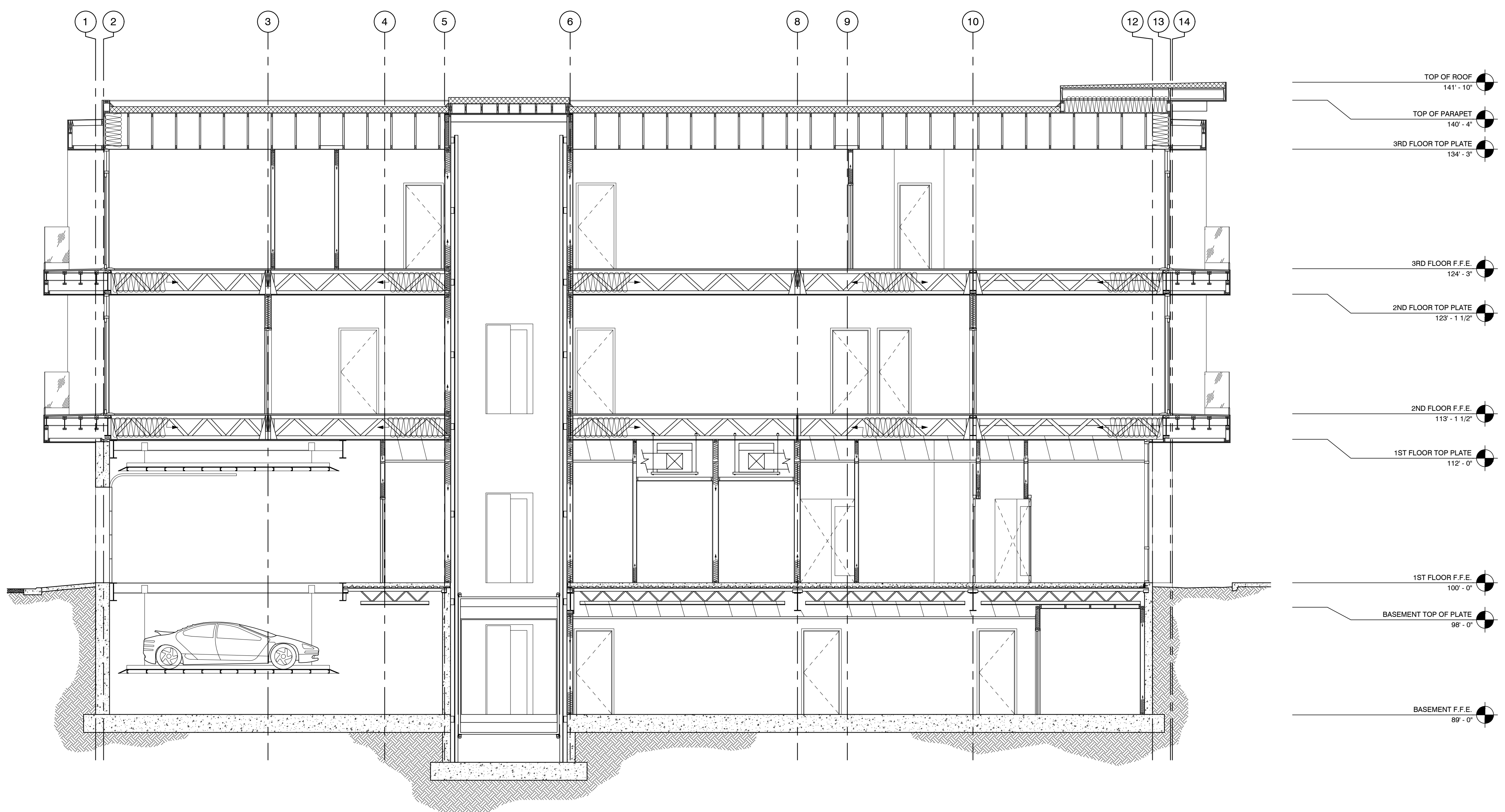
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www.mrwdesign.com

BUILDING SECTION 'A'
SUN VALLEY DENTAL ARTS FOR BENJAMIN FRANZ, DDS
620 1ST AVENUE NORTH
KETCHUM, IDAHO 83340

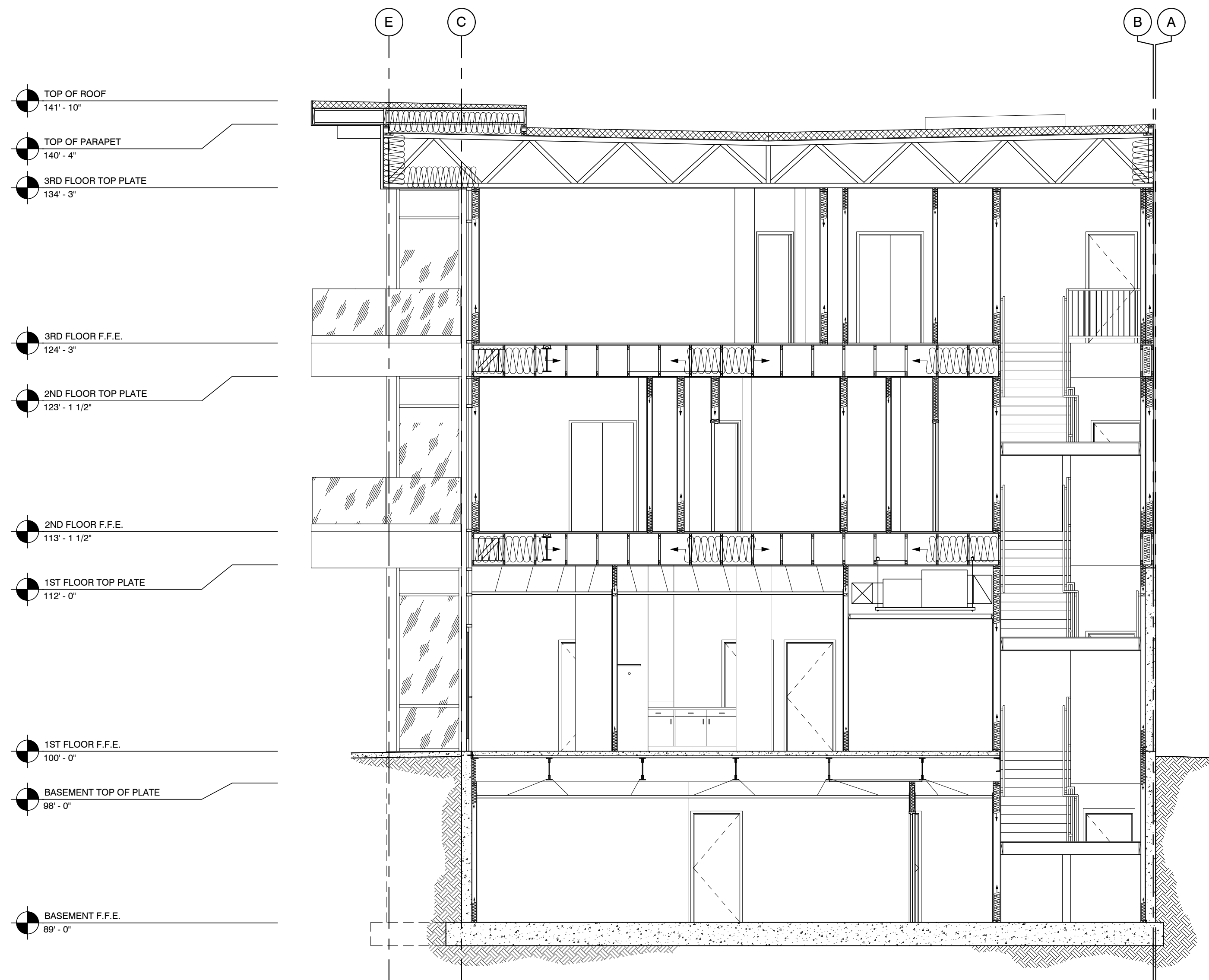


TYPICAL BUILDING SECTION NOTES:

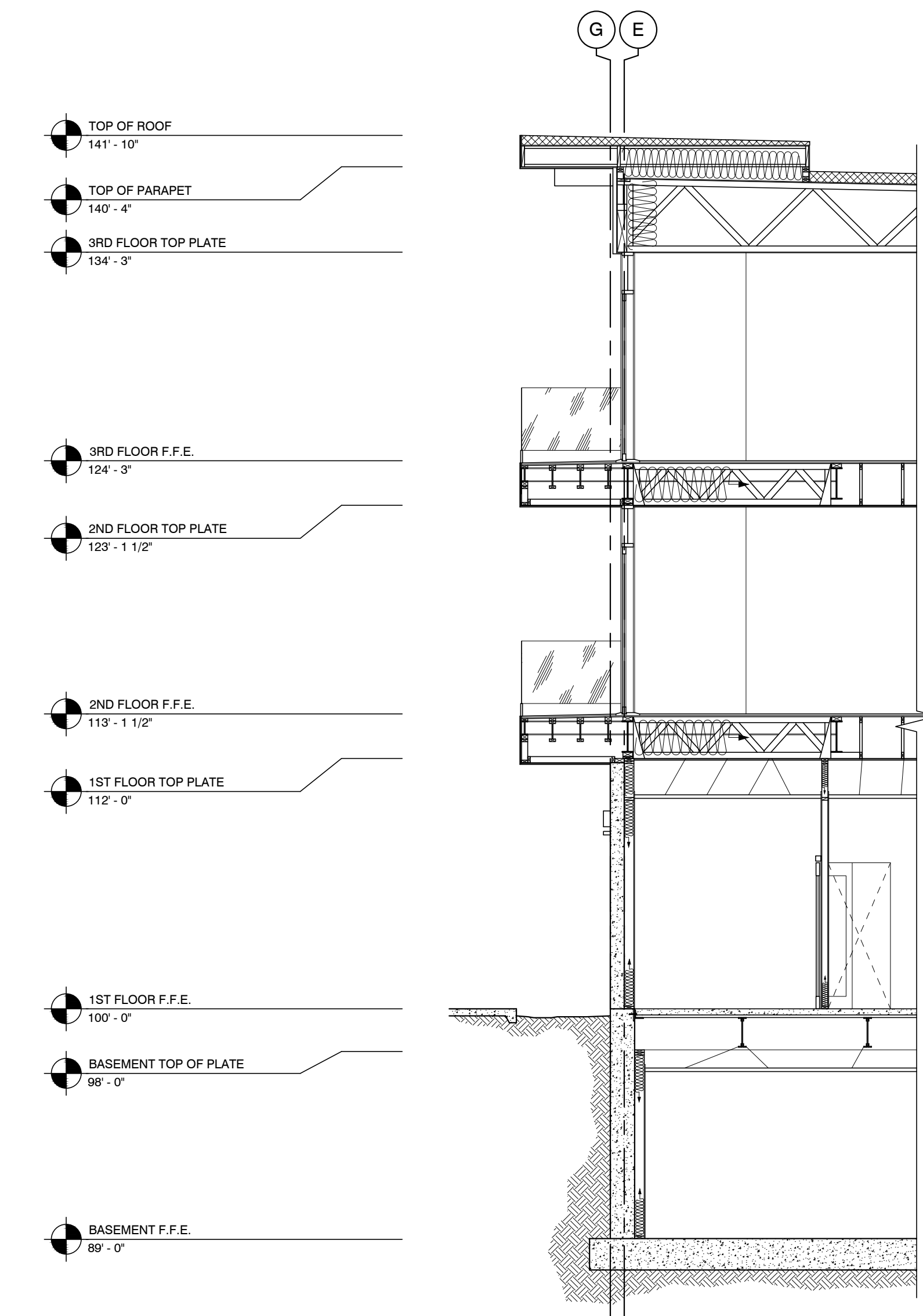
1. PROVIDE FLASHING PER MANUFACTURER'S SPECIFICATIONS & DETAILS 4, 5, 6 & 7/A8.2.
2. FOR TOP OF WINDOW & DOOR HEIGHTS SEE DOOR & WINDOW SCHEDULES ON SHEETS AS 1.
3. FOR CEILING HEIGHTS & FINISHES SEE REFLECTED CEILING PLANS ON SHEET DETAILED UNIT PLANS.
4. FOR MECHANICAL EQUIPMENT LOCATIONS SEE MECHANICAL PLANS.
5. ROOM FINISHES PER INTERIOR DESIGNER.
6. F.F.E. (FINISHED FLOOR ELEVATION) DOES NOT INCLUDE FLOORING SUCH AS CARPET, TILE, V.C.T., ETC.
7. SEE FLOOR PLANS FOR WALLS TYPES.
8. FOR 1-HOUR FIRE FLOOR/CEILING ASSEMBLY, TYPICAL @ 2ND-3RD FLOOR FRAMING, SEE 15/A8.1.
9. FOR NON-BEARING INTERIOR PARTITION, SEE DETAIL 5/A8.1.
10. BUILDING TO BE TESTED FOR AIR LEAKAGE PER IECC C402.4.1.2.3.
11. FOR FINISHES AT GRADE SEE DETAILS 10, 11, 12 & 13/A8.1.
12. SEE MOISTURE/AIR BARRIER NOTE BELOW.

MOISTURE/AIR BARRIER NOTE:

INSTALL TYVEK COMMERCIAL WRAP D AS THE MOISTURE AND AIR BARRIER AS PER ICC ESR-2376 BEHIND ALL EXTERIOR WALL FINISHES. ALL MEMBRANE JOINTS ARE TO BE TAPED AND PENETRATIONS CAULKED AS PER MANUFACTURER'S REQUIREMENTS FOR AIR BARRIER INSTALLATION.



BUILDING SECTION '1'
SCALE: 3/16" = 1'-0"



BUILDING SECTION '2'
SCALE: 3/16" = 1'-0"

3/1/2017
DATE:

JOB NUMBER:

3/16" = 1'-0"
SCALE:

D.R.W.
DRAWN:

J.J.M.
CHECKED:

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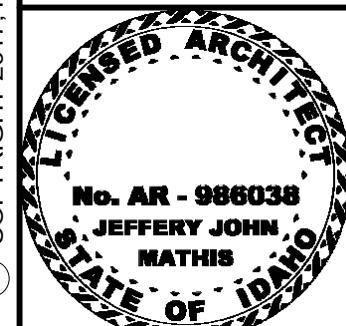
REGISTERED ARCHITECT
No. AR - 986038
JEFFERY JOHN MATHIS
STATE OF IDAHO

MRW

DESIGN ASSOCIATES INC.
ARCHITECTURE & CONSULTING ENGINEERS

251 W. HILTON DR # 202
P.O. BOX 2775
ST. GEORGE UTAH 84770
(435) 628-2377 (435) 673-3580 fax
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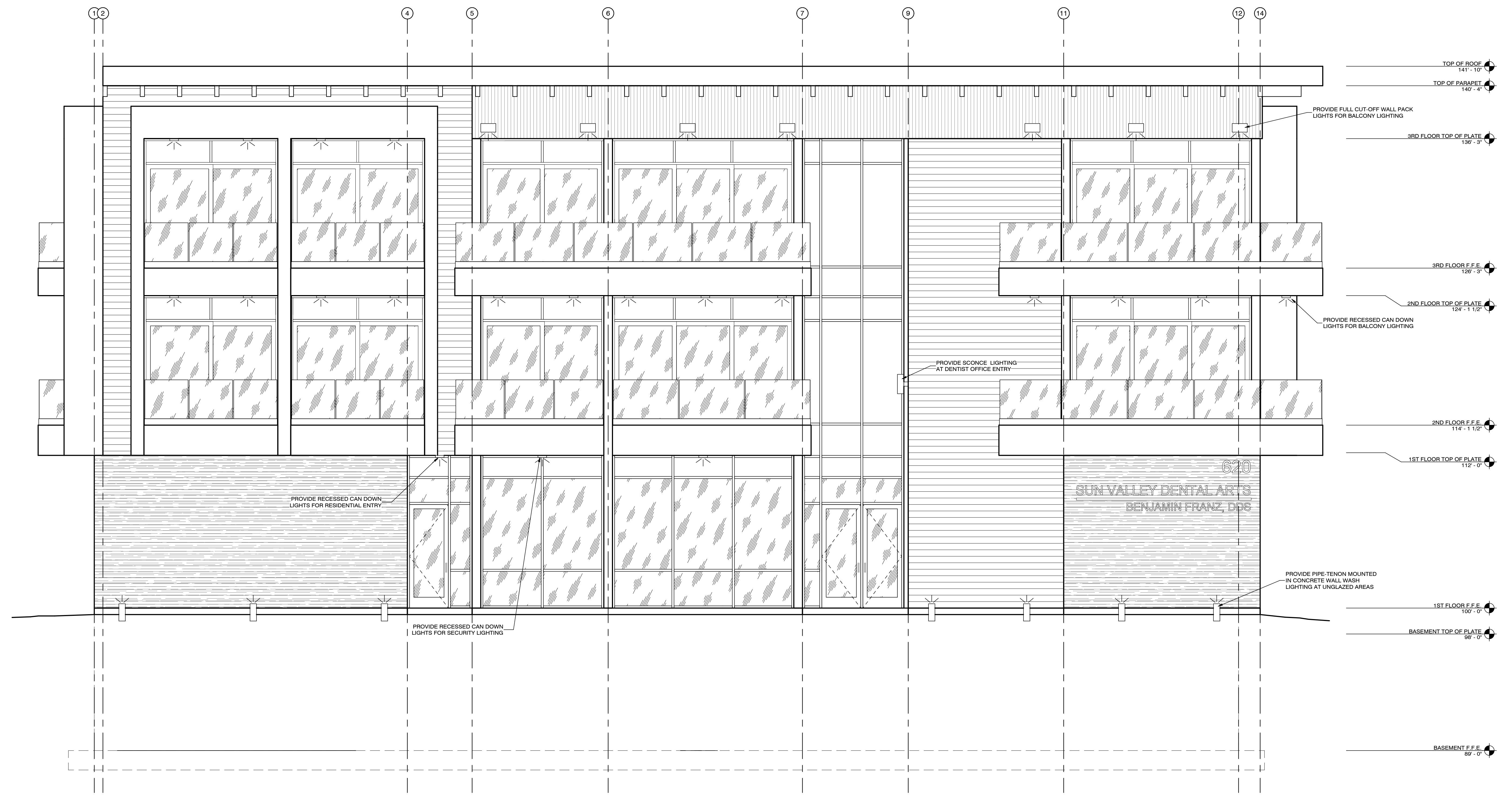
BUILDING SECTIONS '1' & '2'
SUN VALLEY DENTAL ARTS FOR BENJAMIN FRANZ, DDS
620 1ST AVENUE NORTH
KETCHUM, IDAHO 83340

2/21/2017
 DATE:
 NA
 JOB NUMBER:
 1/4" = 1'-0"
 SCALE:
 D.R.W.
 DRAWN:
 J.J.M.
 CHECKED:



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 ARCHITECTURE & CONSULTING ENGINEERS

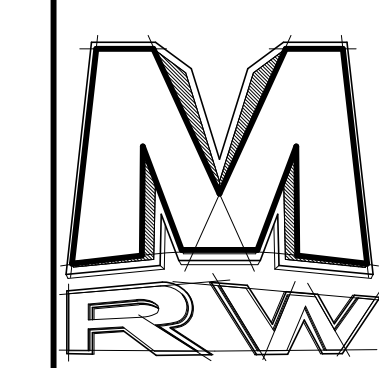
251 W. HILTON DR # 202
 P.O. BOX 2775
 ST. GEORGE UTAH 84770
 (435) 628-2377 (435) 673-3580 fax
 www.mrwdesign.com

NORTHWEST BUILDING ELEVATION
 SUN VALLEY DENTAL ARTS FOR BENJAMIN FRANZ, DDS
 620 1ST AVENUE NORTH
 KETCHUM, IDAHO 83340



NORTHWEST BUILDING ELEVATION
 1/4" = 1'-0"

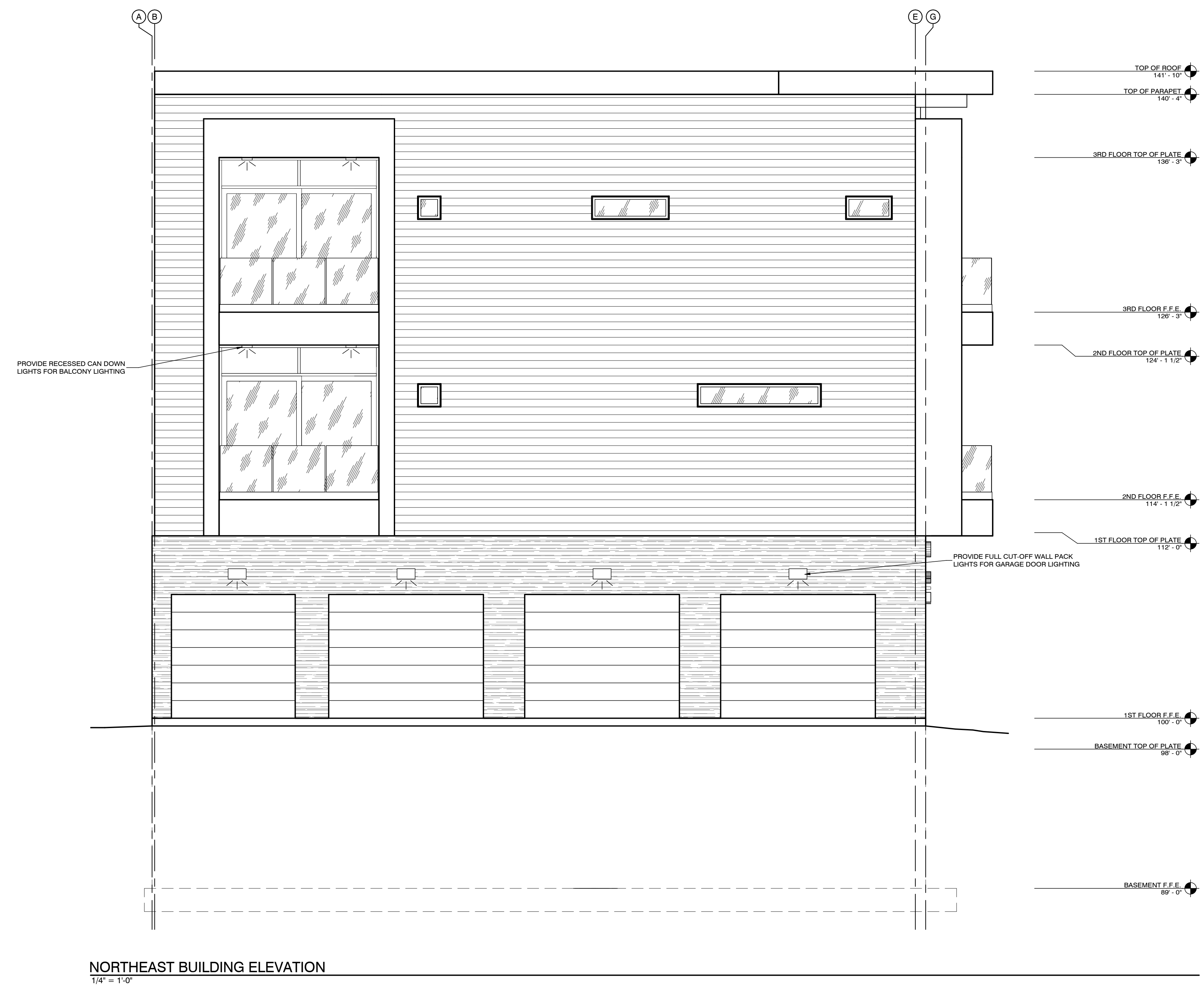
2/21/2017
 DATE:
 NA
 JOB NUMBER:
 1/4" = 1'-0"
 SCALE:
 D.R.W.
 DRAWN:
 J.J.M.
 CHECKED:



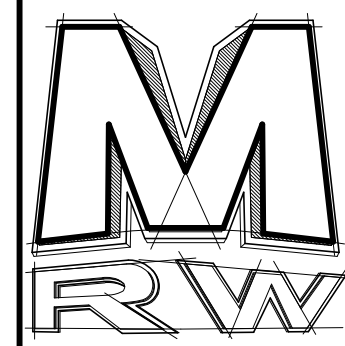
M
R**W**
DESIGN
 ASSOCIATES INC.
 ARCHITECTURE &
 CONSULTING ENGINEERS

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 ST. GEORGE UTAH 84770
 (435) 628-2377 (435) 673-3580 fax
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NORTHEAST BUILDING ELEVATION
 SUN VALLEY DENTAL ARTS FOR BENJAMIN FRANZ, DDS
 620 1ST AVENUE NORTH
 KETCHUM, IDAHO 83340



2/21/2017
 DATE:
 NA
 JOB NUMBER:
 1/4" = 1'-0"
 SCALE:
 Author
 DRAWN:
 Checker
 CHECKED:
 REGISTERED ARCHITECT
 No. AR - 986038
 JEFFERY JOHN
 MATHIS
 STATE OF IDAHO

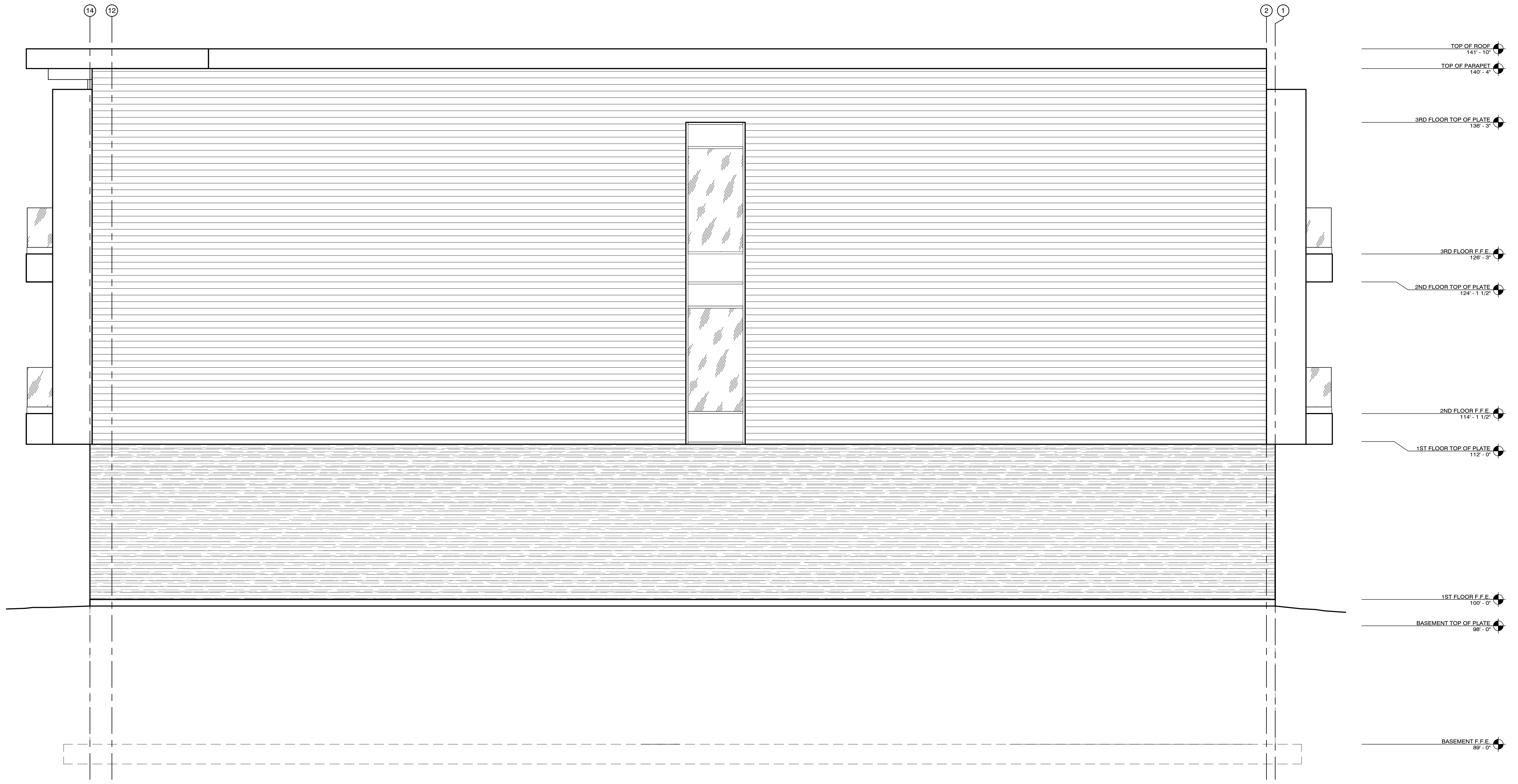


DESIGN
 ASSOCIATES INC.
 ARCHITECTURE &
 CONSULTING ENGINEERS

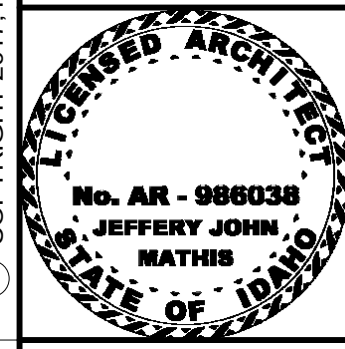
251 W. HILTON DR # 202
 P.O. BOX 2775
 ST. GEORGE UTAH 84770
 (435) 628-2377 (435) 673-3580 fax
 www.mrwdesign.com

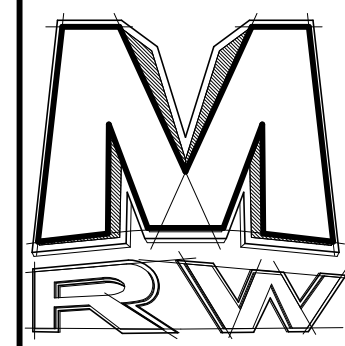
SOUTHEAST BUILDING ELEVATION
 SUN VALLEY DENTAL ARTS FOR BENJAMIN FRANZ, DDS
 620 1ST AVENUE NORTH
 KETCHUM, IDAHO 83340

A4.3
 OF SHEETS



SOUTHEAST BUILDING ELEVATION
 1/4" = 1'-0"

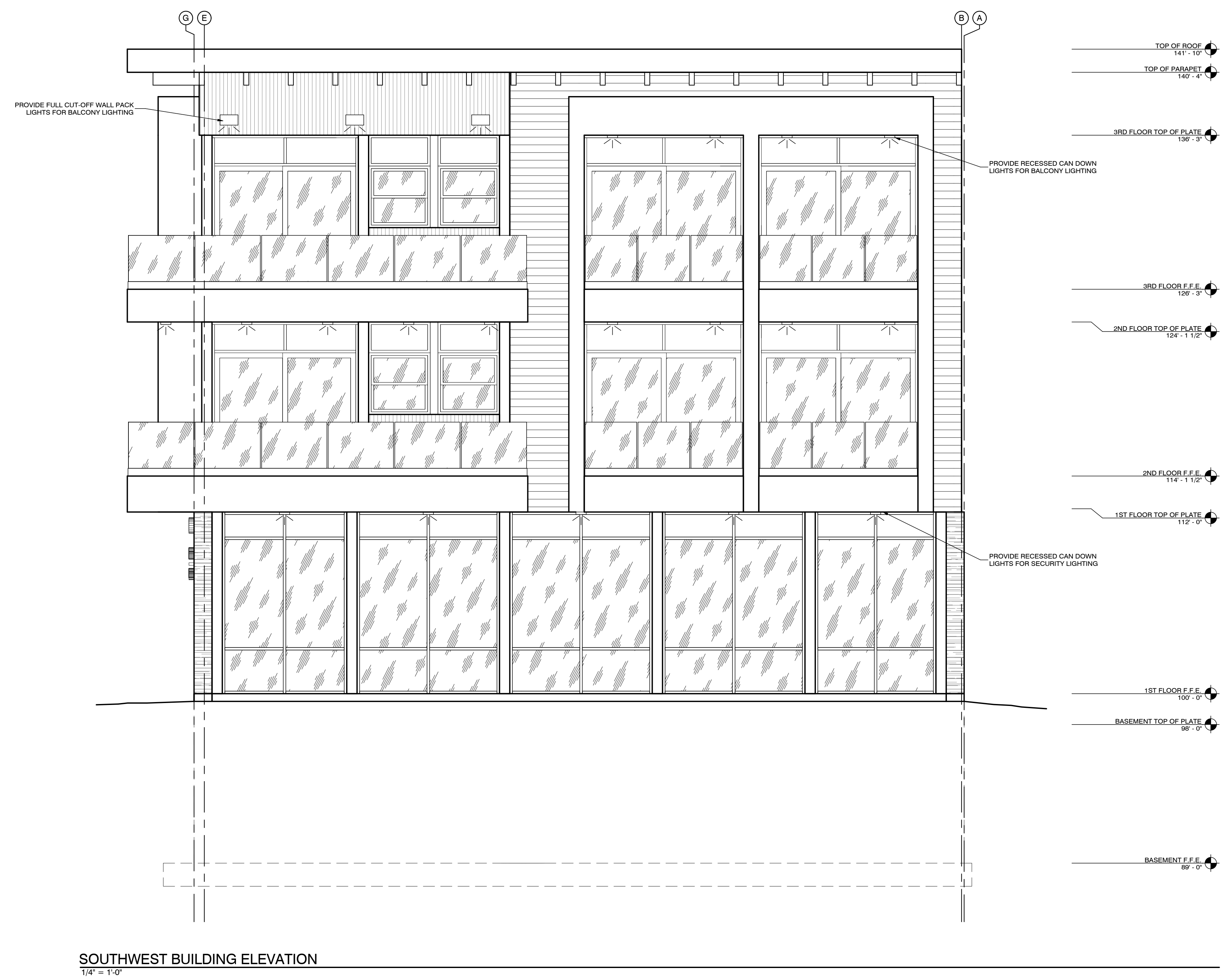
2/21/2017
 DATE:
 NA
 JOB NUMBER:
 1/4" = 1'-0"
 SCALE:
 D.R.W.
 DRAWN:
 J.J.M.
 CHECKED:




DESIGN
 ASSOCIATES INC.
 ARCHITECTURE &
 CONSULTING ENGINEERS

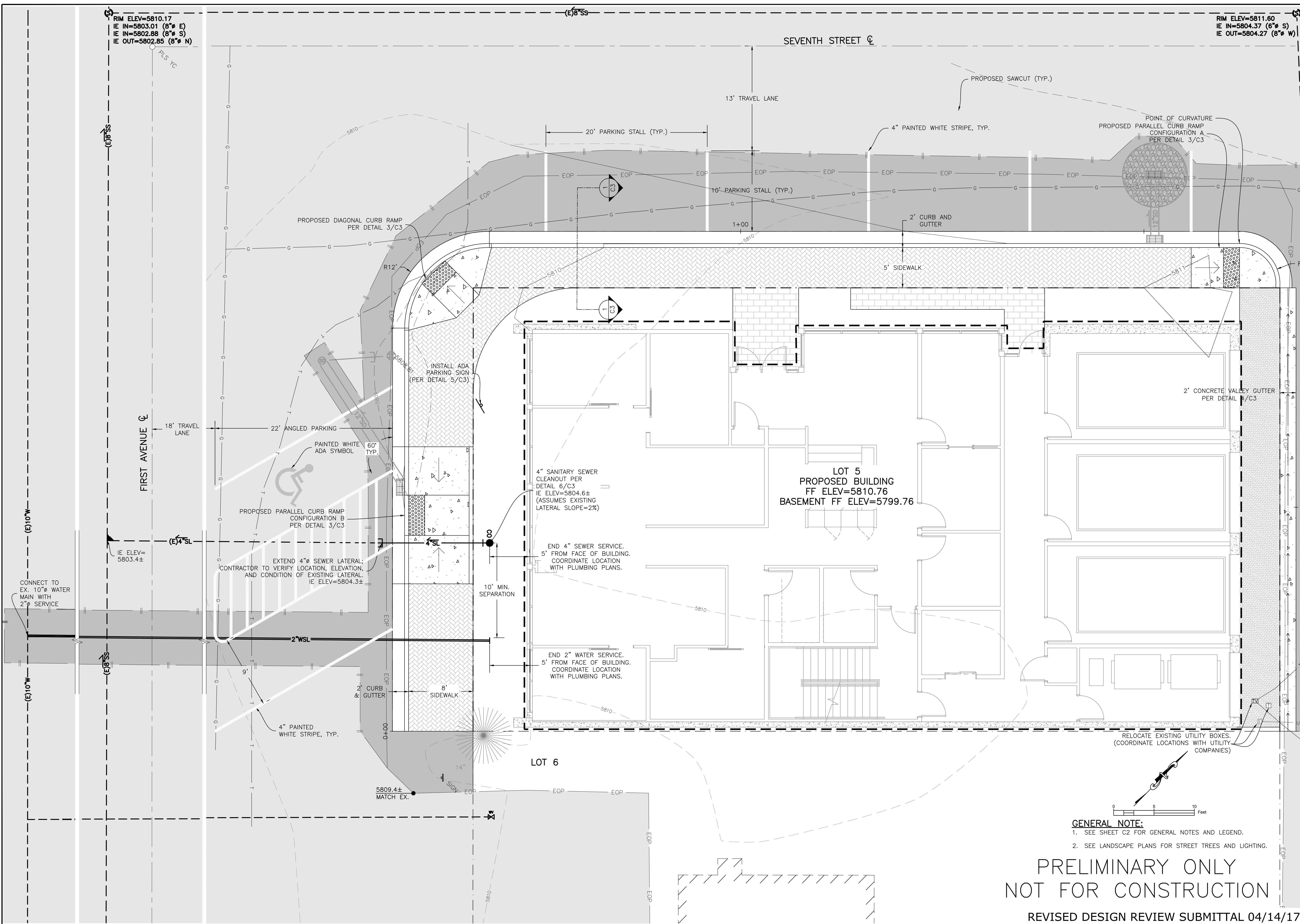
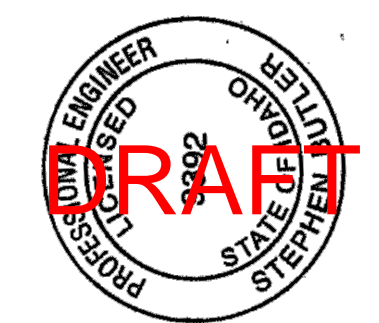
251 W. HILTON DR # 202
 P.O. BOX 2775
 ST. GEORGE UTAH 84770
 (435) 628-2377 (435) 673-3580 fax
 www.mrwdesign.com

SOUTHWEST BUILDING ELEVATION
 SUN VALLEY DENTAL ARTS FOR BENJAMIN FRANZ, DDS
 620 1ST AVENUE NORTH
 KETCHUM, IDAHO 83340



SOUTHWEST BUILDING ELEVATION
 1/4" = 1'-0"

ATTACHMENT H. REVISED SITE AND UTILITY PLAN, DATED: 04/14/2017



REVISIONS	DATE	BY
No.		
DESCRIPTION		



BENCHMARK ASSOCIATES, P.A.
 P.O. BOX 733 100 BELL DRIVE
 KETCHUM, IDAHO 83340
 (208) 726-9512
 FAX 726-9514
 WEB: WWW.BMA5B.COM
 MAIL: WWW.BMA5B.COM

SITE AND UTILITY PLAN
 KETCHUM BLOCK 34 LOT 5
 T4N, R17E, SEC 13, B.M., BLAINE COUNTY, IDAHO
 PREPARED FOR: SUN VALLEY DENTAL ARTS

DRAWN BY: SKS
 DESIGNED BY: SKS
 CHECKED BY: SB
 DATE: 2/24/17
 PROJECT NO.: 17018

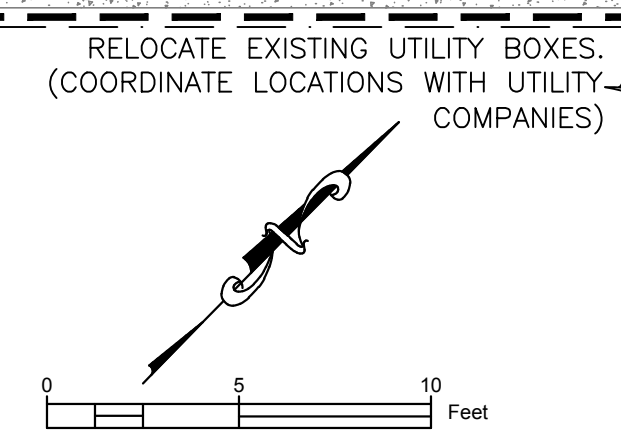
SHEET NUMBER

C-1

PRELIMINARY ONLY
 NOT FOR CONSTRUCTION

REVISED DESIGN REVIEW SUBMITTAL 04/14/17

- GENERAL NOTE:**
- SEE SHEET C2 FOR GENERAL NOTES AND LEGEND.
 - SEE LANDSCAPE PLANS FOR STREET TREES AND LIGHTING.



RIM ELEV=5810.17
 IE IN=5803.01 (8" E)
 IE IN=5802.88 (8" S)
 IE OUT=5802.85 (8" N)

RIM ELEV=5811.60
 IE IN=5804.37 (6" S)
 IE OUT=5804.27 (8" W)

LOT 5
 PROPOSED BUILDING
 FF ELEV=5810.76
 BASEMENT FF ELEV=5799.76

END 4" SEWER SERVICE.
 5' FROM FACE OF BUILDING.
 COORDINATE LOCATION
 WITH PLUMBING PLANS.

END 2" WATER SERVICE.
 5' FROM FACE OF BUILDING.
 COORDINATE LOCATION
 WITH PLUMBING PLANS.

RELOCATE EXISTING UTILITY BOXES.
 (COORDINATE LOCATIONS WITH UTILITY
 COMPANIES)

EXTEND 4" SEWER LATERAL.
 CONTRACTOR TO VERIFY LOCATION, ELEVATION,
 AND CONDITION OF EXISTING LATERAL.
 IE ELEV=5804.3±

4" SANITARY SEWER
 CLEANOUT PER
 DETAIL 6/C3
 IE ELEV=5804.6±
 (ASSUMES EXISTING
 LATERAL SLOPE=2%)

END 4" SEWER SERVICE.
 5' FROM FACE OF BUILDING.
 COORDINATE LOCATION
 WITH PLUMBING PLANS.

END 2" WATER SERVICE.
 5' FROM FACE OF BUILDING.
 COORDINATE LOCATION
 WITH PLUMBING PLANS.

RELOCATE EXISTING UTILITY BOXES.
 (COORDINATE LOCATIONS WITH UTILITY
 COMPANIES)

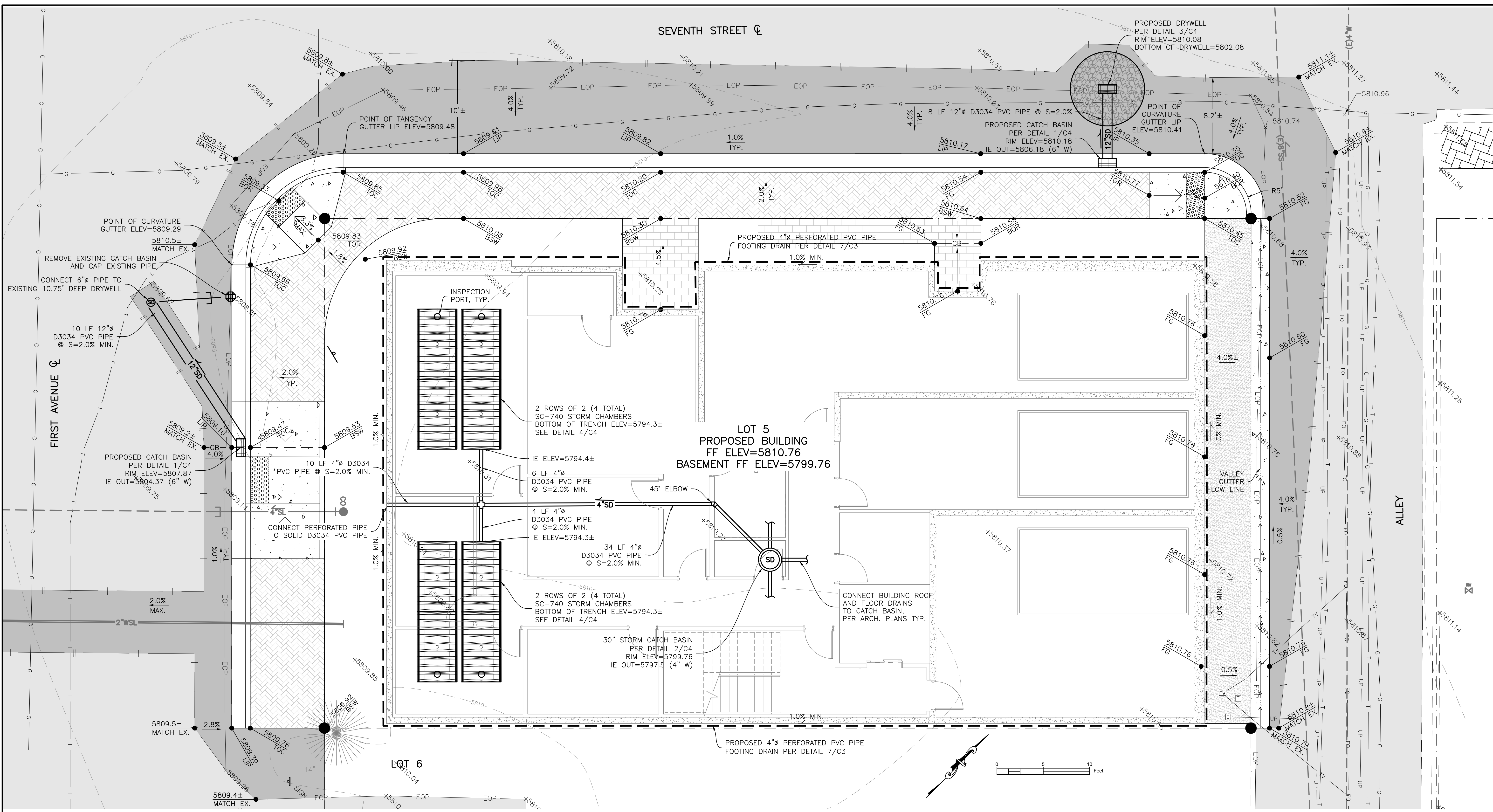
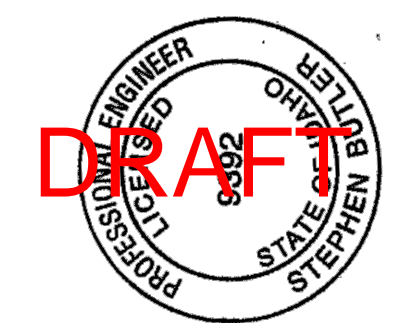
EXTEND 4" SEWER LATERAL.
 CONTRACTOR TO VERIFY LOCATION, ELEVATION,
 AND CONDITION OF EXISTING LATERAL.
 IE ELEV=5804.3±

4" SANITARY SEWER
 CLEANOUT PER
 DETAIL 6/C3
 IE ELEV=5804.6±
 (ASSUMES EXISTING
 LATERAL SLOPE=2%)

END 4" SEWER SERVICE.
 5' FROM FACE OF BUILDING.
 COORDINATE LOCATION
 WITH PLUMBING PLANS.

END 2" WATER SERVICE.
 5' FROM FACE OF BUILDING.
 COORDINATE LOCATION
 WITH PLUMBING PLANS.

RELOCATE EXISTING UTILITY BOXES.
 (COORDINATE LOCATIONS WITH UTILITY
 COMPANIES)



GENERAL NOTES:

- CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING CONSTRUCTION. ANY CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- THE CONTRACTOR SHALL NOTIFY DIGLINE (1-800-342-1585) AND THE CITY OF KETCHUM UTILITIES DEPT. (1-208-726-7825) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING THE CONSTRUCTION OF ALL ITEMS HEREON. DUST CONTROL SHALL BE CONTINUOUS DURING CONSTRUCTION, 24 HOURS PER DAY 7 DAYS PER WEEK. THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS OF THE STORM WATER POLLUTION PREVENTION PROGRAM AT ALL TIMES UNTIL PERMANENT EROSION CONTROL IS ESTABLISHED.
- CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPGC), IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.
- CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPGC), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.
- THE CONSTRUCTION OF WATER MAINS SHALL BE IN ACCORDANCE WITH IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPGC) AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.
- ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING AND ALL RELATED APPURTENANCES SHALL BE ANSI/NSF STD. 61 COMPLIANT.
- ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING AND ALL RELATED APPURTENANCES SHALL COMPLY WITH THE LOW LEAD ACT REQUIRING ALL MATERIALS TO HAVE A LEAD CONTENT EQUAL TO OR LESS 0.25%.
- CONTRACTOR SHALL USE ANSI/NSF STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.
- ELECTRICAL SERVICE TO BE DESIGNED BY IDAHO POWER AT THE REQUEST OF THE DEVELOPER FOR SPECIFIC PROJECT.
- ALL UTILITIES INCLUDING NATURAL GAS, ELECTRICAL, TELEPHONE AND CABLE TO BE EXTENDED UNDERGROUND.
- STORM DRAIN PIPE SHALL HAVE 2' MIN. COVER AND A SLOPE OF 2% MIN.
- CONSTRUCTION STAKING SHALL BE PROVIDED BY BENCHMARK ASSOCIATES.
- CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS TO ENGINEER.

LEGEND

---	PROPERTY BOUNDARY	---	PROPOSED 4" SEWER SERVICE LATERAL
---EOP---	EXISTING EDGE OF PAVEMENT	---	PROPOSED 2-INCH WATER SERVICE
---	BURIED COMMUNICATIONS LINE	---	PROPOSED OIL/WATER SEPARATOR
---	EXISTING UNDERGROUND POWER	---	PROPOSED MANHOLE
---	EXISTING GAS	---	PROPOSED 4-INCH STORM DRAIN (2' MIN. COVER, 2% MIN. SLOPE)
---	EXISTING FIBER OPTICS	---	PROPOSED FOOTING DRAIN
---	EXISTING SEWER MANHOLE	---	PROPOSED CATCH BASIN
---	EXISTING SEWER MAIN	---	PROPOSED SAWCUT
---	EXISTING SEWER SERVICE	---	
---	EXISTING KETCHUM WATER MAIN	---	
---	EXISTING 10-INCH WATER MAIN	---	
---	PROPOSED PAVEMENT	---	
---	PROPOSED PERVIOUS PAVEMENT, SEE LANDSCAPE PLANS	---	
---	PROPOSED CONCRETE PAVERS, SEE LANDSCAPE PLANS	---	
---	PROPOSED BASALT PAVERS, SEE LANDSCAPE PLANS	---	
---	PROPOSED CURB AND GUTTER	---	
---	PROPOSED SPOT GRADE ELEVATION	---	
---	FINISHED GRADE	---	
---	LIP OF GUTTER	---	
---	BACK OF SIDEWALK	---	
---	TOP OF RAMP	---	
---	BOTTOM OF RAMP	---	
---	MATCH EXISTING GRADE	---	

REVISIONS	DATE	BY
No.	DESCRIPTION	

BENCHMARK ASSOCIATES

BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733 100 BELL DRIVE
KETCHUM, IDAHO 83340
(208) 726-9512
FAX 726-9514
WEB: WWW.BMA5B.COM
MAIL: WWW.BMA5B.COM

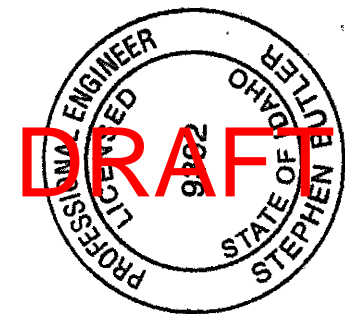
GRADING AND DRAINAGE PLAN
KETCHUM BLOCK 34 LOT 5
T4N, R17E, SEC 13, B.M., BLAINE COUNTY, IDAHO
PREPARED FOR: SUN VALLEY DENTAL ARTS

DRAWN BY: SKS
DESIGNED BY: SKS
CHECKED BY: SB
DATE: 2/24/17
PROJECT NO.: 17018

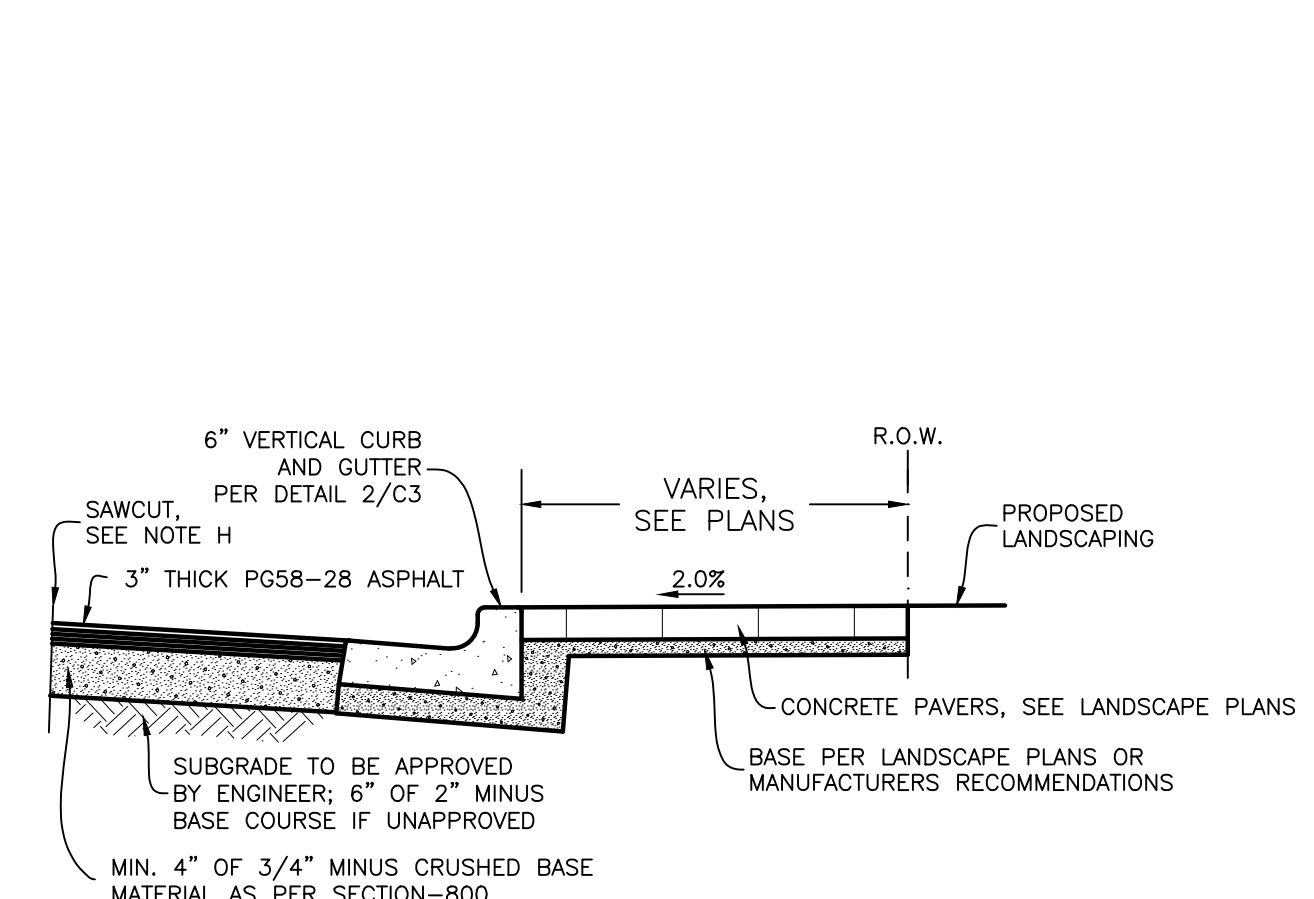
SHEET NUMBER

C-2

PRELIMINARY ONLY
NOT FOR CONSTRUCTION
REVISED DESIGN REVIEW SUBMITTAL 04/14/17

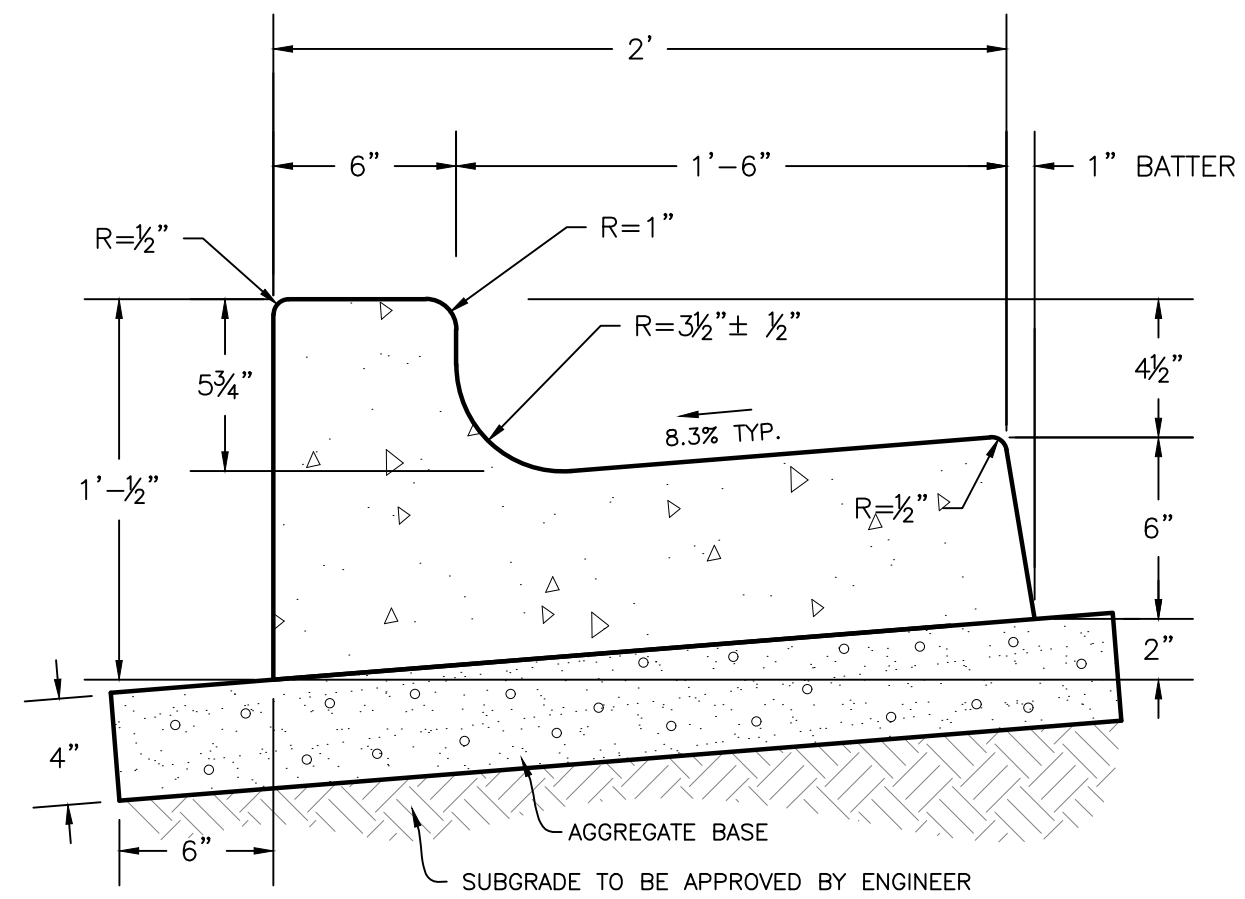


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NOT FOR CONSTRUCTION



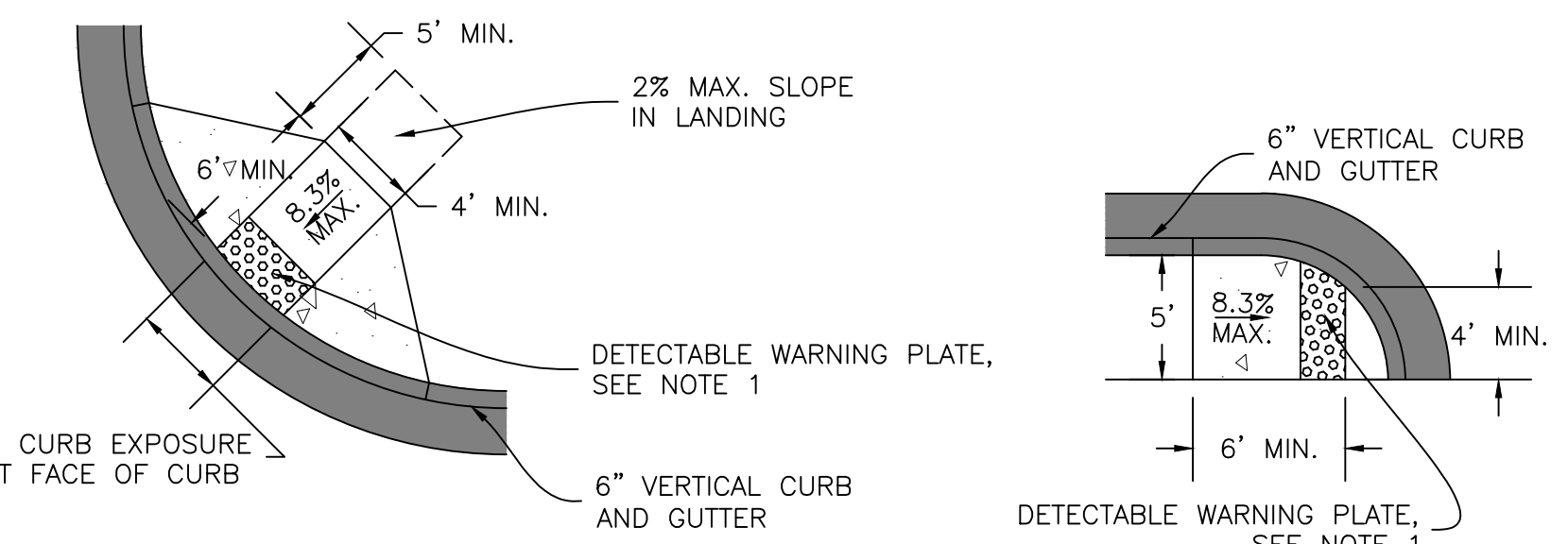
- NOTES:
A LOCATION GRADE AND WIDTH TO BE ESTABLISHED OR APPROVED BY THE OWNER.
B BASE TO BE COMPACTED TO EXCEED 95% OF STANDARD DENSITY.
C SLOPE SIDEWALK TOWARD THE STREET NOT TO EXCEED 1/4" PER FOOT (0.02 FT/FT) UNLESS OTHERWISE SPECIFIED BY THE OWNER.
D SCORE AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING.
E 1/2-INCH TRANSVERSE PREFORMED BITUMINOUS JOINTS AT THE TERMINAL POINTS FOR CURVE AND WHERE SIDEWALK IS PLACED BETWEEN TWO PERMANENT FOUNDATIONS, PLACE 1/2-INCH EXPANSION JOINT MATERIAL ALONG THE BACK OF WALK THE FULL LENGTH.
F MATERIALS AND CONSTRUCTION ACCORDING TO DIVISION 700 AND AS FOLLOWS:
RESIDENTIAL 4" MIN.
COLLECTOR AND ARTERIAL 5" MIN.
BUSINESS DISTRICT AS SPECIFIED BY OWNER
G SIDEWALK WITH BOULEVARD STRIP AND 3" ROLLED CURB HAS A THICKNESS OF 5-INCHES.
H SAWCUT DISTANCE VARIES, SEE PLANS

1 FRONTAGE IMPROVEMENTS SECTION
SCALE: N.T.S.



- NOTES:
A GRADE AND ALIGNMENT TO BE ESTABLISHED OR APPROVED BY THE ENGINEER AND THE PUBLIC AGENCY HAVING JURISDICTION.
B BASE: 4-INCH COMPACTED DEPTH OF 3/4-INCH MINUS CRUSHED AGGREGATE BASE MATERIAL, PLACE AS SPECIFIED AND PAID UNDER SECTION-802 ISPMC; COMPACTED TO EXCEED 95% OF STANDARD PROCTOR.
C 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADI.
D CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FOOT MAXIMUM SPACING (8-FOOT W/ SIDEWALK).
E MATERIALS AND CONSTRUCTION IN COMPLIANCE WITH ISPMC SPECIFICATIONS.
F BACKFILL AS PER SECTION-706.
G SECURE RIGHT-OF-WAY PERMIT BEFORE BEGINNING CONSTRUCTION IN PUBLIC RIGHT-OF-WAY.
H STANDARD CURB TO BE USED ON:
1. COLLECTOR AND ARTERIAL STREETS, UNLESS OTHERWISE INDICATED.
2. ALL RADI PLUS 5- FEET EACH END WITH 2- FEET TRANSITION TO ROLL CURB.
3. TO MATCH EXISTING CURBS.
4. SEE SD-709 FOR CURB CONSTRUCTION WHEN SIDEWALK IS INCLUDED.

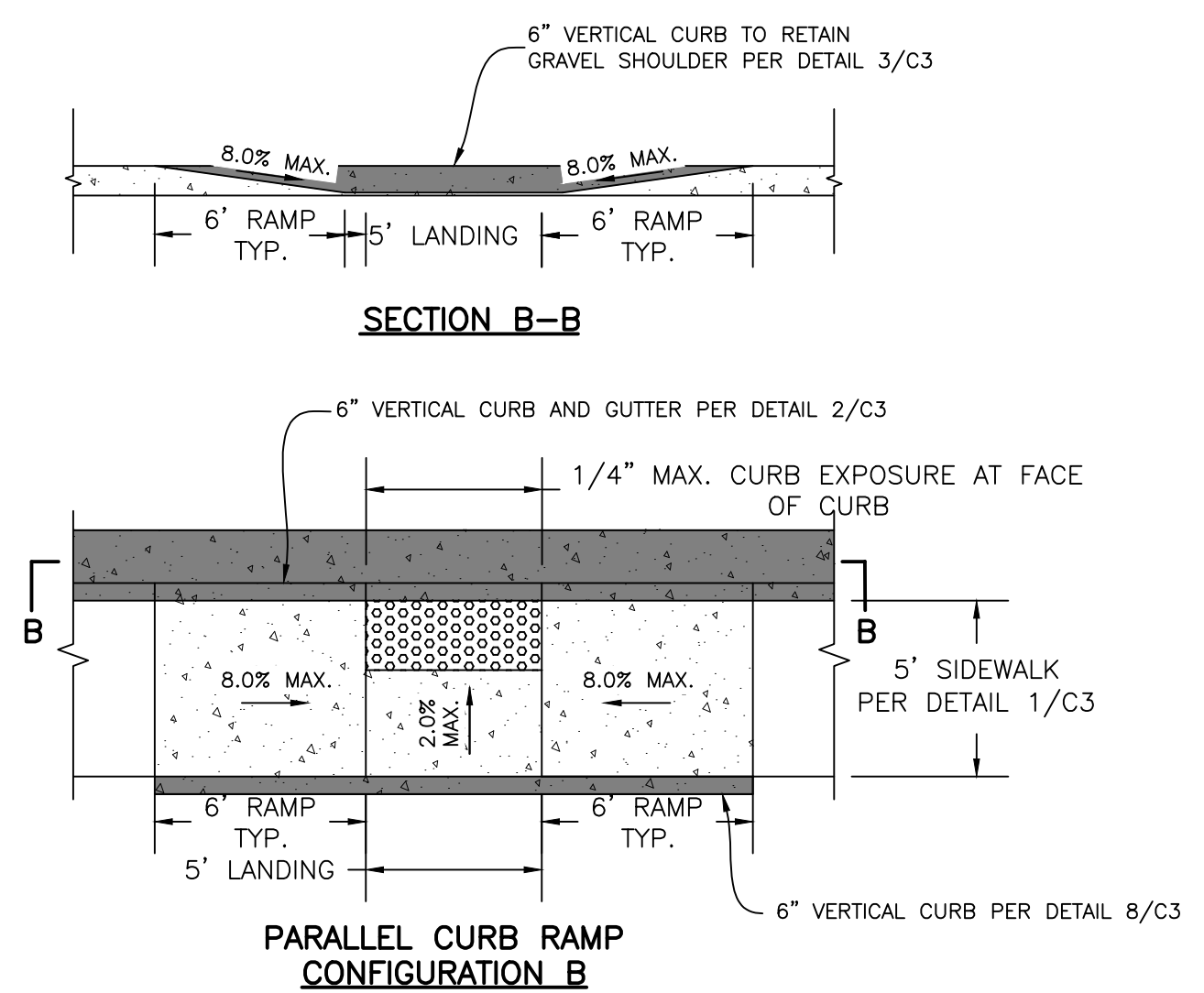
2 VERTICAL CURB AND GUTTER
SCALE: N.T.S.



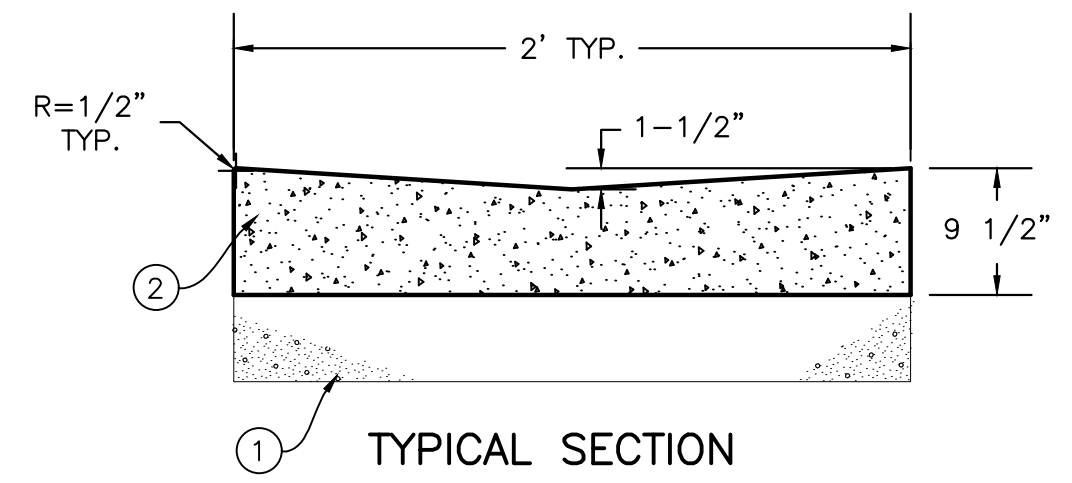
DIAGNOSTIC WARNING PLATE NOTE:
(2-EACH) 24" X 24" CAST IN PLACE CAST IRON DETECTABLE WARNING PLATE INSTALLED AT TIME OF CONCRETE POUR.
MANUFACTURER: NEEHAH MODEL # 4984-24B OR APPROVED EQUAL MEETING ADA STANDARDS

	MIN.	MAX.
A	1 5/8"	2 3/8"
B	7/8"	1 7/16"

3 CURB RAMP
SCALE: N.T.S.

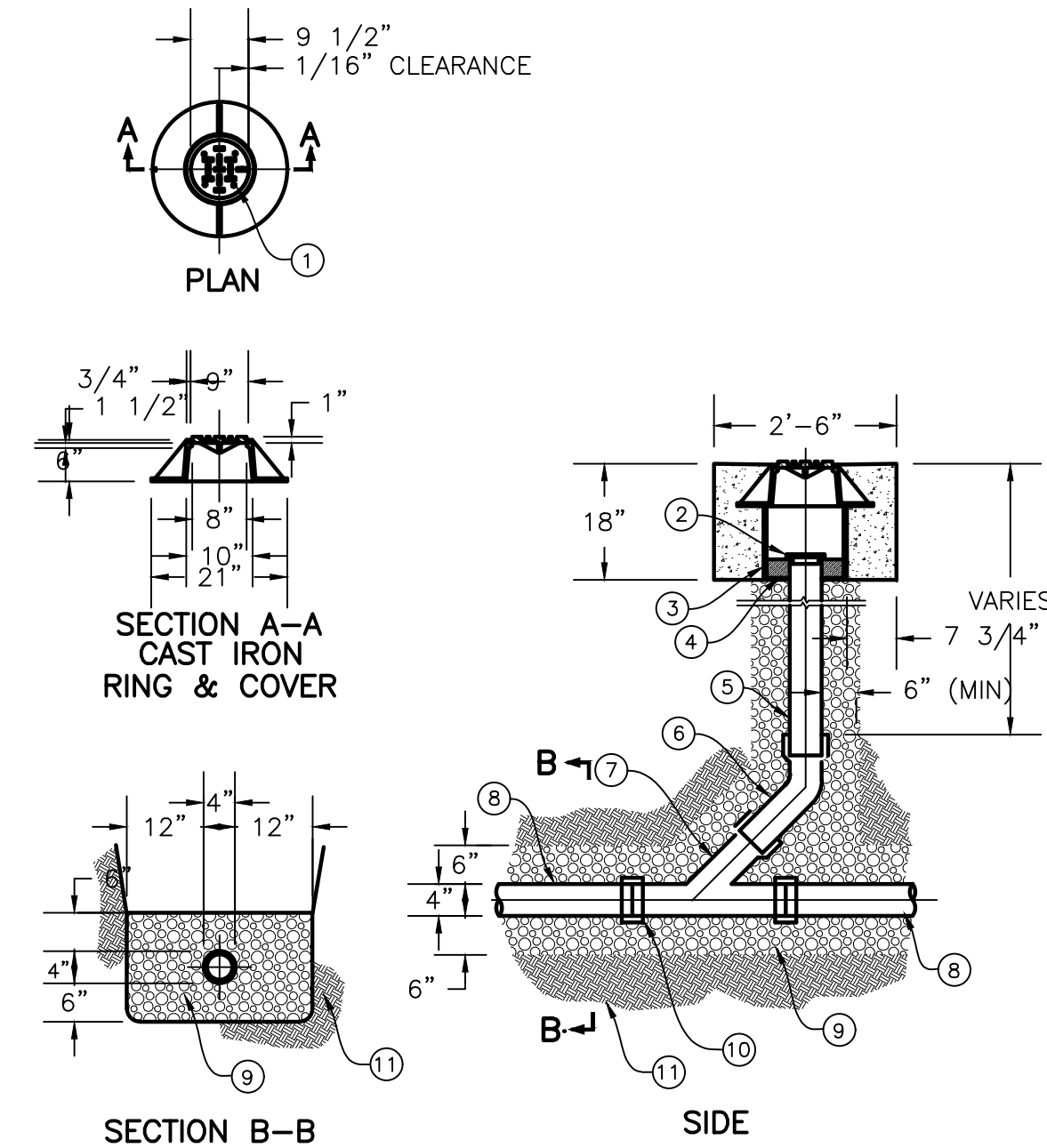


- NOTES:
1. GRADE SHALL BE ESTABLISHED OR APPROVED BY THE ENGINEER AND THE PUBLIC AGENCY HAVING JURISDICTION.
2. CONCRETE RAMP SECTION SHALL CONSIST OF 5" CONCRETE OVER BASE.
3. BASE: 4-INCH COMPACTED DEPTH OF 3/4-INCH MINUS CRUSHED AGGREGATE BASE MATERIAL, PLACE AS SPECIFIED AND PAID UNDER SECTION-802 ISPMC; COMPACTED TO EXCEED 95% OF STANDARD PROCTOR.
4. 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT GRADE BREAKS BETWEEN RAMP AND LANDING.



- LEGEND:
1 6-INCH AGGREGATE BASE
2 CONCRETE
NOTES:
A GRADE OF GUTTER MINIMUM 0.5%.
B EXPANSION JOINT 1/2-INCH PREFORMED JOINT MATERIAL (AASHTO M 213.)

4 CONCRETE VALLEY GUTTER
SCALE: N.T.S.

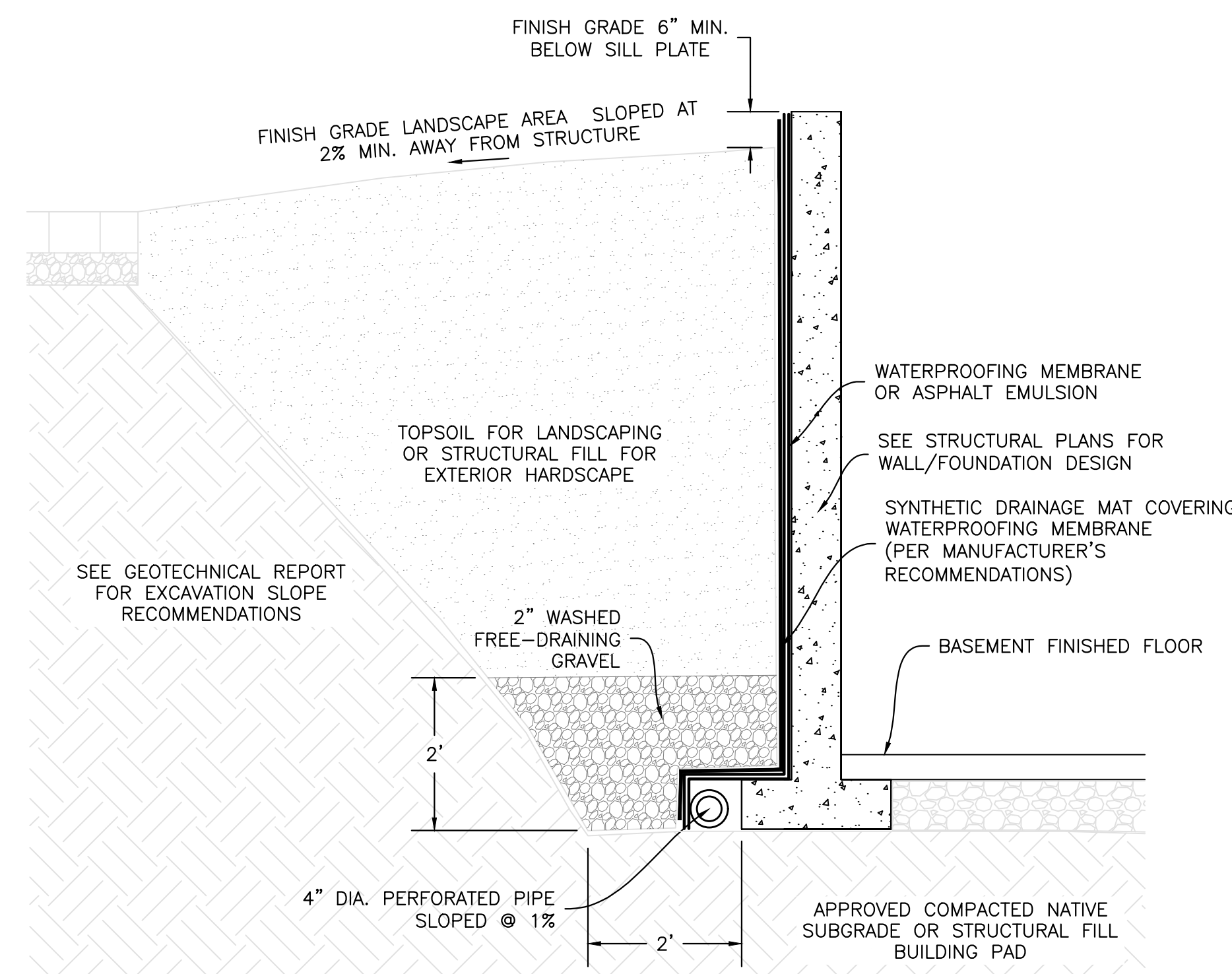


- NOTES:
1. SIGNS PER MUTCD R7-8 AND R7-8P.
2. SIGN SHALL HAVE A MINIMUM CLEARANCE OF 7 FEET.
3. POST INSTALLATION PER DETAIL 9/C3.

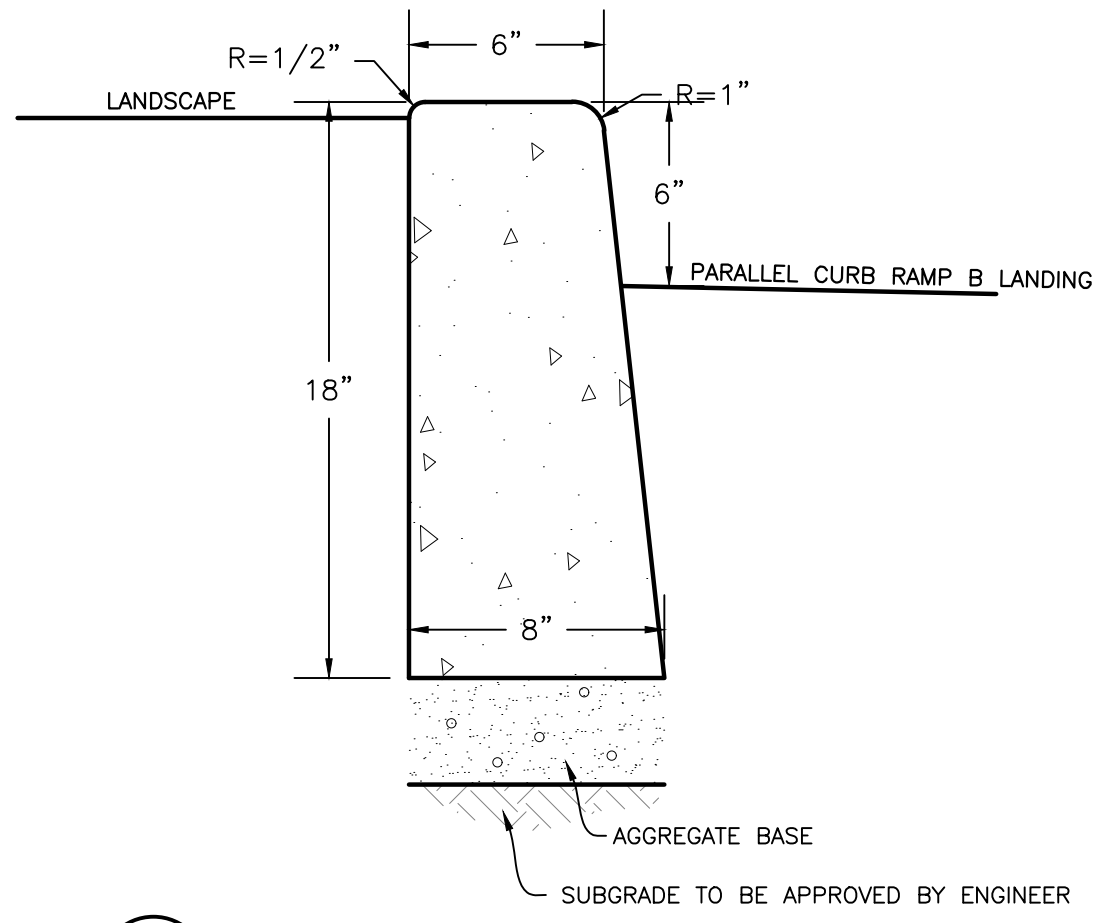
5 ADA PARKING SIGN & INSTALLATION
SCALE: NONE

6 4" SANITARY SEWER CLEANOUT
SCALE: NONE

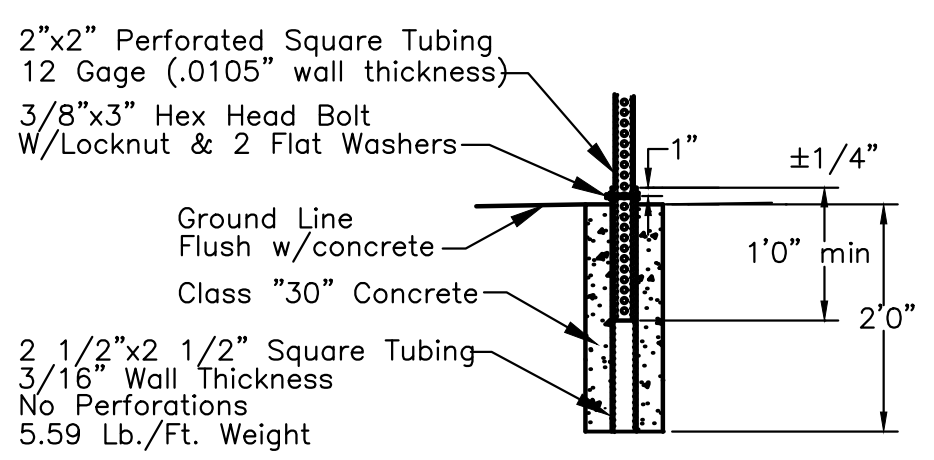
- LEGEND:
1 4 - 1" DIA. HOLES ON 3 1/2" RADIUS.
2 MECHANICAL PLUG.
3 12" DIA. X 1" PVC, DIP OR CP.
4 FIBER JOINT MATERIAL.
5 PVC ASTM 3034.
6 45° BENDS.
7 "Y" FITTINGS.
8 EXISTING OR NEW PIPE.
9 TYPE 1 BEDDING MATERIAL.
10 MISSION COUPLER OR APPROVED SUBSTITUTION.
11 UNDISTURBED MATERIAL.



7 FOUNDATION DRAIN
SCALE: NONE



8 VERTICAL CURB
SCALE: N.T.S.



- NOTES:
1. Anchor sleeves shall be installed so that the holes will align and the top be flush with the sign post anchor.
2. All installations shall have 8" square concrete foundations or grouted into solid rock.

9 SIGN POST INSTALLATION
SCALE: N.T.S.

REVISIONS table with columns for No., Description, Date, and By.

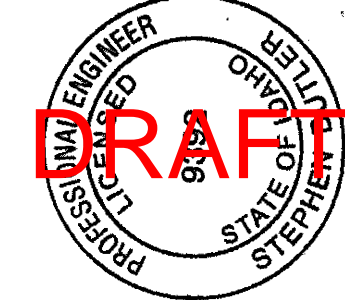
BENCHMARK ASSOCIATES logo and contact information: BENCHMARK ASSOCIATES, P.A., P.O. BOX 733 100 BELL DRIVE, KETCHUM, IDAHO 83340, (208) 726-9512, FAX 726-9514, WEB: WWW.BMA5B.COM, MAIL: WWW.BMA5B.COM

DETAILS
KETCHUM BLOCK 34 LOT 5
T4N, R17E, SEC 13, B.M., BLAINE COUNTY, IDAHO
PREPARED FOR: SUN VALLEY DENTAL ARTS

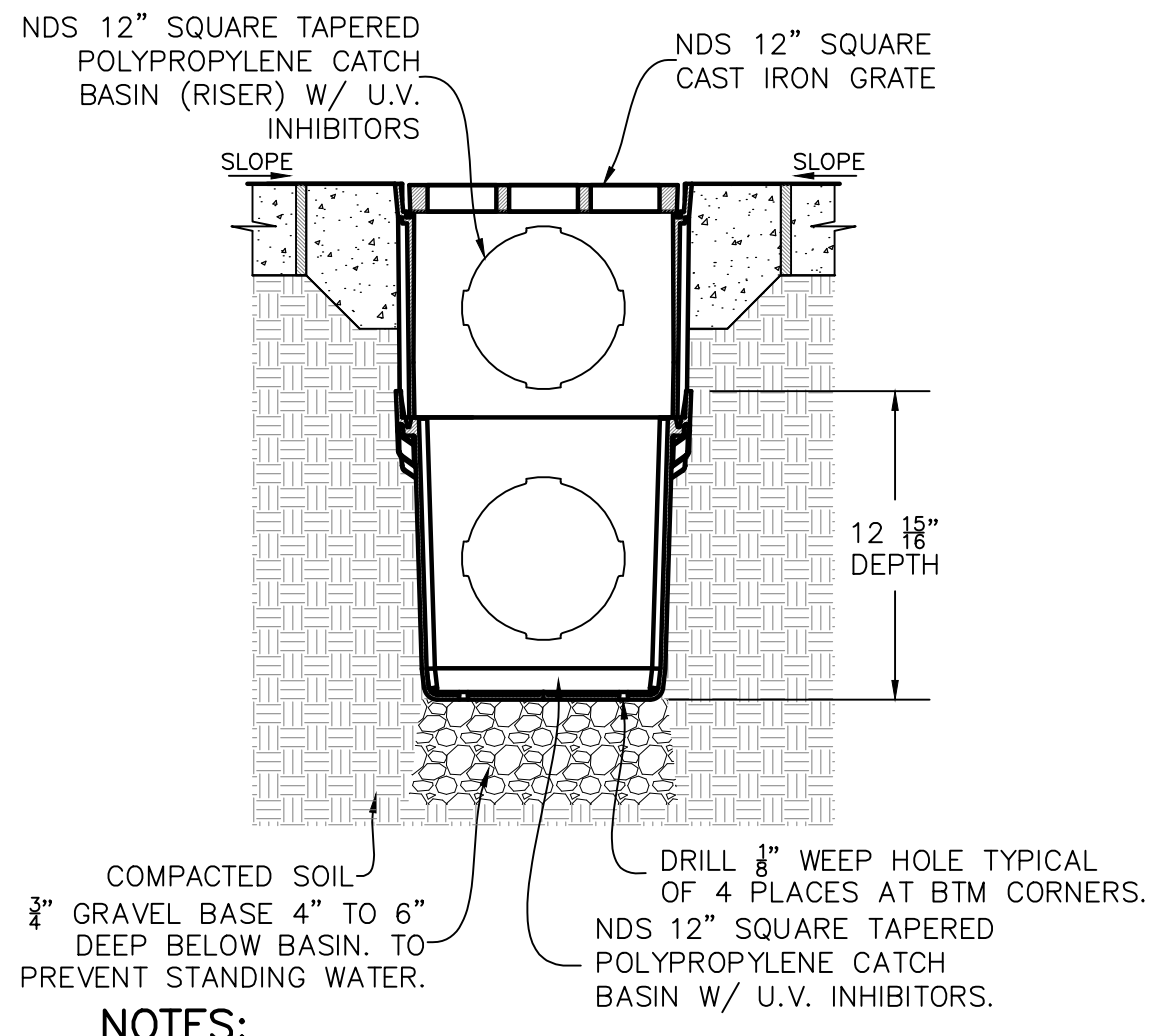
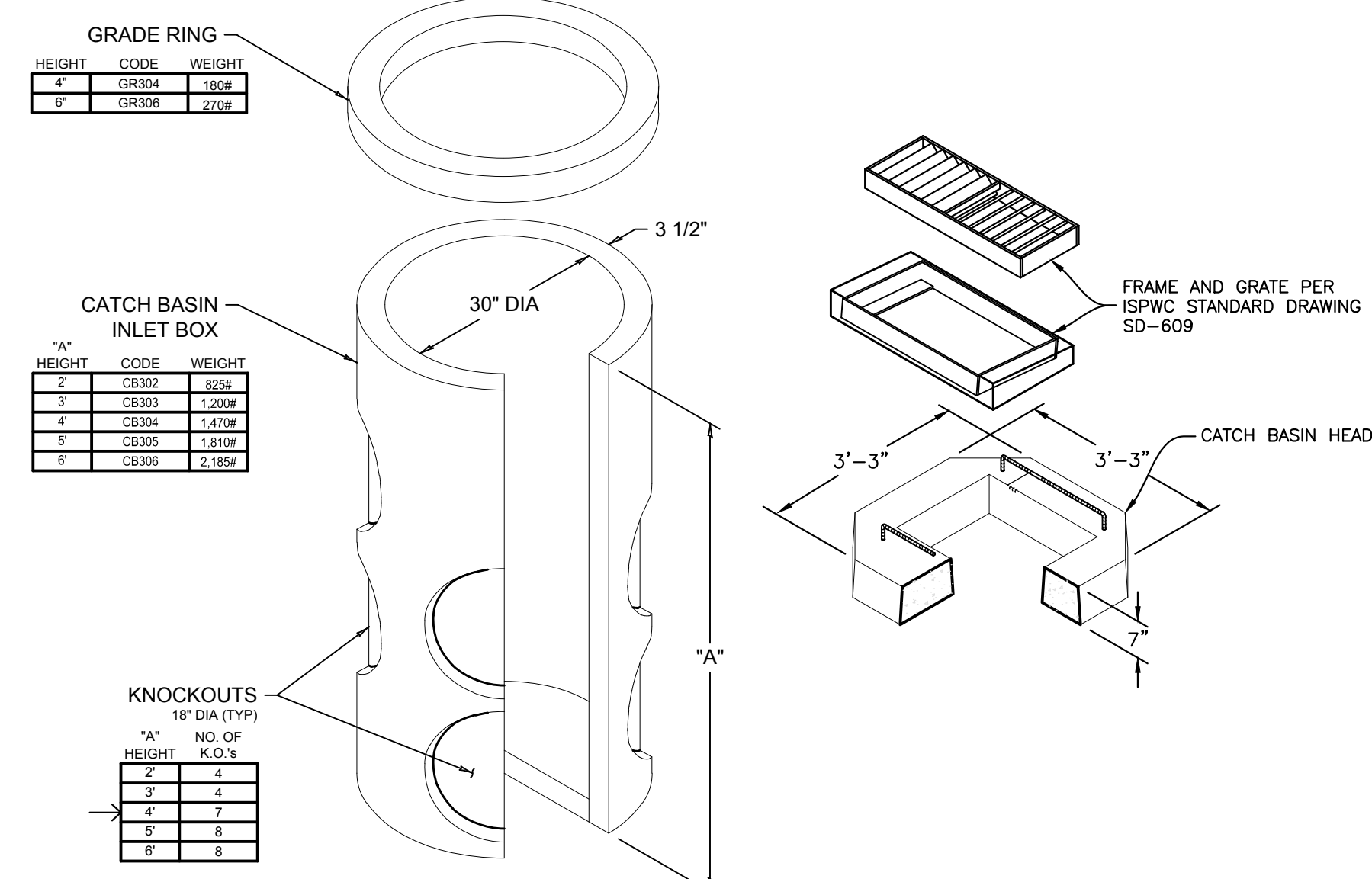
DRAWN BY: SKS
DESIGNED BY: SKS
CHECKED BY: SB
DATE: 2/24/17
PROJECT NO.: 17018

SHEET NUMBER

C-3



PRELIMINARY ONLY
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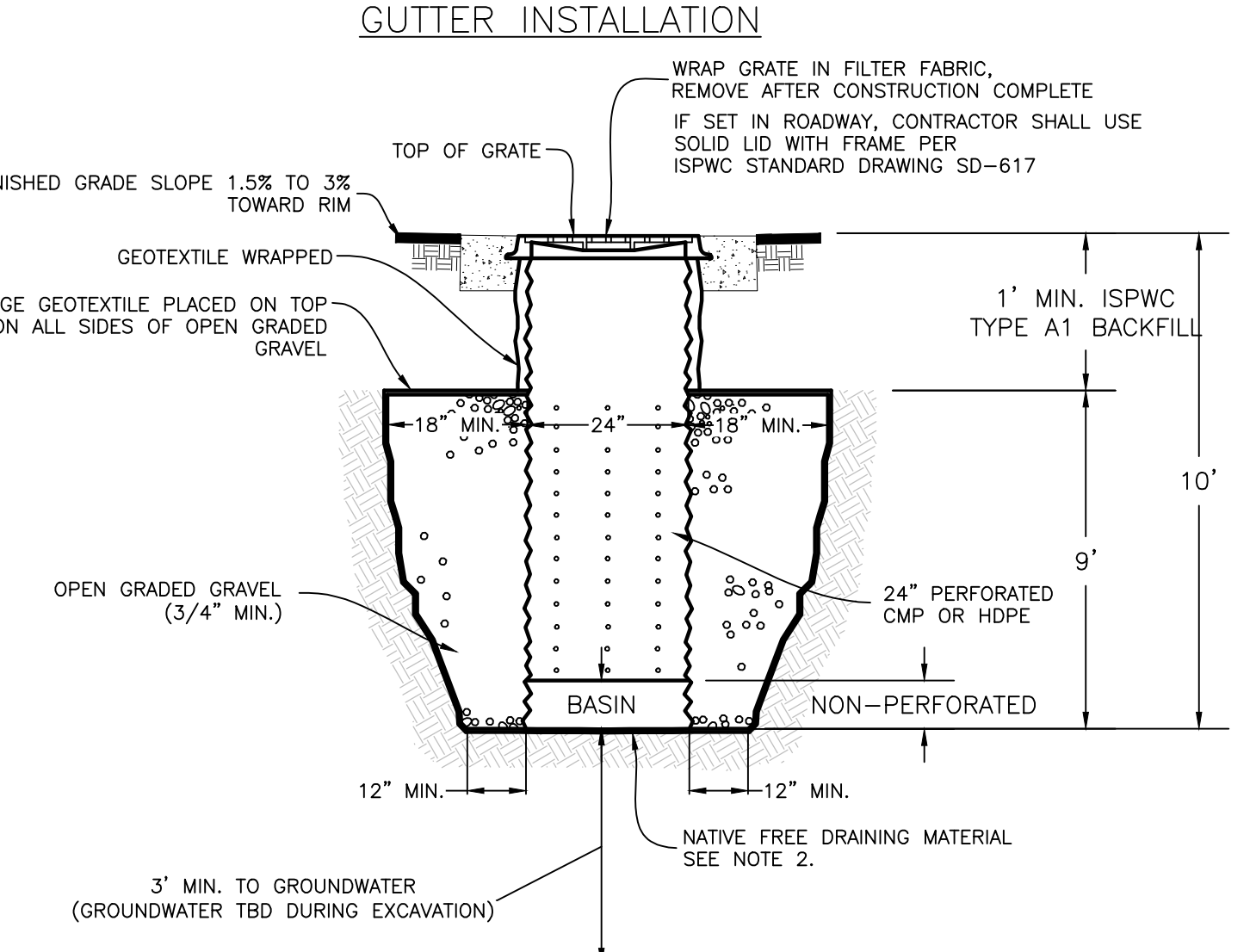
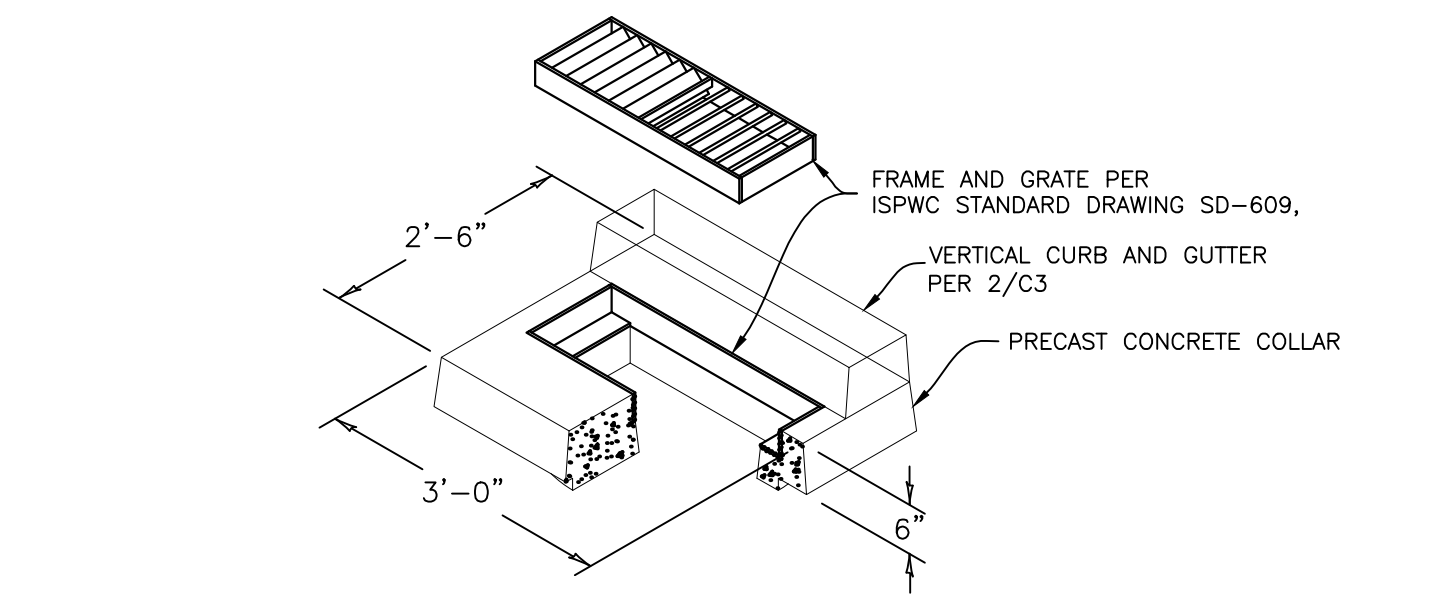
- NOTES:
1. GRATE TO BE ATTACHED TO CATCH BASIN WITH SCREW PROVIDED AT TIME OF INSTALLATION.
2. RISER CAN BE CUT TO ACHIEVE EXACT ELEVATION.
3. DO NOT USE OVER 5 RISERS WITH CATCH BASIN.

Infiltration System Sizing Worksheet
The proposed infiltration system design below allows for infiltration of stormwater collected from the existing alley and 165 SF of runoff from proposed asphalt on lot adjacent to the existing alley.

Tables for Onsite Native Soil Infiltration, Site Infiltration Sizing, and Drywell Structure Dimensions.

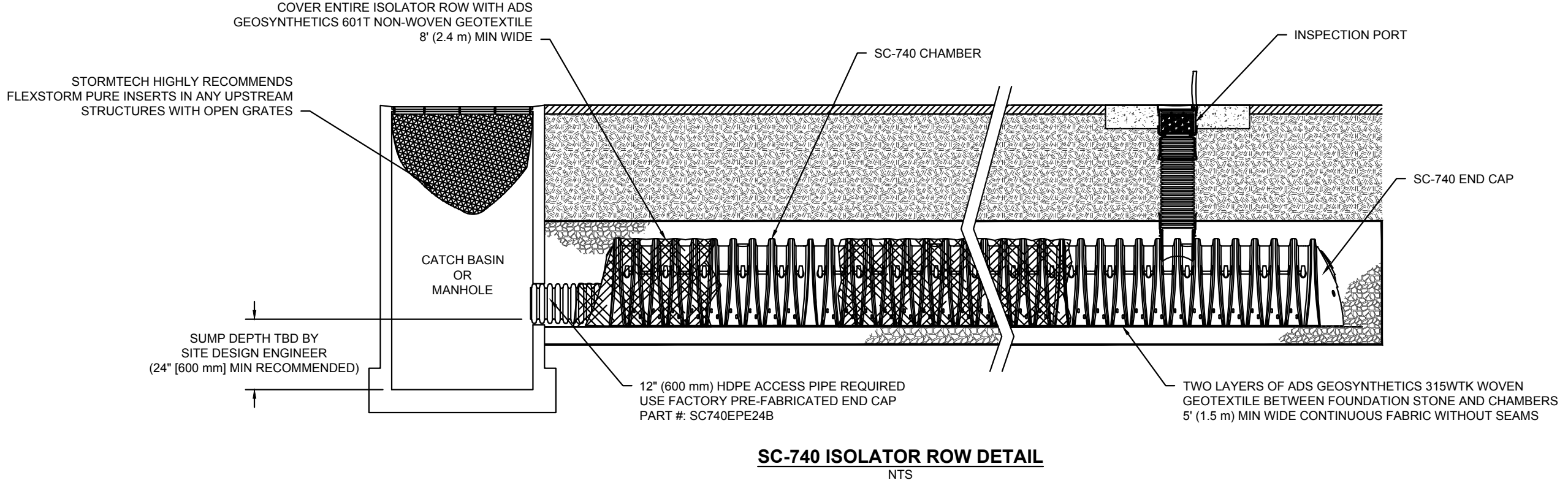
Drywell Stage Storage-Discharge table with columns for Drywell Stage, Water Surface Depth, Elevation, Storage in MH, Storage in Drain, Total Storage, Bottom Wetted Area, Side Wetted Area, Total Wetted Area, and Drywell Infiltration Rate.

Drywell Design
Project: 100 SEVENTH
By: SKS
Date: 04/04/17



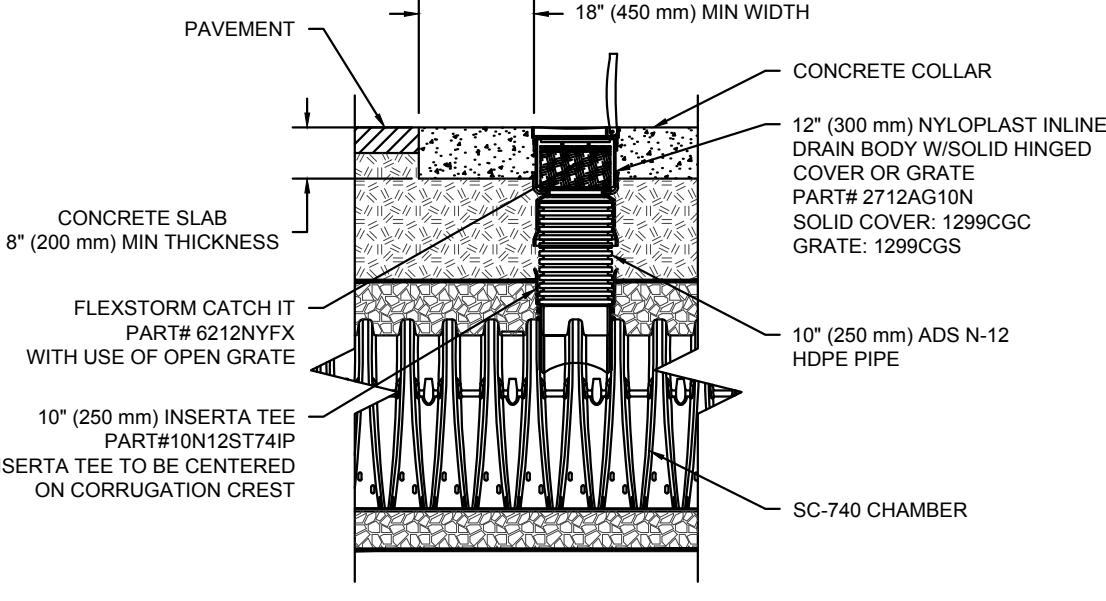
- NOTES:
1. ALL PRODUCTS AS NOTED OR APPROVED SUBSTITUTION.
2. GRAVEL DEPTH MUST REACH FREE-DRAINING MATERIAL PER ENGINEER APPROVAL.

3 TYPICAL DRYWELL DETAIL
SCALE: N.T.S.



- INSPECTION & MAINTENANCE
STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

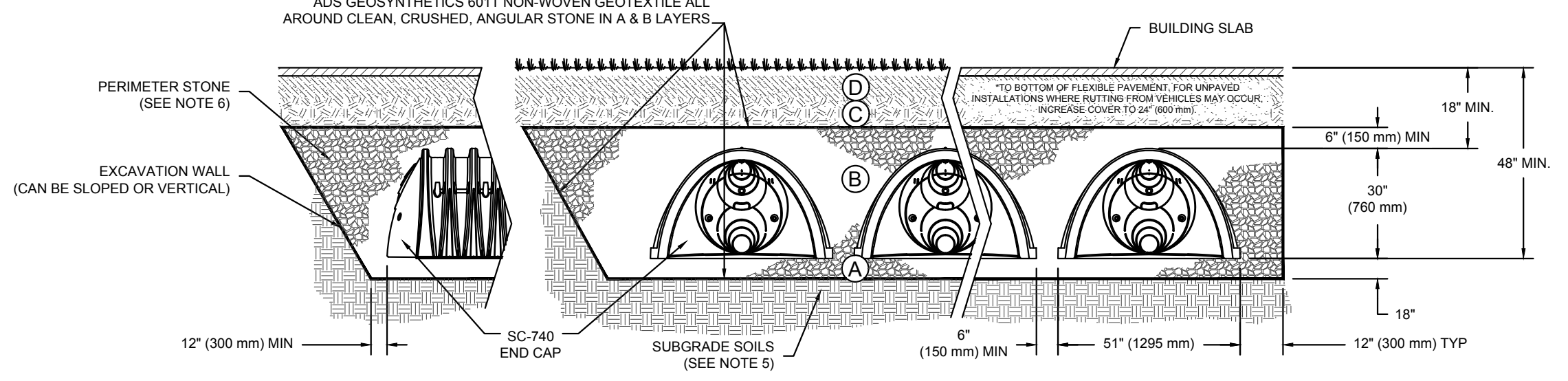
- NOTES
1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

Table with columns: MATERIAL LOCATION, DESCRIPTION, AASHTO MATERIAL CLASSIFICATIONS, and COMPACTION / DENSITY REQUIREMENT.

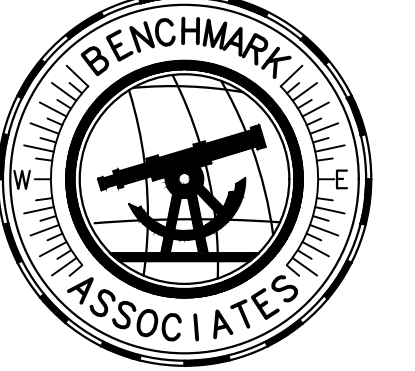
- PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR.
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) MAX LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



- NOTES:
1. SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 'STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS'.
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 'STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS'.
3. 'ACCEPTABLE FILL MATERIALS' TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE 'SITE DESIGN ENGINEER' REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
5. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
6. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
7. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

4 STORM CHAMBER
SCALE: N.T.S.

REVISIONS table with columns for No., DESCRIPTION, DATE, and BY.



BENCHMARK ASSOCIATES, P.A.
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DETAILS
KETCHUM BLOCK 34 LOT 5
T4N, R17E, SEC 13, B.M., BLAINE COUNTY, IDAHO
PREPARED FOR: SUN VALLEY DENTAL ARTS

DRAWN BY: SKS
DESIGNED BY: SKS
CHECKED BY: SB
DATE: 2/24/17
PROJECT NO.: 17018

SHEET NUMBER

Stormtech System Requirements form for Project 100 SEVENTH, including tables for System Requirements, Material Estimate, and project details.

ATTACHMENT I. RESPONSE TO PUBLIC WORKS COMMENT, DATED: 04/04/2017

From: Sam Stahlnecker <sam@bma5b.com>
Sent: Tuesday, April 04, 2017 11:06 AM
To: Brian Christiansen
Cc: Chase Gouley; Jeff Mathis; 'Ben Franz'
Subject: Sun Valley Dental Arts

Hi Brian,

Thanks for meeting with Chase and me this morning to review your comments on the Sun Valley Dental Arts project. Below is a summary of our conversation on each of your comments.

2. *Public Works - Streets Department Comment*

- a. How does the curb line up with the existing curb to the South on First Ave? please show on plans. The proposed curb location along the 1st Avenue frontage is in accordance with the City of Ketchum right-of-way standards. There is no curb located along Lot 6's frontage; however, curb along Lot 7 is approximately 5 feet from the property line. A transition from the proposed curb to the existing curb along Lot 7 frontage (3' difference) would take place in front of Lot 6 if it were to be developed in the future.
- b. ADA ramp at NE corner needs more truncated dome coverage. Per Chapter R305.2.1, item #2 in the United States Access Board's *Proposed Rights-of-Way Guidelines* "Where the ends of the bottom grade break are behind the back of curb and the distance from either end of the bottom grade brake to the back of curb is 1.5 m (5.0 ft) or less, detectable warning surfaces shall be placed on the ramp run within one dome spacing of the bottom grade break." We also discussed the general layout of each curb ramp and why each layout was chosen. Please reference the link to PROWAG's website below.
- c. Drywell on Seventh needs a catch basin, show on plans. Catch basin will be added to plans.
- d. No pavers in ROW. The applicant team is unaware of the city code section that prohibits pavers in the right of way and requested Brian send that section of the code.
- e. More detail and discussion needed on slopes for curb, gutter, sidewalk and patch back area in street. City raised concern about 0.5% slope in alley. Applicant pointed out maximum cross slope constraint as reasoning for 0.5% slope.
- f. Drywell detail depth may not be adequate, our typical drywell is a minimum of 10 feet deep. Applicant is unaware of City of Ketchum standard drywell detail. Drywell design spreadsheet demonstrates adequacy of proposed drywell size; however, drywell depth will be increased to 10' to satisfy request.
- g. If existing drywell is used, project needs to verify if adequate for need and rebuild if necessary. Applicant will coordinate with city to determine functionality of existing drywell by measuring depth of existing drywell.
- h. Connecting pipe from catch to drywell on First Ave. needs upsized. Pipe upsized to 12".
- i. Encroachment permit/maintenance agreement needed for planters. To clarify, the property line is the back of sidewalk. No planters are proposed within the right-of-way.
- j. Permeable pavement needs more discussion before approved. Permeable pavement is proposed on private property and will be maintained by the property owner.
- k. More discussion and detail needed on street lighting. Applicant will reach out to Inovus to determine lighting requirements within the right-of-way.

PROWAG link: <https://www.access-board.gov/guidelines-and-standards/streets-sidewalks/public-rights-of-way/proposed-rights-of-way-guidelines/chapter-r3-technical-requirements>

Can we expect the City of Ketchum code section prohibiting pavers by the end of the week? Let me know if you have any questions or comments on the above meeting summary.

Thanks,

Samantha Stahlnecker
Benchmark Associates
100 Bell Drive
Ketchum, ID 83340
(208) 726-9512 ext. 118
(208) 726-9514 [fax]



City of Ketchum
Planning & Building

IN RE:)
)
Sunnyside Condos)
Design Review) **KETCHUM PLANNING AND ZONING COMMISSION**
Date: May 23, 2017) **FINDINGS OF FACT, CONCLUSIONS OF LAW AND**
) **DECISION**
File Number: #17-015)
BACKGROUND FACTS

PROJECT: Sunnyside Condos

FILE NUMBER: #17-015

OWNERS: Scoti L Adams Carden, Trustee

REPRESENTATIVE: Amanda Houston

REQUEST: Design Review approval for an addition of a 155 square foot laundry room and a 2,300 square foot car port to the Sunnyside Condos located in the Community Core.

LOCATION: 420 & 460 N. Spruce Avenue
(Sunnyside 8 Condos Bldg. 1 & Bldg. 2)

ZONING: Community Core

OVERLAY: None

NOTICE: Notice was mailed to adjacent property owners within a 300-foot radius of the subject property and posted in three public locations on April 25th, 2017.

NOTICE OF CONSIDERATION BEFORE THE PLANNING AND ZONING COMMISSION: SITE VISIT AND REGULAR MEETING

Site Visit Date:	May 8, 2017
Site Visit Time:	5:00 PM
Meeting Location:	420 and 460 North Spruce Avenue Ketchum, Idaho (Sunnyside 8 Condos Bldg. 1 & 2)
Meeting Date:	May 8, 2017
Meeting Time:	5:30 PM, or thereafter as the matter can be heard.
Meeting Location:	City Hall Council Chambers, 480 East Avenue North, Ketchum, Idaho
Project Name:	Sunnyside Condos
Project Location:	420 and 460 North Spruce Avenue Ketchum, Idaho (Sunnyside 8 Condos Bldg. 1 & 2)
Applicant:	Scoti L. Adams Carden, Trustee

Representative: Amanda Houston, Architect
Application Type: Design Review
Project Description: Design Review approval for a new carport and laundry room addition.

BACKGROUND

The site property is located in the Community Core (CC) zoning district. The site contains two multi-family buildings containing a total of eight units, located at 420 & 460 N. Spruce Avenue. The property does not currently have a subdistrict overlay and as such, the most favorable Community Core subdistrict is applied, which in this case, shall be the Urban Residential subdistrict (CC-C).

The applicant is proposing to remove an existing fifty-seven (57) square foot laundry room at the north side of building 1 and replace it with a one-hundred and fifty-five (155) square foot addition in the same location. A two-thousand three-hundred (2,300) square foot carport is proposed at the west end of the property to cover the existing nine parking spaces. The new construction is proposed to be finished to complement the existing building.

COMPREHENSIVE PLAN ANALYSIS

The Commission finds the proposed addition to the existing Sunnyside condos is inconsistent with the future land use designation for subject property. However, as the use is existing and the addition will serve to improve the location and the Commission has no concerns at this time.

SUPPORTING SECTION	SUMMARY OF COMPLIANCE OF PROPOSED AMENDMENTS WITH THE 2014 COMPREHENSIVE PLAN
Future Land Use	
Public/Quasi-Public	The Public/Quasi-Public category includes uses related to community services, such as schools, libraries, community centers and gardens, arts/culture, hospitals, government, utilities, cemeteries, and places of worship.
Community Design and Neighborhoods	
Policy CD-1.1 Unique Design Elements for Identifiable Neighborhoods	Each neighborhood or district should include a mix of design elements that will reinforce its unique design quality.
Policy CD-1.3 Compatible Infill and Redevelopment Projects	Infill and redevelopment projects should be contextually appropriate to the neighborhood and development in which they will occur. Context refers to the natural and manmade features adjoining a development site; it does not imply a certain style.

FINDINGS OF FACT

Table 1: Requirements for All Applications

City Department Comments				
Compliant			City Code	City Standards and Commission Comments
Yes	No	N/A		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.040	Complete Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police Department: No comment at this time.	

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Fire Department: The above project shall meet all 2012 International Fire Code requirements in addition to specific City Building and Fire Ordinances.</p> <p>IF a monitored fire detection system exists or is installed, it shall meet NFPA 72 and be monitored by an approved alarm monitoring station. An approved key box shall be installed, with the appropriate keys, for emergency fire department access in a location approved by the fire department.</p> <p>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.</p> <p>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.</p> <p>Fire extinguishers shall be installed and maintained per 2012 IFC Section 906 both during construction and upon occupancy of the building.</p> <p>Final inspections of all fire department required installations by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance. A Final Inspection Checklist can be found at www.ketchumfire.org.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Public Works: It appears that no asphalt replacement is proposed for the city ROW, however, If the project encroaches into the city ROW they may be required to replace the temporary sidewalk with new sidewalk, curb, and gutter.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Utilities: Utilities has no concerns with this project.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Parks/Arborist: The two trees in question are indeed surrounded by asphalt and not “mature.” Given their growth space and species habit, the trees will not thrive or achieve their full mature potential in this location. For these reasons I would say the trees do not have to be replaced whether on site or off.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Building: The addition must meet 2012 International Building Code.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Planning and Zoning: Comments are denoted throughout the staff report.</p>

Table 2: Zoning Standards Analysis

Compliance with Zoning District				
Compliant			City Standards and Commission Comments	
Yes	No	N/A	Regulation	City Standards and <i>Commission Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	Minimum Lot Area
			<i>Commission Comments</i>	Permitted: 5,500 square foot minimum Existing: 11,529 square feet
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	Building Height
			<i>Commission Comments</i>	Required: A maximum building height of 42' feet is permitted. Proposed: No change
			17.12.040	Building Setbacks

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Commission Comments	<p>Required: <i>Front (West): 5' average'</i> <i>Side (North): 0' (Interior Side)</i> <i>Side(South): 0' (Interior Side)</i> <i>Rear(East): 0'</i></p> <p>Proposed: <i>Front (West): 5' avg.</i> <i>Side (North): 0'</i> <i>Side(South): 0'</i> <i>Rear (East): No change</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.140	Curb Cut
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Commission Comments	<p>Required: <i>A total of 35% of the linear footage of any street frontage can be devoted to access to off street parking.</i></p> <p>Proposed: <i>No change to the existing curb cut is proposed at this time. The existing curb cut has been reviewed by the Public Works Department and no further comments were provided. .</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12.125.020.A.2 & 17.125.050	Parking Spaces
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Commission Comments	<p>Required: <i>The off street parking standards apply when an existing structure or use is expanded or enlarged. Additional off street parking spaces shall be required only to serve the enlarged or expanded area, not the entire building or use.</i></p> <p><i>Residential, CC District: One (1) space per 1,500 net square feet.</i></p> <p>Existing: <i>There are 9 existing on-site parking spaces.</i></p> <p>Proposed: <i>The applicant is proposing to retain the 9 existing residential parking spaces.</i></p> <p><i>There is currently 2,804 net square feet of livable space per building for a total of 5,608 net livable space. Additionally, there is a total of 6,555 gross square feet for both buildings, including the addition of the 155 square foot laundry room addition. Based on the net livable the applicant is required to provide four (4) parking spaces.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.040	Floor Area Ratios and Community Housing
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Commission Comments	<p>Permitted in CC <i>Permitted Gross FAR: 1.0</i> <i>Inclusionary Housing Incentive: 2.25</i></p> <p>Proposed <i>FAR: 0.57 (6,555/11,529)</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.08.020 & 17.18.130	Zoning Matrix & Definitions
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Commission Comments	<p>17.08.020 Terms Defined</p> <p>DWELLING, MULTIPLE-FAMILY: A building, under single or multiple ownership, containing two (2) or more dwelling units used for residential occupancy.</p> <p>FLOOR AREA, NET: The sum of the horizontal areas of all floors in a building including basements but not including open unenclosed decks, interior or exterior circulation, mechanical equipment rooms, parking areas, common areas, public bathrooms or storage areas in basements.</p> <p>17.18.130: Community Core District (CC)</p>

			<p>A. Purpose. The purpose of the CC community core district is to promote a compact and cohesive center of commerce and culture, to promote an attractive and safe pedestrian environment which includes sidewalks, gathering spaces, streetscape amenities and landscaping, to retain the unique small town scale and character and to encourage buildings which respect Ketchum’s historical and geographic context while providing diversity. Compatible mixed uses including retail, office, residential and cultural uses are encouraged. Commercial uses are concentrated in the CC district which is consistent with the city’s comprehensive plan and the downtown master plan.</p> <p>D. Subdistricts. Subdistricts specify areas of special characteristic within the community core which are designated on the City of Ketchum Zoning Map.</p>
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Table 3: Design Review Standards for all projects

IMPROVEMENTS AND STANDARDS: 17.96.060				
Yes	No	N/A	City Code	City Standards and Commission Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(A)(1)	<p>The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development.</p> <p><i>Commission Comments</i> The property is currently served by a public street. No additional requirements are required at this time.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(A)(2)	<p>All street designs shall be approved by the City Engineer.</p> <p><i>Commission Comments</i> See above.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(B)(1)	<p>All projects under 17.96.010(A) that qualify as a “Substantial Improvement” shall install sidewalks as required by the Public Works Department.</p> <p><i>Commission Comments</i> The applicant is replacing the asphalt up to the property line. The Public Works Department does not recommend the installation of sidewalks at this time.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060 (B)(2)	<p>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.</p> <p><i>Commission Comments</i> Sidewalks do not currently serve the location. The Public Works Department has reviewed the exiting condition and has approved the configuration of the pedestrian access around the site.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060 (B)(3)	<p>Sidewalks may be waived if one of the following criteria is met:</p> <ol style="list-style-type: none"> a. The project comprises an addition of less than 250 square feet of conditioned space. b. The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public. <p><i>Commission Comments</i> The Public Works Department has reviewed the project and does not recommend the installation of a sidewalk at this time. Pedestrian access has been maintained in front of the site.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060 (B)(4)	<p>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.</p> <p><i>Commission Comments</i> N/A.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060 (B)(5)	<p>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.</p> <p><i>Commission Comments</i> The existing configuration provides pedestrian connection to and around the building. The Public Works Department has reviewed the pedestrian connections around the site and does not recommend the installation of sidewalks at this time.</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060 (B)(6)	The City may approve and accept voluntary cash contributions in-lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in-lieu contribution shall be paid before the City issues a certificate of occupancy.
			<i>Commission Comments</i>	<i>The Commission does not recommend a contribution in-lieu for the above described pedestrian improvements.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(C)(1)	All storm water shall be retained on site.
			<i>Commission Comments</i>	<i>The applicant has stated that all storm water drainage will be retained on site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(C)(2)	Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.
			<i>Commission Comments</i>	<i>This requirement has been met.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(C)(3)	The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.
			<i>Commission Comments</i>	<i>N/A. The Public Works Department has not required additional drainage improvements at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(C)(4)	Drainage facilities shall be constructed per City standards.
			<i>Commission Comments</i>	<i>All drainage improvement shall satisfy this requirement and receive final approval from the Public Works Department prior to the issuance of a Building Permit.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(D)(1)	All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.
			<i>Commission Comments</i>	<i>The applicant is aware of this requirement and will provide all utilities as necessary for the proposed development.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(D)(2)	Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.
			<i>Commission Comments</i>	<i>The applicant is aware of this requirement and will provide all utilities necessary for the development. The applicant shall coordinate with the City Utilities Department and receive approval of final utility location at the time of final inspection, prior to the issuance of a Building Permit.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(D)(3)	When extension of utilities is necessary all developers will be required to pay for and install two (2") inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with city of Ketchum standards and at the discretion of the City Engineer.
			<i>Commission Comments</i>	<i>The applicant is aware of this requirement. Should the project require the extension of utilities the applicant shall pay for and install two (2") inch SDR11 fiber optical conduit to serve the property.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(E)(1)	The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.
			<i>Commission Comments</i>	<i>The projects proposed materials, colors and signing are complementary with the townscape, and are designed to complement the existing building. The applicant is proposing to utilize a combination of a charcoal gray metal fascia, charcoal gray standing seam metal roof, light gray metal fascia, and a light gray metal siding. The carport will also include light gray painted finish columns.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(E)(2)	Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.
			<i>Commission Comments</i>	<i>No landmarks have been identified on the property.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(E)(3)	Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.

			<i>Commission Comments</i>	<i>The existing structures were built in 1976. The proposed addition satisfies this requirement.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(1)	Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.
			<i>Commission Comments</i>	<i>The existing entryway is clearly defined. The existing pedestrian access is unobstructed and provides clear access to the nearest sidewalk.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(2)	The building character shall be clearly defined by use of architectural features.
			<i>Commission Comments</i>	<i>The architectural design of the addition is consistent with the existing building. The materials proposed for the addition provide a complement to the existing building materials.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(3)	There shall be continuity of materials, colors and signing within the project.
			<i>Commission Comments</i>	<i>The materials proposed by the applicant satisfy this requirement. See comments located in section 17.96.060E (1).</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(4)	Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.
			<i>Commission Comments</i>	<i>The proposed carport serves as an accessory structure and has been designed to match and complement the principal building. The material selection of the proposed carport is the same as that proposed for the laundry room addition, and compliments the existing buildings.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(5)	Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.
			<i>Commission Comments</i>	<i>The existing building satisfies this requirement, and the proposed addition serves to complement the existing design.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(6)	Building(s) shall orient towards their primary street frontage.
			<i>Commission Comments</i>	<i>The existing buildings orient towards N. Spruce Ave which is the primary frontage.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(7)	Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.
			<i>Commission Comments</i>	<i>The current garbage location is on City property adjacent to the site. The applicant is proposing to move the trash containers to the north side of the property behind an existing fence and behind the proposed bike racks. The site does not have alleyway access. The applicant is proposing that the garbage storage area be located behind the existing fence, which will provide screening from public view.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(F)(8)	Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.
			<i>Commission Comments</i>	<i>The existing building satisfies this requirement. Snow retention bars have been provided on both the carport roof and the laundry room addition.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(G)(1)	Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.
			<i>Commission Comments</i>	<i>The site is currently well connected to provide both pedestrian and bicycle access.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(G)(2)	Awnings extending over public sidewalks shall extend five (5') feet or more across the public sidewalk but shall not extend within two (2') feet of parking or travel lanes within the right of way.
			<i>Commission Comments</i>	<i>N/A. Awnings are not proposed to extend over the public sidewalk at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(G)(3)	Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.
			<i>Commission Comments</i>	<i>The existing design of the building allows traffic to flow safely within the project and onto adjacent streets. The proposed addition is not anticipated to inhibit bicycle, pedestrian connection to N. Spruce Avenue. The addition will not limit sight distances around the location.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(G)(4)	Curb cuts and driveway entrances shall be no closer than twenty (20') feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right of way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.
			<i>Commission Comments</i>	<i>No new curb cuts have been proposed at this time. The Public Works Department has approved the current curb cut.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(G)(5)	Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.
			<i>Commission Comments</i>	<i>The existing site layout currently provides unobstructed access for emergency vehicles, snowplows, garbage trucks and similar service vehicles. The proposed addition of the carport is not anticipated to obstruct emergency vehicles, snowplows or garbage trucks.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(H)(1)	Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.
			<i>Commission Comments</i>	<i>The proposed snow storage area satisfies this requirement.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(H)(2)	Snow storage areas shall be provided on-site.
			<i>Commission Comments</i>	<i>The applicant has provided snow storage areas on-site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(H)(3)	A designated snow storage area shall not have any dimension less than five (5') feet and shall be a minimum of twenty five (25) square feet.
			<i>Commission Comments</i>	<i>The proposed snow storage areas do not have a dimension of less than five feet (5') and are each a minimum of twenty five (25) square feet.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060(H)(4)	In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.
			<i>Commission Comments</i>	<i>N/A.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(I)(1)	Landscaping is required for all projects.
			<i>Commission Comments</i>	<i>The site currently has landscaping throughout. The applicant is proposing minor landscape modifications. The applicant is proposing to remove two existing trees to provide room for a pedestrian pathway to connect buildings 1 & 2 to the on-site parking spaces. The City Arborist has no concerns with the removal of the subject trees. The applicant has stated that the existing landscaping is to remain unaltered unless otherwise noted.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(I)(2)	Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.
			<i>Commission Comments</i>	<i>The proposed landscape modifications are readily adaptable to the site's micro climate. The City Arborist has reviewed the landscape materials and has no comment at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(I)(3)	All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.
			<i>Commission Comments</i>	<i>There are no changes proposed to the species of trees, shrubs, grasses and perennials.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(I)(4)	Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.
			<i>Commission Comments</i>	<i>The existing landscaping serves to provide a buffer between building 1 & 2 and the adjacent properties. The existing landscaping also provides a buffer between the existing buildings and the proposed carport addition.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060(J)(1)	Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All

			public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.
		<i>Commission Comments</i>	<i>No additional amenities are recommended at this time.</i>

Table 4: Design Review Standards for Community Core Projects

IMPROVEMENTS AND STANDARDS: 17.96.070 - Community Core (CC) Projects				
In addition to the requirements of section 17.96.060 of this chapter, unless otherwise specified, the standards of this section apply to projects in the Community Core district. The purpose of this section is to ensure the addition of high quality architecture for new development, while maintaining the unique character of existing building stock found in the Community Core.				
Yes	No	N/A	City Code	City Standards and Commission Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070 A(1)	Street trees, street lights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department.
			<i>Commission Comments</i>	<i>No additional street trees, street lights, street furnishings, and any other street improvements have been recommended by the Public Works Department at this time.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(A)(2) Streets	Street trees with a minimum caliper size of three (3") inches, shall be placed in tree grates.
			<i>Commission Comments</i>	<i>N/A. Street trees have not been proposed at this time.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(A)(3)	Due to site constraints, the requirements if this subsection 17.96.070.A may be modified by the Public Works Department.
			<i>Commission Comments</i>	<i>N/A.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070 (B)(1)	Facades facing a street or alley or located more than five (5') feet from an interior side property line shall be designed with both solid surfaces and window openings to avoid the creation of blank walls and employ similar architectural elements, materials, and colors as the front façade.
			<i>Commission Comments</i>	<i>The existing facades facing the street and located more than five-feet (5') from an interior side property line have satisfied this requirement. All new construction will complement the existing building materials.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070 (B)(2)	For nonresidential portions of buildings, front building facades and facades fronting a pedestrian walkway shall be designed with ground floor storefront windows and doors with clear transparent glass. Landscaping planters shall be incorporated into facades fronting pedestrian walkways.
			<i>Commission Comments</i>	<i>N/A. The buildings are entirely devoted to residential use.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070 (B)(3)	For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows.
			<i>Commission Comments</i>	<i>N/A. See above.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070 (B)(4)	Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.
			<i>Commission Comments</i>	<i>The applicant has satisfied this requirement. A standing seam metal roof in charcoal gray has been proposed, which is not reflective and will complement the existing materials of buildings 1 & 2.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070 (B)(5)	All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters, and downspouts.
			<i>Commission Comments</i>	<i>Snow retention bars have been proposed on both the laundry room addition and the carport. Gutter & downspouts pipe to the existing catch basin with 3' heat tape below grade.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070 (B)(6)	Roof overhangs shall not extend more than three (3') feet over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Department.
			<i>Commission Comments</i>	<i>N/C. Roof overhangs are not proposed to extend over the public sidewalk.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070 (B)(7)	Front porches and stoops shall not be enclosed on the ground floor by permanent or temporary walls, windows, window screens, or plastic or fabric materials.
			<i>Commission Comments</i>	<i>N/A.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(C)(1)	Trash disposal areas and shipping and receiving areas shall be located within parking garages or to the rear of buildings. Trash disposal areas shall not be located within the public right of way and shall be screened from public views.
			<i>Commission Comments</i>	<i>The trash disposal areas have been proposed to be located at the north side of the property behind an existing fence. The proposed trash disposal area shall be screened from public view by the existing fence which angles out in front of the proposed trash location. The applicant has coordinated with Clear Creek to utilize auto carts and locate them in such a way that is accessible. The site is not served by a parking garage and there is not clear accessibility to the rear of the location. The applicant shall obtain a letter from Clear Creek detailing the agreement between the applicant and Clear Creek.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(C)(2)	Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.
			<i>Commission Comments</i>	<i>N/C. No additional roof and ground mounted mechanical and electrical equipment has been proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(D)(1)	When a healthy and mature tree is removed from a site, it shall be replaced with a new tree. Replacement trees may occur on or off site.
			<i>Commission Comments</i>	<i>The applicant is removing two existing trees from the location to provide for unobstructed pedestrian access. No tree replacements have been proposed. The City Arborist has reviewed the application and has stated that the two trees are not mature, and will not reach this state in their current locations. At this time, no replacement trees are required.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(D)(2)	Trees that are placed within a courtyard, plaza, or pedestrian walkway shall be placed within tree wells that are covered by tree grates.
			<i>Commission Comments</i>	<i>N/A.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(D)(3)	The city arborist shall approve all parking lot and replacement trees.
			<i>Commission Comments</i>	<i>No parking lot or replacement trees have been proposed at this time.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(E)(1)	Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.
			<i>Commission Comments</i>	<i>N/C. Nine parking spaces are currently located off of N. Spruce Avenue. There is no alleyway access to the property.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(E)(2)	Surface parking lots shall incorporate at least one (1) tree and one (1) additional tree per ten (10) onsite parking spaces. Trees shall be planted in landscaped planters, tree wells and/or diamond shaped planter boxes located between parking rows. Planter boxes shall be designed so as not to impair vision or site distance of the traveling public.
			<i>Commission Comments</i>	<i>N/A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(E)(3)	Ground cover, low lying shrubs, and trees shall be planted within the planters and planter boxes. Tree grates or landscaping may be used in tree wells located within pedestrian walkways.
			<i>Commission Comments</i>	<i>N/A.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(F)(1)	One (1) bicycle rack, able to accommodate at least two (2) bicycles, shall be provided for every four (4) parking spaces as required by the proposed use. At a minimum, one (1) bicycle rack shall be required per development.
			<i>Commission Comments</i>	<i>The applicant is proposing to install three (3) bike racks on site able to accommodate a total of six (6) bikes.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(F)(2)	When the calculation of the required number of bicycle racks called for in this section results in a fractional number, a fraction equal to or greater than one-half (1/2) shall be adjusted to the next highest whole number.
			<i>Commission Comments</i>	<i>See above.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(F)(3)	Bicycle racks shall be clearly visible from the building entrance they serve and not mounted less than fifty (50') feet from said entrance or as close as the nearest non-ADA parking space, whichever is closest. Bicycle racks shall be located to achieve unobstructed access from the public right-of-way and not in areas requiring access via stairways or other major obstacles.
			<i>Commission Comments</i>	<i>The location of the proposed bike racks satisfy this requirement.</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 project **does** meet the standards of approval under Chapter 17.96 of Zoning Code Title 17;
5. The City of Ketchum Planning Department provided adequate notice for the review of this application;
6. 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;

DECISION

THEREFORE, the Ketchum Planning and Zoning Commission **approves** this Design Review application this Monday, May 8th, 2017 subject to the following conditions:

1. All departmental conditions as described in Table 1, 2, and 3;
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 on-site;
4. Design Review elements shall be completed prior to final inspection/occupancy;
5. Any work in the right-of-way will require a right-of-way encroachment permit, reviewed and approved by the City before installation;
6. A construction management plan shall be provided to and approved by staff prior to the issuance of a building permit;

7. The applicant shall obtain a letter from Clear Creek Disposal detailing the agreement for services between Clear Creek and the applicant; and
8. Should the applicant require additional modifications to the asphalt outside of the subject property lines sidewalks, curb and gutter shall be provided by the applicant as required by the Public Works Department.

Findings of Fact **adopted** this 23rd day of May, 2017.

Jeff Lamoureux
Planning and Zoning Commission Chairperson



Planning and Zoning

Regular Meeting

~ Minutes ~

Monday, April 10, 2017

5:30 PM

Ketchum City Hall

Commissioners Present: Jeff Lamoureux, Chairperson
Matthew Mead, Commissioner
Betsey Mizell, Commissioner
Neil Morrow, Commissioner
Erin Smith, Vice-Chairperson

Staff Present: Micah Austin, Director of Planning & Building
Brittany Skelton, Senior Planner
Carl Anderson, Associate Planner
Keshia Owens, Planning Technician

Members of the Public

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

Commissioner Lamoureux called the meeting to order at 5:34 PM.

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

No comments.

3. COMMUNICATIONS FROM STAFF

a. Argyros Performing Arts Center Design Review: 120 South Main Street and 111 South Leadville, Ketchum, Idaho (Block 1, East 10' of Alley): Findings of Fact and Conclusions of Law

Austin said the findings are ready for the Commission's approval. He explained that the Commission had concerns with construction activity plan, parking, and pedestrian access. He commented that staff has gone through several iterations with the applicant on the construction activity plan and it is clear that the project has sensitivities. He then said that staff will continue to work with the applicant until the building permit submittal and after its approval. He pointed out that staff has public safety concerns, but staff will continue to work with the applicant to address these concerns.

A commissioner motioned to approve the Argyros Performing Arts Center Design Review and another commissioner seconded (due to technical difficulties, the recording equipment did not record the Commission's motion for approval).

b. Public Hearing, Zoning Code Amendments Phase II – Motor Vehicle Fueling Stations: City-initiated text amendments to Chapter 17.08, Definitions, Section 17.12.020, District Use Matrix, and Chapter 17.124, Development Standards to amend regulations for motor vehicle fueling stations in order to

protect the health, safety and welfare of the public and to align regulations for the use with the Comprehensive Plan.

COMMENTS:

Skelton said that the changes are city initiated text amendments to motor vehicle fueling stations and electronic vehicle charging stations. She explained that motor vehicle fueling stations are permitted in the Light Industrial District as a conditional use and electronic vehicles are not yet regulated. She then commented that the first text amendment is to prohibit vehicle access to fueling stations from Highway 75.

The reasons for this:

- High volume trips
- Conflict by nature of trips
- Conflicts with the Comprehensive Plan

She explained that staff and Commission evaluated a proposed motor vehicle fueling station from June to July and said this use was denied for several reasons.

She stated that vehicular access from Highway 75 to motor vehicle fueling stations would be prohibited in the District Use Matrix, and explained that the next proposed text amendment will also distinguish between motor vehicle fueling stations and electric vehicle charging stations. She stated that staff recommends approval of these two proposed text amendments.

Public Comment

- Amy Christiansen, Sun Valley resident, said that she likes that the Commission is reducing environmental and health effects by considering these text amendments. She pointed out that Ketchum has four gas stations, while Aspen, in comparison, only has two. She also said that she supports the electric vehicle text amendment and explained that in Idaho, using electric vehicles has an impact on personal fuel output.
- Cathy Guerky, Ketchum resident, provided documents to the commission and said that there is only one property that is negatively impacted by this text amendment. This property, she said, belongs to she and her husband, and is the same property that was proposed for Bracken Station. She said that on Friday she heard of this text amendment, asked why the city thinks this is necessary, and wanted to know who cares to have this done. She explained that what is not remotely understandable is why the city would permanently exclude a business that ninety-nine-percent of people are looking for. She commented that this site is not busy like the core of the Light Industrial District and argued that a site better than North Town Center will not be found. She also disagreed with staff's comments and asked what advantage does the city have by disallowing gas stations. She then explained that Ketchum needs a real and convenient gas station and noted traffic concerns, but asked what good business doesn't generate traffic. She then went on to say that staff should look at the origins of the Comprehensive Plan and explained that the Comprehensive Plan points out that businesses in the Light Industrial District will generate traffic. She later stated that any redevelopment of their property will create a better gateway to Ketchum and Bracken Station would've had a resort style look to make it fit with Ketchum. She concluded by saying the community passed up something that would improve Ketchum and asked why is the City so set on disallowing any future gas stations on Highway 75. She stated that she doesn't know if there will be worse things at this location and asked if they had sold the property to Ketchum automotive would the city still be happy with this text amendment.

- Steve Cook, architect, said that many of staff's statements are not accurate and that the city is starting to do its planning through text amendments. He explained that this location is not a gateway as far as gateways are concerned, instead, it is a part of the Light Industrial District. He pointed out that Ketchum's circulation is confusing to visitors, but should be easy to navigate for all travelers. He also explained that current gas stations are deplorable and stated that the City should plan for the future. He then asked why the last remaining parcel that allows a gas station or twenty-seven other offensive uses is proposed to be taken away. He ended by stating this would be an appropriately scaled, manicured gas station that is not a gateway and is not pedestrian heavy.
- Ned Williamson, attorney, said that the Comprehensive Plan is a topic that should be discussed. He explained at the last quasi-judicial hearing he didn't think it was necessary for the Commission to look at the Comprehensive Plan, but for a text amendment it is very important. He asked about the other provisions of the plan and said that it promotes tourism and development of the community. He explained that in the future, if the city allows this amendment, nonconforming uses will continue to be nonconforming or eventually die out with nothing to replace it. He also explained that whenever you limit access you get into takings issues and he stated that this property is being targeted. He then stated there are some real issues with the comprehensive plan.
- Reid Lindsay, Ketchum resident, responded to earlier statements and stated the community doesn't want another gas station. He explained that those who are opposed to the text amendment have personal economic stakes in the construction of a gas station on Highway 75. He later expressed that that this is not about Bracken Station, but rather Ketchum looking toward the future. He finished by saying he doesn't see why people think this is a singling out of Bracken Station.
- Barbi Reed, Ketchum resident, said that she is appalled that Bracken Station has been brought up again, when the discussion is about the text amendment. She also mentioned that it took Ketchum half a century to get rid of the gas stations on Main Street and she applauds this text amendment for improving Ketchum.
- Roy Bracken, convenience store owner, said that there must be an allowance for convenience stores in the Light Industrial Districts because he went through the planning process and owns a store there.

Staff comments:

Austin addressed concerns and said that access off Highway 75 would not constitute a takings because the site could be accessed from 10th street. He commented that this one use has been singled out because the use, by nature, generates traffic. He commented that he would be happy to back up any staff report concerns and will stand by any references to the Comprehensive Plan.

Directives:

- Look at expanding prohibited uses
- Criteria for the amount of traffic generated
- Comprehensive Plan needs to be reevaluated to look at all uses
- Looking at an objective matrix
- Consider other mountain towns for how they treat fueling stations and EV stations

Commissioner Smith made a motion to continue the city initiated text amendments to Title 17, Chapter 17.08 Definitions and Chapter 17.12.020- District Use Matrix to a date certain of May 8, 2017.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Erin Smith, Commissioner
SECONDER:	Betsy Mizell, Commissioner
AYES:	Morrow, Mead, Lamoureux, Smith, Mizell

- c. **Kneebone Final Plat: 500 N. Washington Ave, Ketchum, ID (Ketchum, Lot 8, Block 15). The Commission will consider and take action on an application by Kneebone, LLC for a final plat for a three-story mixed use condominium building.**

COMMENTS:

Skelton said that the Commission made the following conditions:

- A plat note for the water heater
- An easement on private property for additional public access

She explained that if the final plat conforms with the preliminary plat, the Commission can approve the project.

Commissioner Mead moved to recommend approval of the final plat by Kneebone, LLC to City Council. Commissioner Lamoureux seconded.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Matthew Mead, Commissioner
SECONDER:	Jeff Lamoureux, Commissioner
AYES:	Morrow, Mead, Lamoureux, Smith, Mizell

- d. **Discussion of Emergency Ordinance #1172 of the City of Ketchum, to amend Title 17, Zoning Regulations, Chapter 17.88, Floodplain Management Overlay Zoning District, finding an imminent peril to the public health, safety, or welfare due to anticipated flooding caused by Wood River Valley snowpack being 180% above normal and therefore amending Ketchum City Code 17.88 to provide for emergency procedures for riparian alteration and emergency city actions; providing a savings and severability clause;**

Skelton said that due to the extremely high water content from the snowpack, City Council proposed an amendment to the floodplain ordinance and an emergency riparian review process was adopted by City Council.

4. CONSENT CALENDAR

- a. **Minutes: March 13, 2017**

COMMENTS:

Formatting of boxes on page 4 and 5.

Commissioner Morrow moved to approve the March 13, 2017 minutes as amended. Commissioner Mizell seconded.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Neil Morrow, Commissioner
SECONDER:	Betsy Mizell, Commissioner
ABSTAIN:	Erin Smith, Commissioner
AYES:	Morrow, Mead, Lamoureux, Mizell

b. Knudson Conditional Use Permit 491 East 10th Street, Ketchum, Idaho (Tenth St Light Industrial Complex, Building A Unit 1): Findings of Fact and Conclusions of Law

COMMENTS:

Commissioner Mead made a motion to approve the findings of fact for the Knudson Conditional Use Permit 491 East 10th Street, Ketchum, Idaho. Commissioner Morrow seconded,

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mathew Mead, Commissioner
SECONDER:	Neil Morrow, Commissioner
ABSTAIN:	Erin Smith, Commissioner
AYES:	Morrow, Mead, Lamoureux, Mizell

c. Sun Valley Mixed Use Project, 231 Sun Valley Road, Ketchum, Idaho (Lot 8 Remainder, Block 17, Section 18, Township 4): Findings of Fact and Conclusions of Law

Staff did not recommend signing the findings because stamped plans had not been received.

d. Angel Wings Retail Addition, 320 North Leadville Ave Ketchum, Idaho (Ketchum Lot 2 Block 24): Findings of Fact and Conclusions of Law

COMMENTS:

Commissioner Mead made a motion to approve the findings of fact for Angel Wings Retail Addition at 320 North Leadville Avenue Ketchum, Idaho and Kneebone Final Plat 500 North Washington Avenue Ketchum, Idaho.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mathew Mead, Commissioner
SECONDER:	Neil Morrow, Commissioner
ABSTAIN:	Erin Smith, Commissioner
AYES:	Morrow, Mead, Lamoureux, Mizell

f. Kneebone Final Plat: 500 N. Washington Ave, Ketchum, ID (Ketchum, Lot 8, Block 15): Findings of Fact and Conclusions of Law

Commissioner Mead made a motion to approve the findings of fact for Angel Wings Retail Addition at 320 North Leadville Avenue Ketchum, Idaho and Kneebone Final Plat 500 North Washington Avenue Ketchum, Idaho.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mathew Mead, Commissioner
SECONDER:	Neil Morrow, Commissioner
AYES:	Morrow, Mead, Lamoureux, Mizell, Smith

5. FUTURE PROJECTS AND NOTICING REQUIREMENTS

6. STAFF REPORTS & CITY COUNCIL MEETING UPDATE

- Dark Sky Ordinance is continued from the meeting on April 3rd to April 17th.
- Argyros Text Amendment.

7. Commission reports and ex parte discussion disclosure

8. ADJOURNMENT

Commissioner Mizell motioned to adjourn and Commissioner Morrow seconded.

Jeff Lamoureux
Planning and Zoning Commission Chair



Planning and Zoning

Regular Meeting

~ Minutes ~

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

Keshia Owens
208-726-7801

Monday, May 8, 2017

5:30 PM

Ketchum City Hall

Commissioners Present: Jeff Lamoureux, Chairperson
Matthew Mead, Commissioner
Betsey Mizell, Commissioner
Neil Morrow, Commissioner

Staff Present: Carl Anderson, Associate Planner
Keshia Owens, Planning Technician

Staff Absent: Brittany Skelton, Senior Planner

Conference Call: Micah Austin, Director of Planning & Building
Erin Smith, Vice-Chairperson

Also Present: Members of the Public

1. **5:15 PM- SITE VISIT: Sunnyside Condos 420 and 460 North Spruce Avenue Ketchum, Idaho (Sunnyside 8 Condos Bldg. 1 & 2).**
2. **5:30 PM - CALL TO ORDER: City Hall, 480 East Avenue North, Ketchum, Idaho**
3. **PUBLIC COMMENT - Communications from the public for items not on the agenda.**
4. **COMMUNICATIONS FROM STAFF**
 - a. **Continued from April 10, 2017: City-initiated text amendments to Chapter 17.08, Definitions, Section 17.12.020, District Use Matrix, and Chapter 17.124, Development Standards to amend regulations for motor vehicle fueling stations in order to protect the health, safety and welfare of the public and to align regulations for the use with the Comprehensive Plan.**

COMMENTS - Current Meeting:

This was the first item addressed.

Anderson said that staff recommends continuing the item to the next meeting.

Lamoureux said that any comments should be sent to staff and asked that public comments be taken at the next meeting.

Commissioner Mead moved to continue the City-initiated text amendments of Title 17, Chapter 17.08 Definitions, Chapter 17.124 Development Standards and Section 17.12.020 District Use Matrix to June 12, 2017.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Matthew Mead, Commissioner
SECONDER:	Neil Morrow, Commissioner
AYES:	Morrow, Mead, Lamoureux, Smith, Mizell

- b. **126 Saddle Road, Ketchum, Idaho (Thunder Spring Sublots 1 & 2). The Commission will consider and take action on an application by IEG/NCP Thunder Spring, LLC for a Townhome Final Plat.**

COMMENTS:

Carl Anderson, Associate Planner, provided background on the project and said that there were no noticing requirements for either of the final plats. He commented that the final plat will first be considered by the Planning and Zoning commission and if the final plat substantially conforms to the preliminary plat and the final plat is in compliance with all requirements, the Commission may approve the final plat. He explained that the final plat can then be forwarded to the City Council for approval.

Directives

- Include a plat note referencing the development agreement for phasing of the Townhome Final Plat.

Commissioner Mizell made a motion to recommend approval for the Final Plat application for Thunder Spring Residences Sublots 1, 2, 3, and 4 to City Council with conditions one through ten as noted.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Betsy Mizell, Commissioner
SECONDER:	Neil Morrow, Commissioner
AYES:	Morrow, Mead, Lamoureux, Smith, Mizell

- c. **126 Saddle Road, Ketchum, Idaho (Thunder Spring Sublots 3 & 4). The Commission will consider and take action on an application by IEG/NCP Thunder Spring, LLC for a Townhome Final Plat.**

COMMENTS:

Commissioner Mizell made a motion to recommend approval for the Final Plat application for Thunder Spring Residences Sublots 1, 2, 3, and 4 to City Council with conditions one through ten as noted.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Betsy Mizell, Commissioner
SECONDER:	Neil Morrow, Commissioner
AYES:	Morrow, Mead, Lamoureux, Smith, Mizell

- d. **420 and 460 North Spruce Avenue, Ketchum, Idaho (Sunnyside 8 Condos Bldg. 1 & 2). The Commission will consider and take action on an application by Scott L. Adams, Trustee for Design Review approval for a new carport and laundry room addition.**

COMMENTS:

Amanda Houston, architect, said that there are currently two buildings, north and south with four apartment units each. She explained that there is an existing laundry on the north side of the north building and a small storage shed. She commented that both the laundry and storage shed are proposed

to be removed to build a larger laundry room and water heater room. She also said that the existing asphalt area will be redone to add a new carport for covered parking and easier snow removal.

Carl Anderson, Associate Planner, provided an overview of the project and said noticing requirements have been met. He added that no public comments were received and further explained the proposed laundry room addition and carport. He noted that the applicant will be retaining the existing parking spaces and is well under the FAR requirement. He reviewed design review standards and explained that staff recommends removing the on-site trees located in asphalt without replanting. He also commented on garbage storage areas and trash disposal areas and recommended that they remain as proposed. He then pointed out proposed bike racks and stated comments from the Public Works Department. He finished by saying staff recommends approval of the design review application with conditions.

Commissioner Mizell made a motion to approve the application from owner Scottie L. Adams for the Design Review application. Finding the application meets the requirements for approval under Chapter 17.96 of the Ketchum Zoning Code with conditions one through eight.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Betsy Mizell, Commissioner
SECONDER:	Matthew Mead, Commissioner
AYES:	Morrow, Mead, Lamoureux, Smith, Mizell

e. Discussion: Fire Fighter training facility in the Light Industrial District No. 2 (LI-2)

Keith Potter, representing the Ketchum Fire Department, Sun Valley Fire Department, and Ketchum Rural Fire, said that they been looking for a permanent training site for paid-on call firefighters for years. He explained that the proposed site is movable, as it is made up of sitting containers and he described the proposed training facility, which can be used by both fire and police.

Sam Stahlnecker, Benchmark Associates, said the site will be simple and they are planning on paving the entire lot. She said there will be access at two locations- one on the north property line and the other on the south property line. All drainage will be contained on site, there will be temporary toilets, and storage sheds, along with the training facility.

Directives:

- Lighting should be defined in proposal

5. CONSENT CALENDAR

a. Minutes:

- Move Argyros to the beginning of the minutes.
- At the bottom of page 1- change wording: she explained that staff and the Commission evaluated a proposed motor vehicle fueling station from June to December and the use was denied for several reasons.
- Pg. 2 at the top- change wording: She also noted that vehicular access from highway 75 to a motor vehicle fueling station would be prohibited in the district use matrix as part of the text amendment.
- Pg. 3 Roy Bracken, wording is off
- Directives: Look at expanding prohibited uses, remove look at Tesla supercharging station.

b. Sun Valley Mixed Use Project, 231 Sun Valley Road, Ketchum, Idaho (Lot 8 Remainder, Block 17, Section 18, Township 4):

Current Meeting:

Commissioner Mizell made a motion to approve Items B, C, and D.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Betsy Mizell, Commissioner
SECONDER:	Neil Morrow, Commissioner
AYES:	Morrow, Mead, Lamoureux, Smith, Mizell

- c. **Thunder Spring Residences Final Plat Sublots 1 & 2, 126 Saddle Road, Ketchum, Idaho (Thunder Spring Large Block Plat Block 2):**
- d. **Thunder Spring Residences Final Plat Sublots 3 & 4, 126 Saddle Road, Ketchum, Idaho (Thunder Spring Large Block Plat Block 2):**

6. FUTURE PROJECTS AND NOTICING REQUIREMENTS

Anderson said that Ben Franz has requested a special meeting to meet with staff and the Commission. He commented that staff doesn't want to go into too much detail, and recommended Tuesday, May 23, 2017 at 5:30 PM for a special meeting.

Ben Franz, dentist, said that a few things have changed and the biggest issue they've come up with has been related to parking, but this has been resolved with a proposed lift system.

Austin said that Franz has an application in review and all comments will be on record, especially for future public hearings.

7. STAFF REPORTS & CITY COUNCIL MEETING UPDATE

The third reading of the Dark Sky Ordinance with City Council is on the City Council Agenda for Monday, May 15th, and a light trespass matrix has been added.

8. Commission reports and ex parte discussion disclosure**9. ADJOURNMENT**

Commissioner Mizell motioned to adjourn and Commissioner Morrow seconded.

Jeff Lamoureux
Planning and Zoning Commission Chair