



AGENDA

PUBLIC PARTICIPATION INFORMATION

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You will find this option on our website at www.ketchumidaho.org/meetings.

If you would like to comment on a public hearing agenda item, please select the best option for your participation:

1. Join us via Zoom (*please mute your device until called upon*).
Join the Webinar: <https://ketchumidaho-org.zoom.us/j/82194631157>
Webinar ID: 821 9463 1157
2. Address the Commission in person at City Hall.
3. Submit your comments in writing at participate@ketchumidaho.org (*by noon the day of the meeting*).

This agenda is subject to revisions. All revisions will be underlined.

CALL TO ORDER:

ROLL CALL:

COMMUNICATIONS FROM COMMISSIONERS:

CONSENT AGENDA:

Note re: ALL ACTION ITEMS - The Commission is asked to approve the following listed items by a single vote, except for any items that a commissioner asks to be removed from the Consent Agenda and considered separately.

1. ACTION ITEM: Approval of January 4, 2023 Minutes
2. ACTION ITEM: Approval of Findings of Fact, Conclusions of Law and Decision for TNT Taproom Alteration Request, H22-065 located at 271 E Sun Valley Road

NEW BUSINESS:

3. HPC review and provide comment on: HPC's legal authority & process
4. HPC review and provide comment on: Planning & Building 2023 Department Work Plan

5. HPC review and provide comment on: Draft of updated Alteration or Demolition of Historic Structure Application

ADJOURNMENT:



CITY OF KETCHUM
MEETING MINUTES OF THE
HISTORIC PRESERVATION COMMISSION
Tuesday January 4, 2023

CALL TO ORDER:

Wendolyn Holland called to order at 4:30 p.m. (00:00:26 in video)

Roll Call:

Wendolyn Holland
Rick Reynolds
Spencer Cordovano
Tom Curl
Jakub Galczynski

Also Present:

Adam Crutcher – Associate Planner
Morgan Landers – Director of Planning and Building
Abby Rivin – Senior Planner
Paige Nied – Associate Planner
Heather Nicolai – Planning Technician/Office Administrator

COMMUNICATIONS FROM THE COMMISSIONERS: (00:01:25 in video)

1. ACTION ITEM: Elect Chair and Vice Chair of the Historic Preservation Commission
Motion: Motion made by Wendolyn Holland to elect Spencer Cordovano as the chairperson for the Historic Preservation Commission. Tom Curl seconded the motion. (00:02:15 in video)
Ayes: Wendolyn Holland, Rick Reynolds, Spencer Cordovano, Tom Curl & Jakub Galczynski
Nays: None

Motion: Motion made by Rick Reynolds to elect Wendolyn Holland as the vice chairperson for the Historic Preservation Commission. Jakub Galczynski seconded the motion. (00:05:45 in video)
Ayes: Wendolyn Holland, Rick Reynolds, Spencer Cordovano, Tom Curl & Jakub Galczynski
Nays: None

CONSENT AGENDA: (00:07:10 in video)

2. ACTION ITEM: **Approval of December 6, 2022 Minutes**
Motion made by Tom Curl to approve the December 6, 2022 Minutes; Seconded by Rick Reynolds. (00:08:25 in video)
Ayes: Wendolyn Holland, Rick Reynolds, Spencer Cordovano, Tom Curl & Jakub

Galczynski
Nays: None

PUBLIC HEARING: (00:08:34 in video)

3. ACTION ITEM: Review and approve the Request to Alter a Historic Structure for the proposed alteration to the structure located at 271 E Sun Valley Rd.

- Staff Report-Adam Crutcher (00:08:41 in video)
- Applicant Presentation-Jerry Stevenson, Architect (00:19:00 in video)
- Commission questions for staff and applicant (00:20:17 in video)
- Public Comment-None (00:28:49 in video)
- Commission deliberations (00:28:54 in video)

Motion: Motion made by Wendolyn Holland to approve the Request to Alter a Historic Structure for the proposed alteration to the structure located at 271 E Sun Valley Rd – with proper elevation shown on the exterior second floor door and light specifications for the two exterior lights. (00:32:30 in video)

Ayes: Wendolyn Holland, Rick Reynolds, Spencer Cordovano, Tom Curl & Jakub Galczynski

Nays: None

NEW BUSINESS: (00:33:30 in video)

4. Discussion and prioritization of pending information requests and HPC projects for development of a 2023 HPC workplan. (00:33:31 in video)

- Staff Report-Morgan Landers and Commission questions and input (00:33:34 in video)

ADJOURNMENT: (01:36:55 in video)

Motion to adjourn at 6:07 pm

Motion made by Wendolyn Holland to adjourn the meeting; Seconded by Rick Reynolds

Ayes: Wendolyn Holland, Rick Reynolds, Spencer Cordovano, Tom Curl & Jakub Galczynski

Nays: None

Spencer Cordovano, Chairperson
Historic Preservation Commission

Morgan Landers, Director Planning and Building
City of Ketchum



City of Ketchum
Planning & Building

IN RE:)
)
TNT Taproom) **KETCHUM HISTORIC PRESERVATION COMMISSION**
Request to Alter a Historic Structure) **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND**
) **DECISION**
)
Date: February 7, 2023)
)
File Numbers: H22-051)

PROJECT: TNT Taproom Historic Building Alteration Request

FILE NUMBER: H22-065

APPLICATION TYPE: Request to Alter a Historic Structure

REPRESENTATIVE: Joey Stevenson, Architect

PROPERTY OWNER: PM Lemman Investments LLC (Max Lemman)

REQUEST: Proposal to modify existing 2nd floor balcony to allow for patron use

LOCATION: 271 E Sun Valley Rd (Ketchum Townsite S W 23' x 30' of Lot 4 Blk 17)

ZONING: Retail Cor Subdistrict of the Community Core (CC-1)

NOTICE: The public hearing notice was published in the Idaho Mountain Express on December 14th, 2022. A public hearing notice was mailed to adjacent properties within 300 feet of the project site on December 14th, 2022. A public hearing notice was posted on the project site on December 14th, 2022. A public hearing notice was posted on the City website on December 14th, 2022.

REVIEWER: Adam Crutcher, Associate Planner

RECORD OF PROCEEDINGS

The Historic Preservation Commission held a public hearing and considered the Request to Alter a Historic Structure for the proposed alteration of the TNT Taproom, historically known as the Dynamite Shed, located at 271 E Sun Valley Road during their meeting on January 4th, 2023. After considering the project plans, staff's analysis, and the applicant's presentation and holding the required public hearing, the Historic Preservation Commission unanimously approved the request.

FINDINGS OF FACT

The Historic Preservation Commission having reviewed the project record, provided notice, and conducted the required public hearing does hereby make and set forth these Findings of Fact, Conclusions of Law, and Decision as follows:

Findings Regarding Project Background

The applicant, PM Lemman Investments LLC, has submitted a Request to Alter a Historic Structure located at 271 E Sun Valley Rd (Ketchum Townsite Lot S W 23' x 30' of 4 Blk 17) within the Retail Core Subdistrict of the Community Core (CC-1) Zone. The building is currently occupied and known as TNT Taproom, a bar establishment, but has been referred to historically as the Dynamite Shed. The request proposes to modify the existing second floor balcony by raising the height of the existing railing, adding a backsplash and two proposed light fixtures as shown in Attachment B.

The project is subject to Historic Preservation Commission (HPC) review pursuant to KMC 17.20.010.B. HPC review is required for all requests for partial or total demolitions, exterior alterations, and additions to all structures on the Historic Building List.

Findings Regarding Review Criteria for Requests to Alter or Demolish a Historic Structure

17.20.030.C.1 - Is the structure of historic or architectural value or significance and does it contribute to the historic significance of the property within the Community Core?

The Dynamite Shed is one of the 24 structures on the Historic Building List adopted by the HPC on October 19, 2021. The 2005 Walsworth Associates Windshield Survey identified the Dynamite Shed as a historic building due to its themes of commerce/trade and culture. As mentioned above, the existing structure was built in 1880 for the purpose of storing explosives sold by the Gillette & Evans hardware store on Main Street and is a rare example in Ketchum of a stone building from the 1800's.

The Dynamite Shed building has social and cultural value to the community and architectural significance within downtown Ketchum. The original structure is an example of Ketchum's mining history in the 1880's and early 1890's. The building was also occupied by Bobbie Burns who is a key figure of Ketchum's ski industry in the 1970's & 1980's. The use of stone is one of the few remaining examples of that style of architecture in the 1800's. Many of the other stone buildings constructed in the 1800's are no longer present within the community.

Due to the building being situated in its original location and the stone architecture still remaining on the ground floor, staff believes the structure is still of historic and architectural significance.

17.20.030.C.2 - Would the loss, alteration of, or addition to, the structure adversely affect the historic integrity of the structure, impact the significance of the structure within the Community Core, impact the architectural or aesthetic relationship to adjacent properties, or conflict with the Comprehensive Plan?

Historic integrity measures how effectively a building's materials, design, feeling, location, association, workmanship, and setting convey the property's historic significance. The Dynamite Shed has been heavily altered since its original construction in 1880. While the structure has remained in its same location and retained its original stone materiality, additions and alterations have changed the appearance of the building.

The proposed project includes the elevation of the existing guardrail, installation of a backsplash, as well as two exterior lighting fixtures. The alteration of the guardrail does not negatively impact the historic or architectural integrity of the structure as the deck was an addition to the original structure and has been altered multiple times over the past 60 years. The proposed deck alteration raises the height of the existing guardrail for patron safety and will keep the same architectural style which currently exists. The deck alteration follows standard #9 of the Secretary of the Interior Standards for Rehabilitations which states,

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

The proposed alteration to the guardrail will be compatible with the existing building as it only raises the height of the railing and does not propose to redesign the guardrail system to a different architectural style. The proposal will keep the same coloration of the existing deck and the proposal is minor in nature. The alteration does not impact the historic stone elements of the building on the ground floor which is the primary historic and architecturally significant aspect of the structure.

One of the vision statements located within Chapter 4 of the 2014 Ketchum Comprehensive Plan states, “Protect and support our architectural heritage through appropriate historic preservation standards and guidelines”. This vision statement is being met as the HPC has identified the building as historic and is reviewing the proposed alteration against the criteria determined by the HPC.

As the proposed alteration does not impact the stone material on the ground floor, staff believes the project does not adversely affect the historic integrity of the structure, impact the significance of the structure or is in conflict with the Comprehensive Plan.

17.20.030.C.3 - Does the structure retain the requisite integrity to convey its historic and/or architectural significance?

Staff believes the Dynamite Shed retains its historic integrity through the feeling and association conveyed through the stone materials used to house mining supplies in the 1880's. The building is in good condition and contains the same stone materials from the original construction. Many alterations have occurred after the original construction and have changed the architectural characteristics of the building, primarily on the second floor. As many of the alterations have occurred on the second floor, the buildings still retains the stone material on the ground floor which makes the building architecturally significant.

17.20.030.C.4 - Does the proposed demolition or alteration adversely affect the historic significance or architectural distinction of the structure or the Community Core?

The proposed alteration/addition does not adversely affect the historic significance or architectural distinction of the structure. The alterations/additions won't detract from the existing historical qualities which make the existing building significant (original stone structure being used for mining supplies). The architectural significance of the Dynamite Shed is it being one of the few remaining stone structures from the 1800's. This architectural significance will not be negatively impacted due to the proposed additions/alterations as they are focused around the second-floor deck.

Findings Regarding Commissioner Deliberations

The Commission requested the applicant revise elevations to correctly reflect the size of the 2nd floor windows as well as provide a manufacturers sheet of the proposed exterior lighting. Otherwise, the Commission found that the project met all the criteria for alterations to a historic structure and approved to the project with a vote of 5-0.

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and has exercised its authority pursuant to Chapter 46 of Title 67 of Idaho Code to establish a historic preservation program and enact ordinances, special conditions, or restrictions for the protection and preservation of historic properties. The regulations adopted through Interim Historic Preservation Ordinance No. 1216 are identified in the Findings of Fact and are herein restated as Conclusions of Law by reference.
2. The Historic Preservation Commission has the authority to hear the applicant's Request to Alter a Historic Structure application pursuant to KMC 17.20.010.B. HPC review is required for all requests for partial or total demolitions, exterior alterations, and additions to all structures on the Historic Building List.
3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Section 17.20.030.B and Ketchum Municipal Code § 17.96.080.
4. This Request to Alter a Historic Structure application is governed under the regulations and review criteria specified in Ketchum Municipal Code 17.20.030.C.

DECISION

THEREFORE, the Ketchum Historic Preservation Commission **approves** the Request to Alter a Historic Structure (Application File No. H22-065) at 271 E Sun Valley Road.

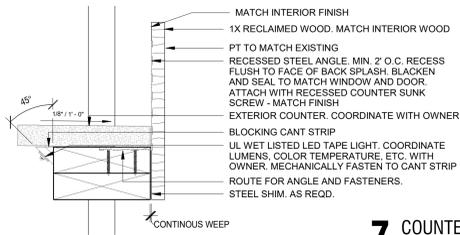
CONDITIONS OF APPROVAL

1. This approval is based upon the project plan set dated February 1st, 2023, as seen in Attachment A. Building Permit plans for all on-site improvements must conform to the above mentioned Historic Alteration plans unless otherwise approved in writing by the Historic Preservation Commission.
2. The term of Historic Alteration request shall be twelve (12) months from the date that the 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.

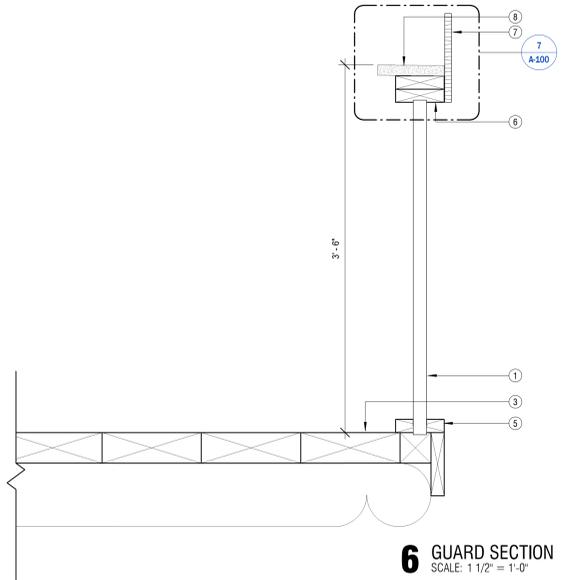
Findings of Fact **adopted** this 7th day of February 2023.

Spencer Cordovano, Chair
City of Ketchum
Historic Preservation Commission

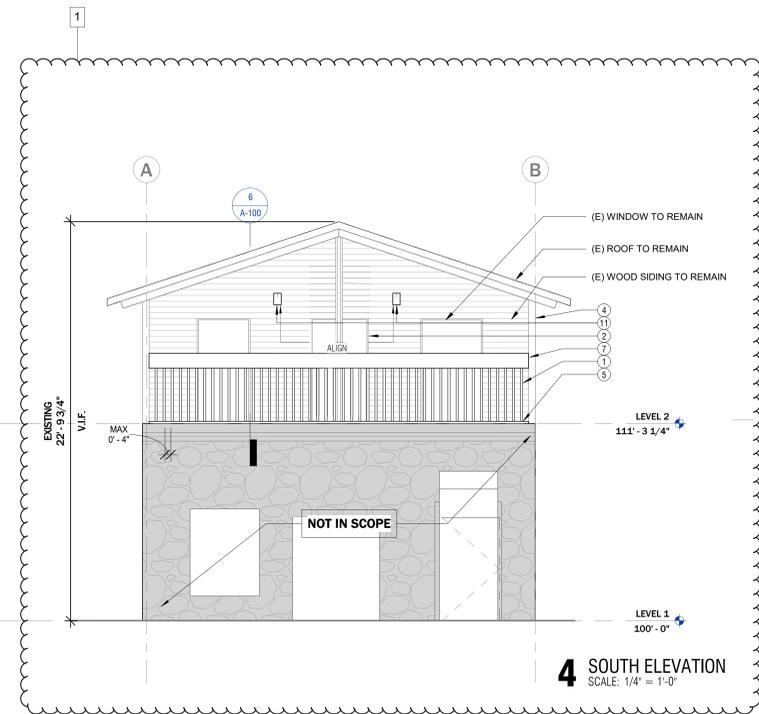
Attachment A:
271 E Sun Valley Road Historic Alteration
Plans



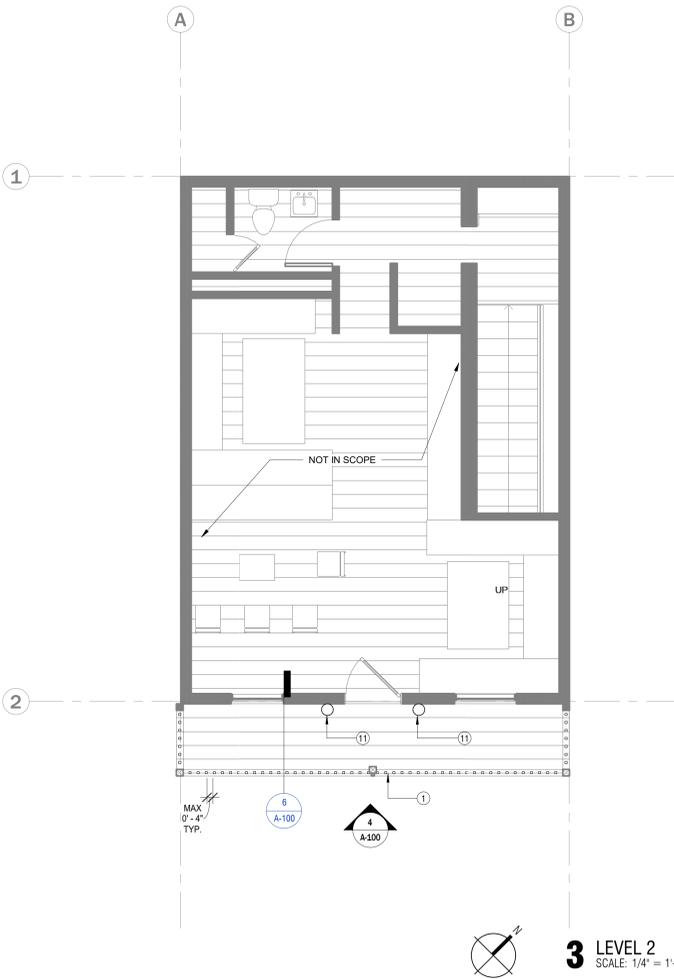
7 COUNTER DETAIL
SCALE: 3" = 1'-0"



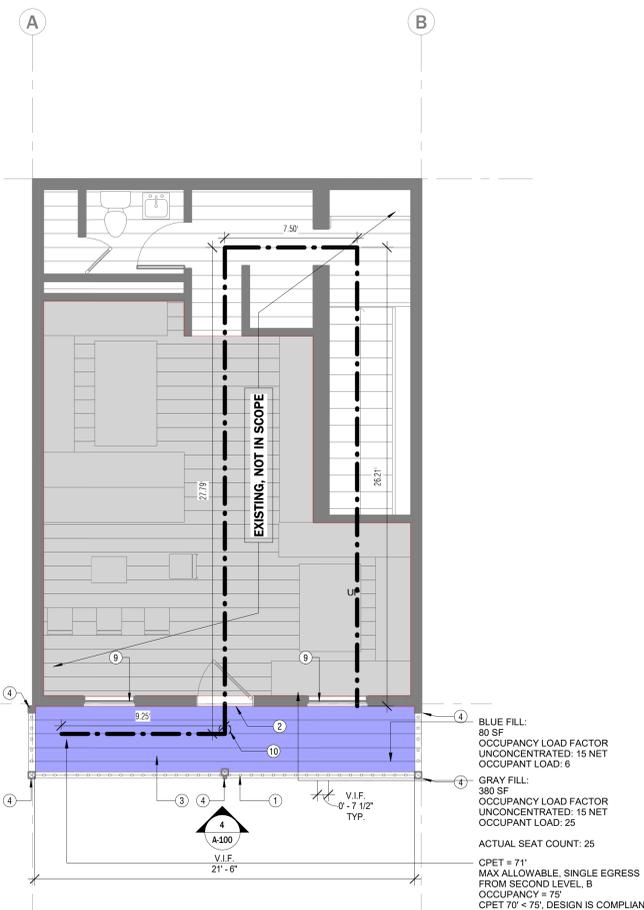
6 GUARD SECTION
SCALE: 1 1/2" = 1'-0"



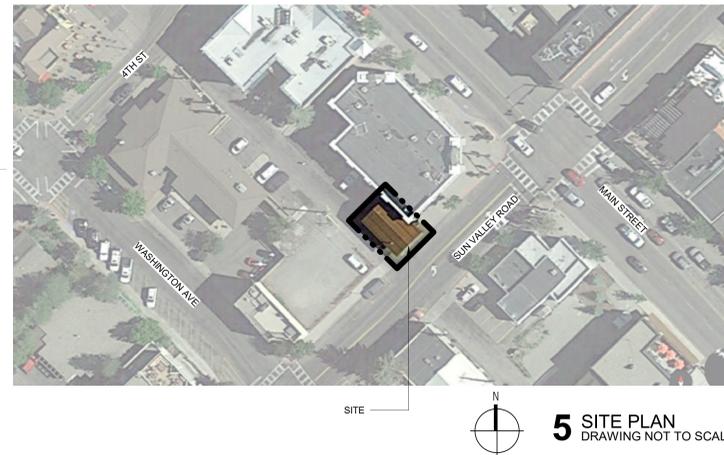
4 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



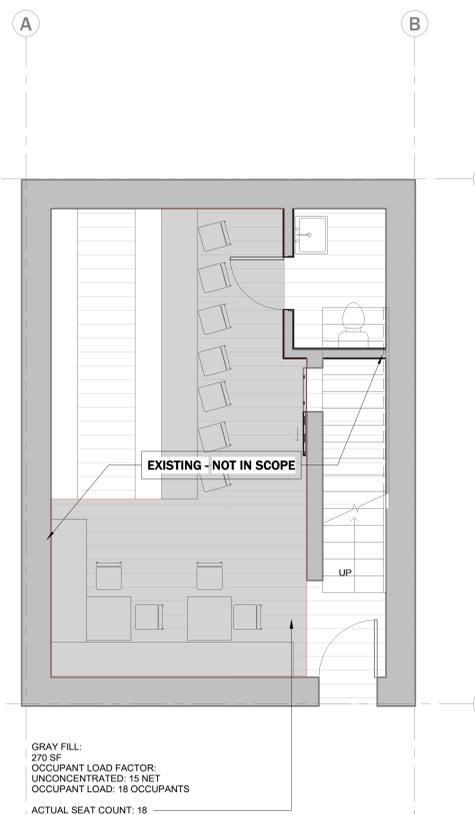
3 LEVEL 2
SCALE: 1/4" = 1'-0"



2 LEVEL 2 - DEMO
SCALE: 1/4" = 1'-0"



5 SITE PLAN
DRAWING NOT TO SCALE



1 LEVEL 1 - EXISTING
SCALE: 1/4" = 1'-0"

PROJECT DATA

PROJECT ADDRESS
271 E SUN VALLEY RD., KETCHUM, IDAHO 83340

PARCEL #
SPK000017004A

LEGAL DESCRIPTION
KETCHUM LOT 5 W 23' X 30' OF 4 BLK 17

APPLICABLE CODES
AS ADOPTED AND AMENDED BY THE CITY OF KETCHUM
2018 INTERNATIONAL EXISTING BUILDING CODE
IDAHO BUILDING CODE (2018 IBC)
2018 IECC
MECHANICAL CODE OF 2018 OF IDAHO (IMC 2018)
FUEL GAS CODE 2018 OF IDAHO (FGC 2018)
2018 IFG WITH AMENDMENTS
NEC 2017 OF IDAHO

ZONE DISTRICT
CC-1 COMMERCIAL CORE - RETAIL CORE
AUTHORITY HAVING JURISDICTION
CITY OF KETCHUM

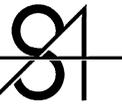
PROJECT DESCRIPTION
PERMITTING AND ALTERATION TO ALLOW USE OF THE EXISTING SECOND LEVEL BALCONY. STRUCTURE IS DESIGNATED AS HISTORIC PER HPC 10.18.2021. ALTERATIONS ARE LIMITED TO LOCATIONS REQUIRING MODIFICATIONS TO BE CODE COMPLIANT. ALTERATIONS AND ADDITIONS INCLUDE GUARD RAIL, LIGHTING, AND DOOR(S).

USE & OCCUPANCY
GROUP B OCCUPANCY PER IBC 2018 303.1.1. OCCUPANT LOAD IS LESS THAN 50.

FIRE AND LIFE SAFETY
CONTRACTOR TO COORDINATE MODIFICATIONS TO FIRE AND LIFE SAFETY SYSTEMS WITH THE AHJ, AS REQUIRED.

BUILDING METRICS

AREA	GROSS	NET
1ST FLOOR	675 GSF	527 NSF
2ND FLOOR	637 GSF	589 NSF
TOTALS:	1,312 GSF	1,116 NSF



Project:

TNT TAPROOM

274 SUN VALLEY ROAD,
KETCHUM, ID 83340

Client:

TNT TAPROOM

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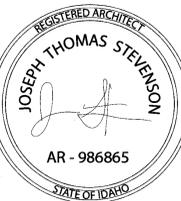
Project Team:

Owner:
PM Lemman Investments LLC
Max Lemman
208.295.6468
maxamulemman@gmail.com

Architect
Stevenson Architecture
Joey Stevenson
208-720-3025
joey@stevensonarchitecture.com

GENERAL NOTES

- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
- CONTRACTOR TO ENSURE NEW GUARD RAIL COMPLIES WITH IBC 2018 - 1607.8.1 IN ACCORDANCE WITH ASCE 7, SECTION 4.5.1.1. PROVIDE VERIFICATION AS REQUIRED.
- DIMENSIONS TAKE PRECEDENCE OVER DRAWN INFORMATION.
- THE GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING IF DISCREPANCIES IN DRAWINGS AND/OR THE SPECIFICATIONS ARE DISCOVERED. COORDINATE WITH THE ARCHITECT BEFORE CONSTRUCTION PROCEEDS.
- ALL WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL BUILDING CODES, ORDINANCES, AND REGULATIONS, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
- ALL WORK TO COMPLY WITH ANSI 117.1 2003
- ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED, USED, CLEANED AND CONDITIONED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTENT OF THE DRAWINGS AND SPECIFICATIONS.
- CONTRACTOR TO PROVIDE SUBMITTALS TO THE ARCHITECT AND/OR THE OWNER FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH THE WORK.



Issue:

HPC PERMIT SET

ISSUES:

- HPC PERMIT SET 9/28/2022

SHEET NOTES

MARK	Note Text
1	1-1/2" SQUARE WOOD BALUSTERS. REMOVE AND REPLACE WITH NEW BALUSTERS TO MATCH. PROVIDE TIGHTER SPACING PER PLANS TO MEET CODE.
2	EXISTING DOOR. PROVIDE NEW CLOSER, PULL AND PUSH HANDLE. SIGNAGE CLEARLY STATING 'DOOR IS TO REMAIN UN LOCKED DURING BUSINESS HOURS'. DOOR CLEAR DIMENSIONS ARE 39 1/2" WIDE AND 68 1/2" HIGH.
3	(E) DECKING. REMOVE AND REPLACE AS NECESSARY. MATCH EXISTING. RELACE FASTENERS AS NEEDED.
4	EXISTING PATIO TIMBER STRUCTURE TO REMAIN. NO PROPOSED MODIFICATIONS. REMOVE AND REPLACE GUARDRAIL CONNECTIONS. 1. EXISTING PATIO TIMBER STRUCTURE TO REMAIN. NO PROPOSED MODIFICATIONS
5	EXISTING 2X6 ROUTED BASE PLATE FOR RAIL CONSTRUCTION. REMOVE AND REPLACE TO MATCH EXISTING.
6	DBL. TOP PLATE. MATCH EXISTING
7	BACKSPLASH. RECLAIMED WOOD. PT EXTERIOR TO MATCH EXISTING. INTERIOR FACE TO MATCH INTERIOR PANELING
8	EXTERIOR COUNTERTOP
9	(E) WINDOW TO REMAIN. NOT IN SCOPE
10	DEMO (E) LIGHT
11	WALL SCONCE. BASIS OF DESIGN DMF DCC WITH SNOOT. COORDINATE LUMEN, COLOR TEMPERATURE AND ACCESSORIES WITH OWNER. B.C. SCONCE TO ALIGN WITH T.O. DOOR.

REVISIONS:

REV 1: 02/01/2023

Scale:

As indicated

Date Printed:

9/28/2022

REMODEL

A-100

DCC

Modern Cylinder System

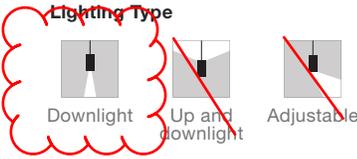
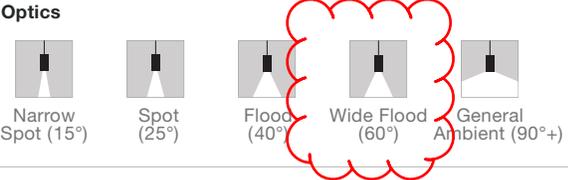
Project:	Type:
Product Code:	Date:

V012523

wall mount like this



- Customize your cylinder with over one million configurations
- Powered by DMF's advanced LED downlight technology
- Modular Twist & Lock trims and Plug & Play light engines for easy maintenance and on-site modifications
- Shadowless pendant uplight allows for direct and indirect lighting from a single cylinder
- Die-cast aluminum with no visible hardware for a sleek, symmetrical design

Lumen Output 750 lm (10W), 1000 lm (12W), 1250 lm (14W), 1500 lm (20W), 2000 lm (28W), 2500 lm (37W), 3000 lm (40W)	Mount Surface, Cord, Stem, Wall
Color Quality 90+ CRI, 2-step SDCM	Size Diameter: 4" Length: Small (4"), Medium (8"), Large (12")
Color Temperature 	Finish White, Black , Brushed Aluminum, Bronze, Custom Color
Lighting Type 	Stem/Cord Length Standard: 24" or 48", Custom: Up to 156" (Cord), 96" (Stem)
Input 120/277V	Optics 
Emergency Lighting Optional Remote Inverter or Emergency LED Driver for lighting up to 90 minutes in event of power failure	1% Dimming TRIAC/ELV, 0-10V, Lutron EcoSystem
Standards 	Trims and Shades Round Beveled Trim, Hyperbolic Trim, Snoot, Decorative Trim, Low-Profile Decorative Trim, Round Shade, Flat Shade

Ratings
 IP65 rated

Guarantee
 50,000 hrs | 5 years

PRODUCT BUILDER

CYLINDER	DC4	DC4 4" Cylinder			
MOUNT	WM	C2 Cord Mount, 24" T2 Stem Mount, 24" SM Surface Mount	C4 Cord Mount, 48" T4 Stem Mount, 48" WM Wall Mount ²	CC Cord Mount, Custom ¹ TC Stem Mount, Custom ¹	
MOISTURE RATING	W	S Standard (Damp Location)	W Wet Location ³		
LENGTH	M	S Small (4")	M Medium (8")	L Large (12")	
LIGHT OPTIONS	D	D Fixed	A Adjustable ⁴		
LUMENS DOWN ⁵	10	07 750 lm 20 2000 lm ^{6,7}	10 1000 lm 25 2500 lm ^{6,7}	12 1250 lm ⁶ 30 3000 lm ^{6,7}	15 1500 lm ^{6,7}
BEAM SPREAD DOWN	WF	GA General Ambient (90°+) ^{6,8} FL Flood (40°)	NS Narrow Spot (15°) WF Wide Flood (60°) ⁹	SP Spot (25°)	
SPECIALTY LENS OPTIONS DOWN	0	0 None			
LUMENS UP ^{5,9}	00	00 None 12 1250 lm ¹⁰	07 750 lm 15 1500 lm ^{7,10}	10 1000 lm 20 2000 lm ^{7,10}	
BEAM SPREAD UP ⁹	00	00 None SP Spot (25°)	GA General Ambient (90°+) ^{8,10} FL Flood (40°)	NS Narrow Spot (15°) WF Wide Flood (60°) ¹⁰	
CCT	27	27 2700K 40 4000K	30 3000K 3W Warm Dim ¹¹	35 3500K	
FINISH	BK	WH White BZ Bronze	BK Black CC Custom Color	BA Brushed Aluminum	
DIMMING	0	O 0-10V (1%)	T TRIAC/ELV (1%)	C Lutron EcoSystem LDE1 (1%) ¹²	
EMERGENCY LIGHT	EM	00 None	EM EM, Remote Test Switch ¹³		
TRIM / SHADE DOWN	R	R Round Beveled Trim L Low Profile Decorative Trim ^{8,14} RBW Round Shade: Black, Warm ¹⁵ FBC Flat Shade: Black, Clear ¹⁵	H Hyperbolic Trim RWC Round Shade: White, Clear ¹⁵ RAC Round Shade: Aluminum, Clear ¹⁵ FBW Flat Shade: Black, Warm ¹⁵	S Snoot RWW Round Shade: White, Warm ¹⁵ FWC Flat Shade: White, Clear ¹⁵ FAC Flat Shade: Aluminum, Clear ¹⁵	D Decorative Trim ^{8,14} RBC Round Shade: Black, Clear ¹⁵ FWW Flat Shade: White, Warm ¹⁵
TRIM UP ¹⁶		[Blank] N/A S Snoot	R Round Beveled Trim D Decorative Trim ^{8,14}	H Hyperbolic Trim L Low Profile Decorative Trim ^{8,14}	

¹ Requires DCCX-CC/TC Custom Length Cord/Stem, minimum length 3", maximum length 156" (Cord), 96" (Stem)

² Only available in Medium or Large size

³ Only available in Surface, Downlight Stem, or Wall Mount; 750, 1000, 1250, 1500 or 2000 lm; with Round Beveled, Decorative, or Low Profile Trim

⁴ Only available in 750 or 1000 lm; Damp Location moisture rating; Round Beveled or Hyperbolic trim

⁵ Sum of Lumens cannot be greater than 1250 lm for Small size, 2000 lm for Medium size, 3000 lm for Large size; not available in 1500 lm up & 1500 lm down

⁶ Not available in Adjustable

⁷ Only available in 0-10V or Lutron driver

⁸ Only available in 750 lm, 1000 lm, or 1250 lm

⁹ Only applicable to Medium or Large size Cord or Stem mounts, Large size Wall mounts; Otherwise, select None; Uplight for Cord and Stem Mount cannot be Adjustable

¹⁰ Not available in Adjustable Wall Mount

¹¹ Only available in 1000 lm; not available in Narrow Spot optics

¹² Only available in Large size or Medium with 750 lm, 1000 lm, or 1250 lm total

¹³ Not available in Uplight; TRIAC/ELV driver utilizes micro inverter; 0-10V or EcoSystem drivers utilize EM Kit mounted above ceiling with emergency LED driver & remote test switch

¹⁴ Only available in General Ambient beam spread

¹⁵ Not available in Wall Mount

¹⁶ Only applicable to Wall Mount Up and Downlight, Cord and Stem Mount Uplight utilize specialty trim



PRODUCT BUILDER

ACCESSORIES

DCCX-CC	Custom Length Cord Mount (up to 156")
DCCX-TC	Custom Length Stem Mount (up to 96")
DCCX-RW	Round Beveled Trim, White
DCCX-RB	Round Beveled Trim, Black
DCCX-RA	Round Beveled Trim, Brushed Aluminum
DCCX-RZ	Round Beveled Trim, Bronze
DCCX-RC	Round Beveled Trim, Custom
DCCX-HW	Hyperbolic Trim, White
DCCX-HB	Hyperbolic Trim, Black
DCCX-HA	Hyperbolic Trim, Brushed Aluminum
DCCX-HZ	Hyperbolic Trim, Bronze
DCCX-HC	Hyperbolic Trim, Custom
DCCX-S	Snoot
DCCX-RWC	Round Shade: White Outside, Clear Diffused Inside
DCCX-RWW	Round Shade: White Outside, Warm Diffused Inside
DCCX-RBC	Round Shade: Black Outside, Clear Diffused Inside
DCCX-RBW	Round Shade: Black Outside, Warm Diffused Inside
DCCX-RAC	Round Shade: Brushed Aluminum Outside, Clear Diffused Inside
DCCX-FWC	Flat Shade: White Outside, Clear Diffused Inside
DCCX-FWW	Flat Shade: White Outside, Warm Diffused Inside
DCCX-FBC	Flat Shade: Black Outside, Clear Diffused Inside
DCCX-FBW	Flat Shade: Black Outside, Warm Diffused Inside
DCCX-FAC	Flat Shade: Brushed Aluminum Outside, Clear Diffused Inside
DCCX-JW	Junction Box Cover, White
DCCX-JB	Junction Box Cover, Black
DCCX-JA	Junction Box Cover, Brushed Aluminum
DCCX-JZ	Junction Box Cover, Bronze
DCCX-JC	Junction Box Cover, Custom Color

PRODUCT SUMMARY



Large, black, stem mount with Junction Box Cover shown

SUMMARY

LED: Cree® LED

DELIVERED LUMENS: 750 lm (10.8W), 1000 lm (12.8W), 1500 lm (20W), 2000 lm (28W), 3000 lm (40W)

EFFICACY: 80 lm/W, 85 lm/W, 97 lm/W, 86 lm/W, 79 lm/W, 82 lm/W

COLOR QUALITY: 90+ CRI, 2-step SDCM

CCT: 2700K, 3000K, 3500K, 4000K, Warm Dim

DIMMING: Down to 1% for TRIAC/ELV at 120V, 1% for 0-10V or Lutron Hi-lume® 1% at 120/277V

INPUT VOLTAGE: 120/277V, 50/60Hz

MAX INPUT CURRENT (120V): 0.10 amps, 0.13 amps, 0.13 amps, 0.35 amps, 0.35 amps

MAX INPUT CURRENT (277V): 0.04 amps, 0.05 amps, 0.05 amps, 0.15 amps, 0.15 amps

POWER FACTOR: Greater than 0.9

TOTAL HARMONIC DISTORTION: Less than 20%

AMBIENT OPERATING TEMPERATURE: -20°C to 40°C

EMERGENCY LIGHTING: Optional installer mounted Remote Inverter or Emergency LED Driver for lighting up to 90 minutes in event of power failure

PHOTOMETRIC TESTING: Tested in accordance to IESNA LM-79-2008

LISTINGS: ENERGY STAR® qualified*, California Title 24 2019 JA8 compliant, UL Listed for Wet Location (option), IP65 rated (option), UL Certified US-CA, Declare

LIFETIME: 50,000 hours at 70% lumen maintenance

CYLINDER: Extruded aluminum; 4" (small), 8" (medium), 12" (large)

FINISH: White, Black, Bronze, Brushed Aluminum, Custom Color

PENDANT: 24" or 48" standard. Cord: Custom length up to 156". White, black or silver with round canopy. Stem: Custom length up to 96". Painted steel stem with round canopy and hanging straight endpoint with up to 30° tilt (meets CA IR 16-9).

MOUNT: Surface, Cord, Stem: Installs in most 3" octagonal, 4" octagonal, 3" round and 4" round boxes. Wall Mount: Installs in most one-gang switch boxes. Wet Location Wall Mount: Installs in most two-gang switch, 3" octagonal, 4" octagonal, 3" round, 4" round and 4" square boxes.

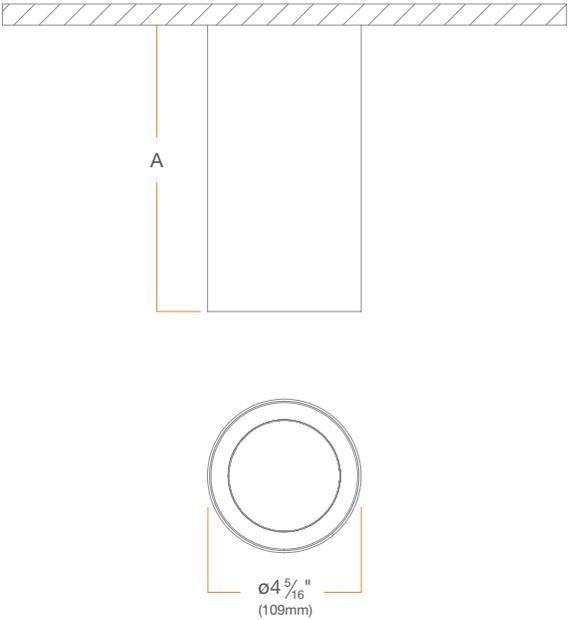
JUNCTION BOX COVERS: Allows up to 4 solid metal conduit branches. Compatible with 4" octagonal and 4" square boxes.

WARRANTY: 5 year limited warranty

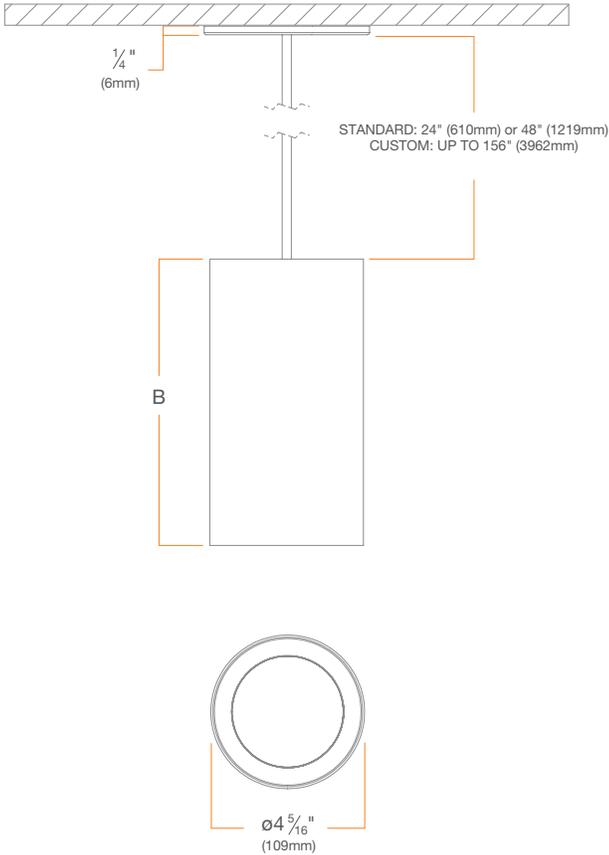
* Refer to ENERGY STAR Certified light fixtures database

CYLINDER DIMENSIONS

**Surface Mount
LED Cylinder**
DC4SM

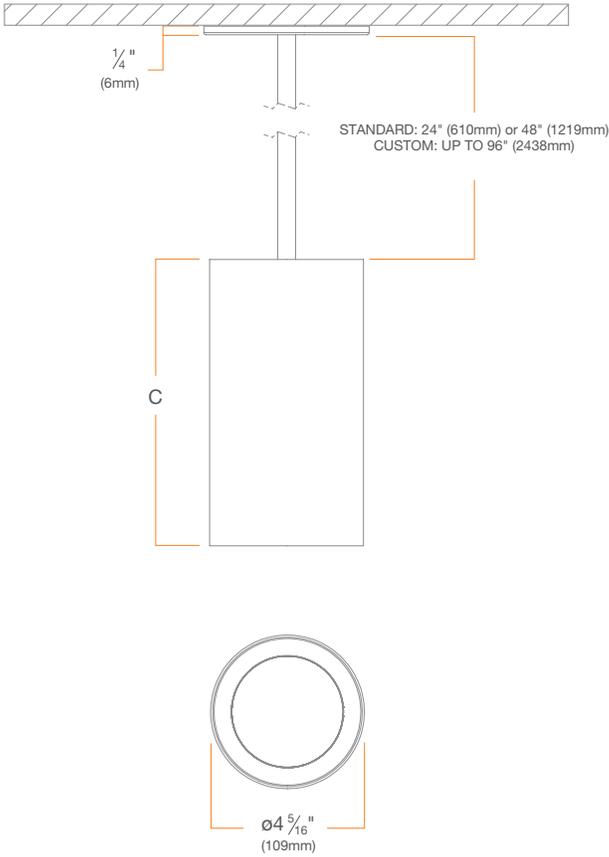
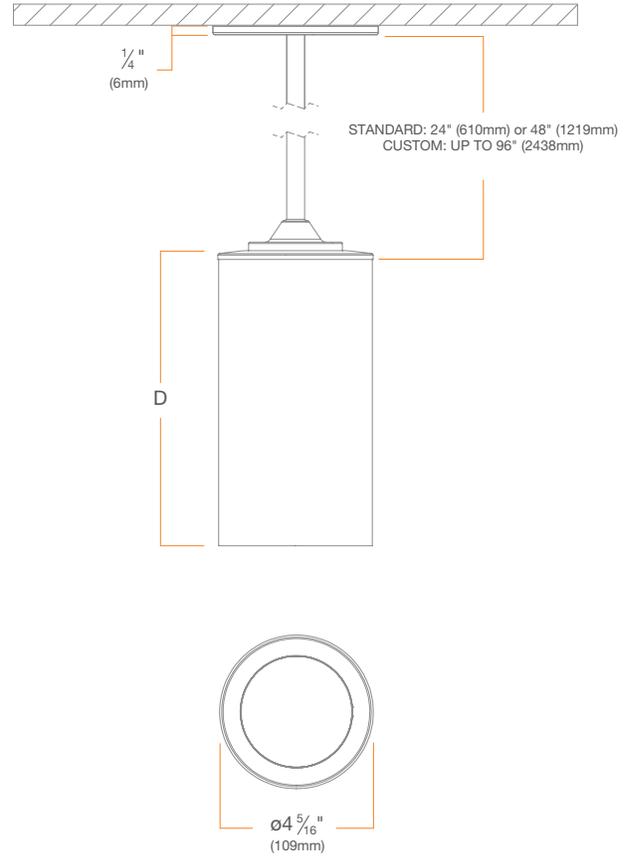


**Cord Mount
LED Cylinder**
DC4C



CYLINDER SIZE	A
Small	4" [102 mm]
Medium	8" [203 mm]
Large	12" [305 mm]

CYLINDER SIZE	B
Small	4" [102 mm]
Medium	8" [203 mm]
Large	12" [305 mm]

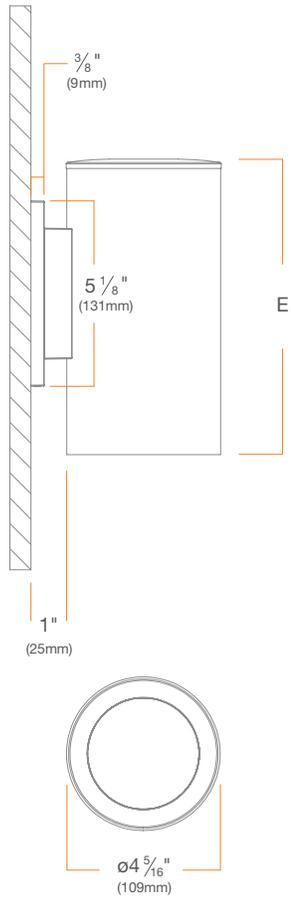
CYLINDER DIMENSIONS
**Stem Mount
LED Cylinder**
DC4T

**Stem Mount, Wet Location
LED Cylinder**
DC4TxW


CYLINDER SIZE	C
Small	4" [102 mm]
Medium	8" [203 mm]
Large	12" [305 mm]

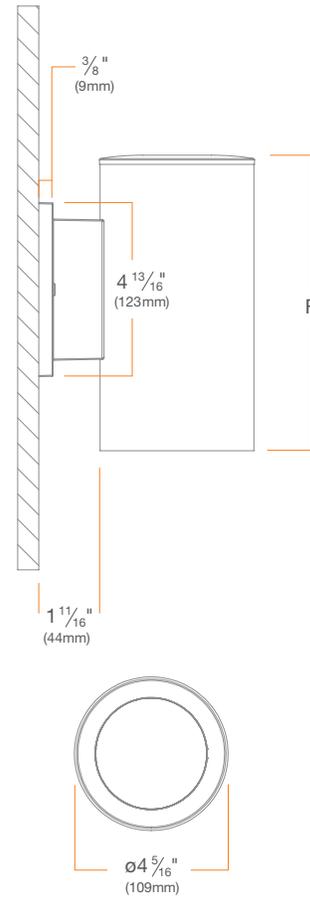
CYLINDER SIZE	D
Small	4 1/4" [108 mm]
Medium	8 1/4" [210 mm]
Large	12 1/4" [311 mm]

CYLINDER DIMENSIONS

**Wall Mount Downlight
LED Cylinder**
DC4WM



**Wall Mount Downlight,
Wet Location LED Cylinder**
DC4WMW

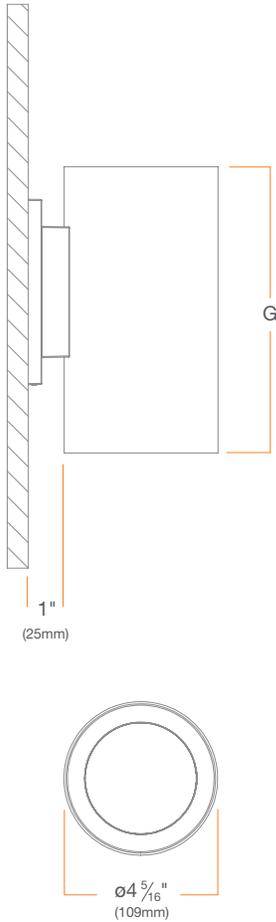


CYLINDER SIZE	E
Medium	8 1/4" [210 mm]
Large	12 1/4" [311 mm]

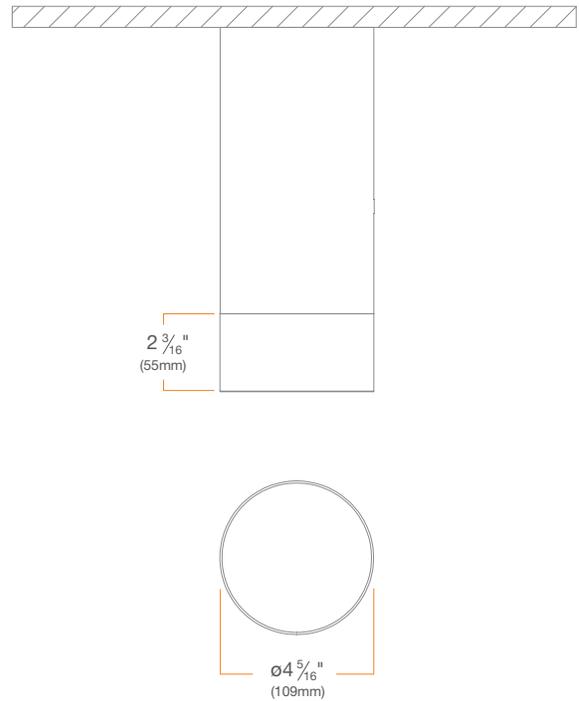
CYLINDER SIZE	F
Medium	8 1/4" [210 mm]
Large	12 1/4" [311 mm]

CYLINDER DIMENSIONS

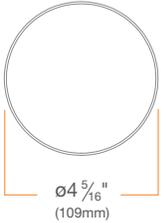
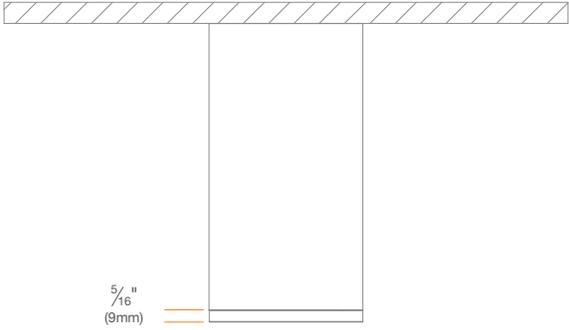
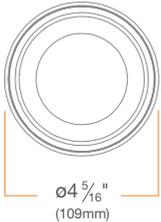
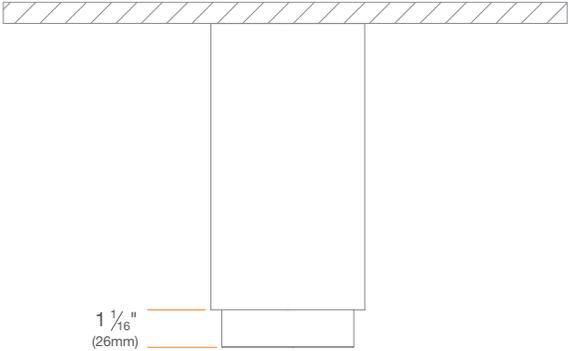
**Wall Mount Up and Downlight
LED Cylinder**
DC4WM

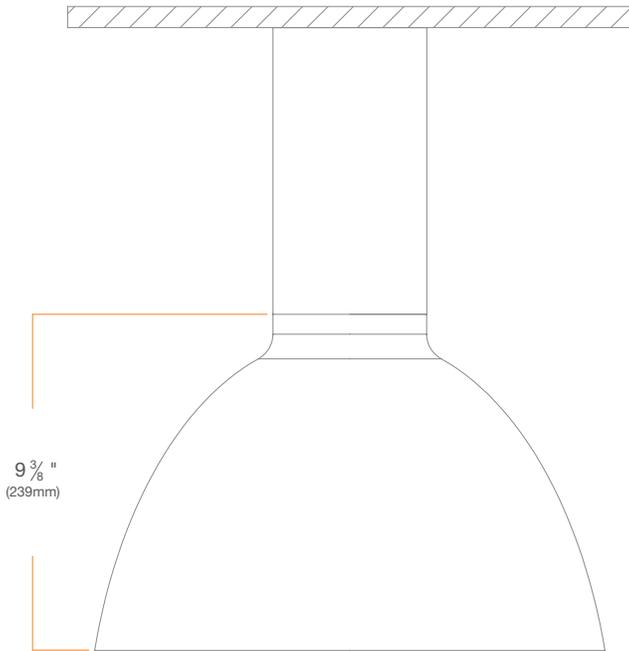
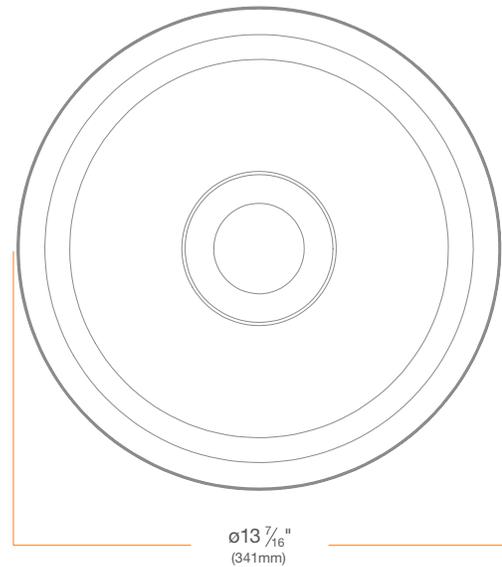
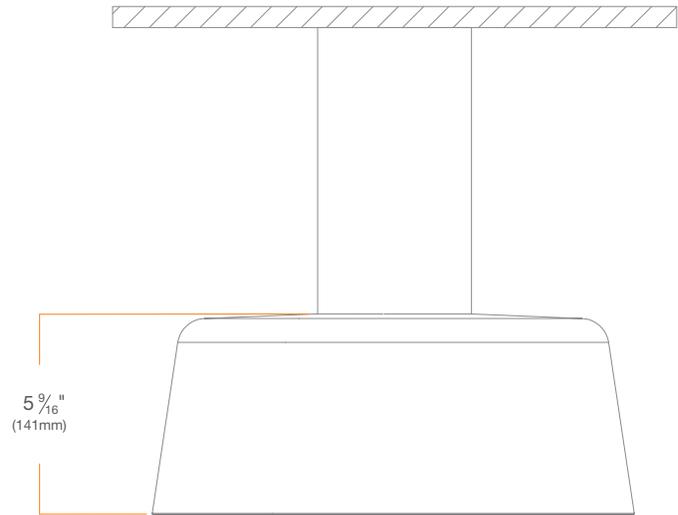


**Decorative
Trim**
DCCX-D



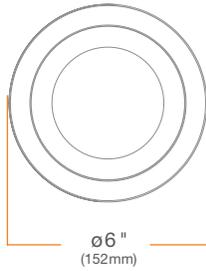
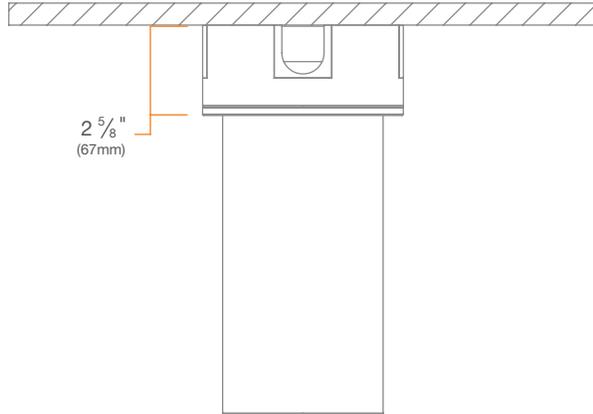
CYLINDER SIZE	G
Medium	8" [203 mm]
Large	12" [305 mm]

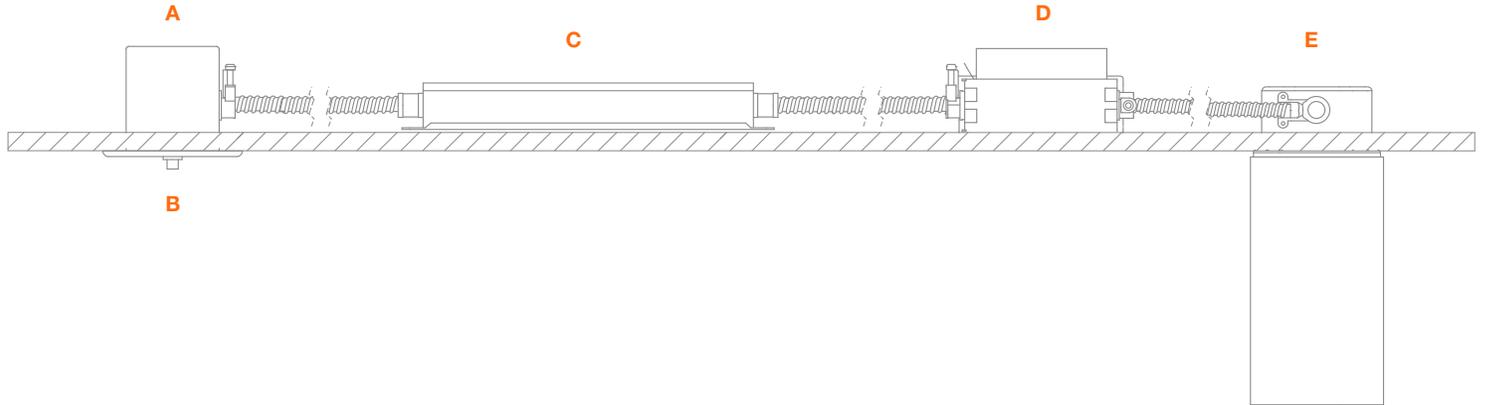
CYLINDER ACCESSORY DIMENSIONS**Low-Profile
Decorative Trim**
DCCX-L**Snoot**
DCCX-S

CYLINDER ACCESSORY DIMENSIONS**Round Shade****DCCX-R****Flat Shade****DCCX-F**

CYLINDER ACCESSORY DIMENSIONS

Junction Box Cover DCCX-J



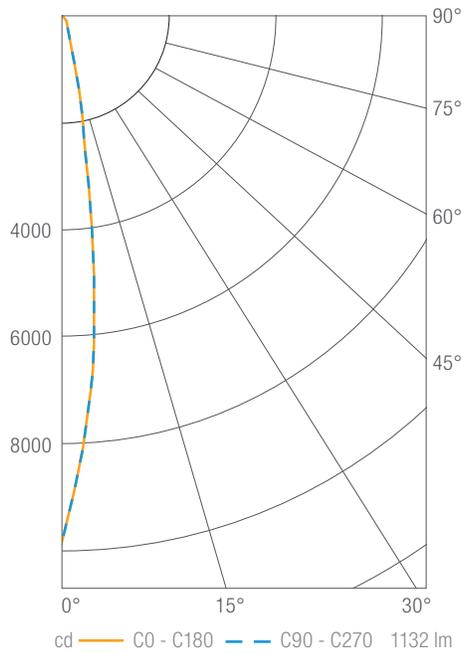
CYLINDER ACCESSORY DIMENSIONS
Emergency Lighting Kit


	ITEM	LENGTH	WIDTH	HEIGHT
A	Junction Box (not included)	N/A	N/A	N/A
B	Remote Test Switch	4 1/2" [114 mm]	2 3/4" [70 mm]	9/16" [15 mm]
C	Emergency LED Driver (Battery)	10 5/8" [271 mm]	2 5/16" [58 mm]	1 1/2" [38 mm]
D	Cylinder Driver	4 15/16" [126 mm]	3 3/8" [85 mm]	2 11/16" [68 mm]
E	Junction Box (not included)	N/A	N/A	N/A

PHOTOMETRY

DCC Fixed, 1000 lm, 3000K, Narrow Spot

DC4xxxxD10NSxxxxx30



Luminous Intensity

Gamma	C 0°
0°	9823
5°	6600
10°	2335
15°	734
20°	357
25°	244
30°	195
35°	159
40°	116
45°	85
50°	61
55°	42
60°	28
65°	16
70°	7
75°	4
80°	2
85°	1
90°	0

Values in candela

Zonal Lumen Summary

Zone	Lumens	Luminaire %
0-30	906	80
0-40	1004	89
0-60	1110	98
0-90	1131	100
0-180	1132	100

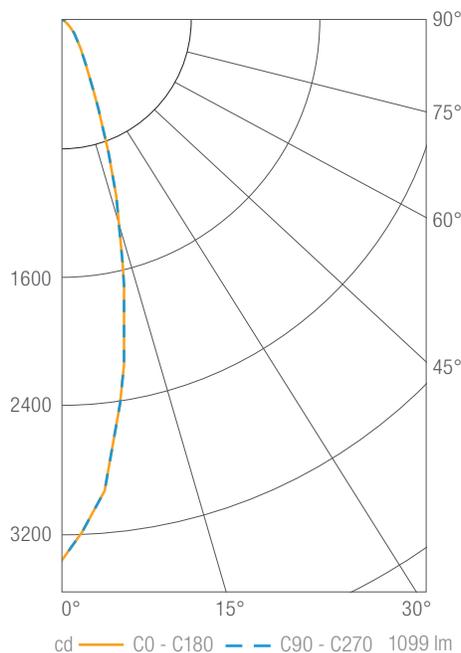
Illuminance Chart

Distance from LED	Foot Candles	Diameter
3'	1091	0.7'
6'	273	1.5'
9'	121	2.2'
12'	68	2.9'

Beam Angle: 14°

DCC Fixed, 1000 lm, 3000K, Spot

DC4xxxxD10SPxxxxx30



Luminous Intensity

Gamma	C 0°
0°	3366
5°	2967
10°	2203
15°	1391
20°	775
25°	419
30°	248
35°	167
40°	119
45°	87
50°	62
55°	43
60°	26
65°	15
70°	7
75°	4
80°	2
85°	1
90°	0

Values in candela

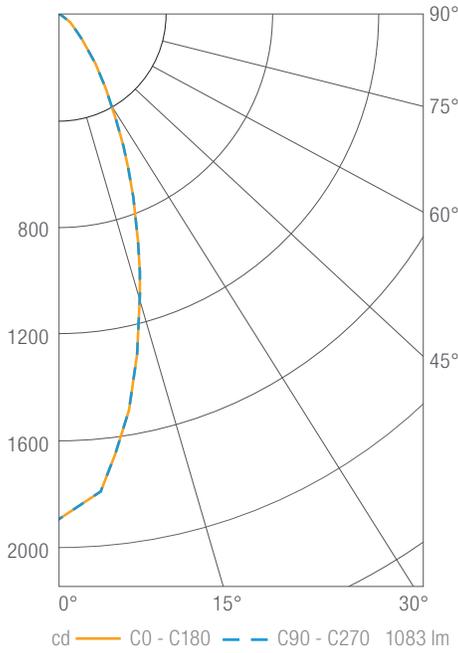
Zonal Lumen Summary

Zone	Lumens	Luminaire %
0-30	862	78
0-40	971	88
0-60	1078	98
0-90	1098	100
0-180	1099	100

Illuminance Chart

Distance from LED	Foot Candles	Diameter
3'	374	1.4'
6'	93	2.8'
9'	42	4.2'
12'	23	5.6'

Beam Angle: 26°

PHOTOMETRY
DCC Fixed, 1000 lm, 3000K, Flood
DC4xxxxD10FLxxxxx30

Luminous Intensity

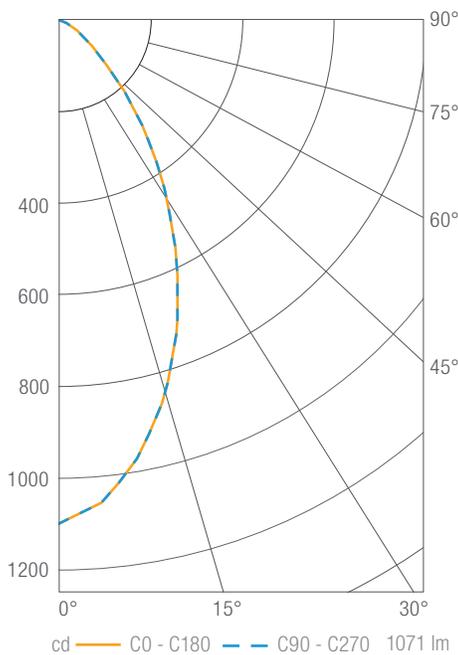
Gamma	C 0°
0°	1890
5°	1792
10°	1503
15°	1161
20°	849
25°	589
30°	391
35°	256
40°	162
45°	107
50°	74
55°	51
60°	30
65°	18
70°	8
75°	5
80°	3
85°	1
90°	0

Values in candela
Zonal Lumen Summary

Zone	Lumens	Luminaire %
0-30	760	70
0-40	925	85
0-60	1058	98
0-90	1081	100
0-180	1083	100

Illuminance Chart

Distance from LED	Foot Candles	Diameter
3'	210	2.0'
6'	52	4.0'
9'	23	6.0'
12'	13	8.0'

Beam Angle: 37°
DCC Fixed, 1000 lm, 3000K, Wide Flood
DC4xxxxD10WFxxxxx30

Luminous Intensity

Gamma	C 0°
0°	1100
5°	1058
10°	973
15°	866
20°	743
25°	609
30°	478
35°	361
40°	252
45°	161
50°	102
55°	68
60°	41
65°	24
70°	11
75°	6
80°	4
85°	2
90°	0

Values in candela
Zonal Lumen Summary

Zone	Lumens	Luminaire %
0-30	620	58
0-40	845	79
0-60	1037	97
0-90	1069	100
0-180	1071	100

Illuminance Chart

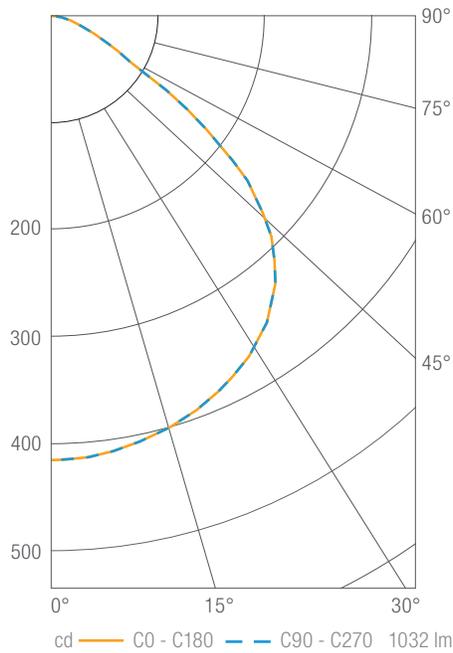
Distance from LED	Foot Candles	Diameter
3'	122	3.1'
6'	31	6.2'
9'	14	9.3'
12'	8	12.3'

Beam Angle: 55°

PHOTOMETRY

DCC Fixed, 1000 lm, 3000K, General Ambient

DC4xxxxD10GAxxxxx30



Luminous Intensity

Gamma	C 0°
0°	416
5°	415
10°	410
15°	403
20°	394
25°	382
30°	369
35°	351
40°	327
45°	291
50°	240
55°	162
60°	84
65°	54
70°	33
75°	21
80°	12
85°	6
90°	1

Values in candela

Zonal Lumen Summary

Zone	Lumens	Luminaire %
0-30	333	32
0-40	557	54
0-60	942	91
0-90	1024	99
0-180	1032	100

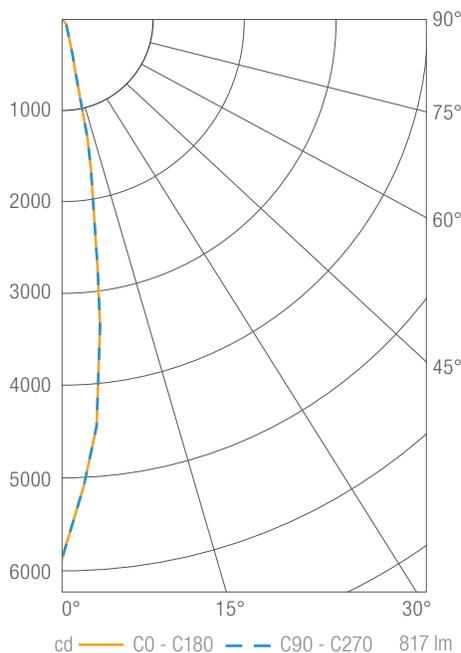
Illuminance Chart

Distance from LED	Foot Candles	Diameter
3'	46	7.8'
6'	12	15.5'
9'	5	23.3'
12'	3	31.1'

Beam Angle: 100°

DCC Adjustable, 750 lm, 3000K, Narrow Spot

DC4xxxxA07NSxxxxx30



Luminous Intensity

Gamma	C 0°
0°	5897
5°	4418
10°	1911
15°	561
20°	280
25°	165
30°	117
35°	87
40°	69
45°	57
50°	47
55°	38
60°	31
65°	23
70°	16
75°	10
80°	4
85°	1
90°	0

Values in candela

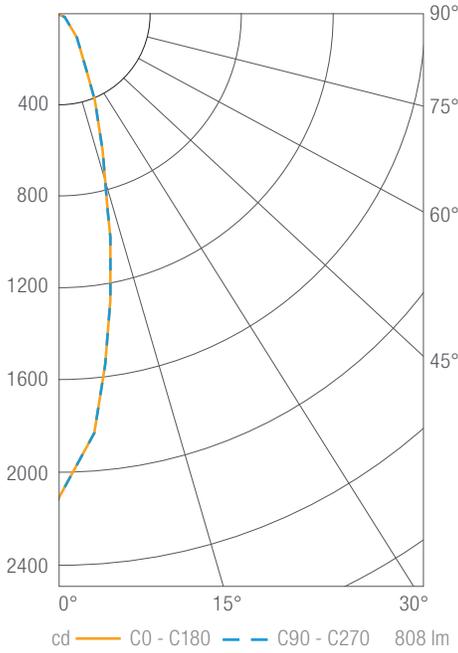
Zonal Lumen Summary

Zone	Lumens	Luminaire %
0-30	645	79
0-40	701	86
0-60	781	96
0-90	817	100
0-180	817	100

Illuminance Chart

Distance from LED	Foot Candles	Diameter
3'	655	0.8'
6'	164	1.7'
9'	73	2.5'
12'	41	3.3'

Beam Angle: 16°

PHOTOMETRY
DCC Adjustable, 750 lm, 3000K, Spot
DC4xxxxA07SPxxxx30

Luminous Intensity

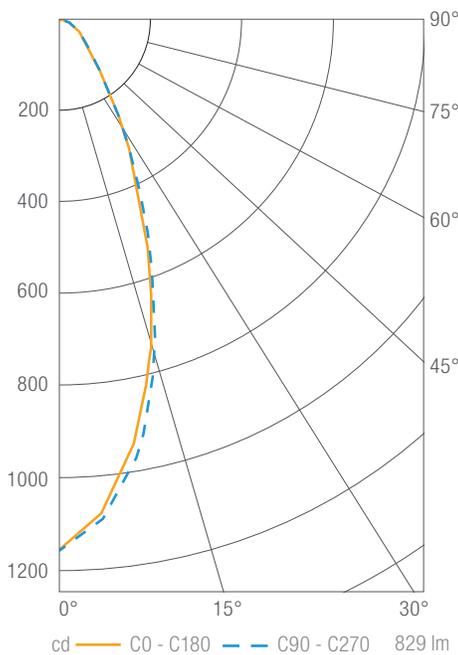
Gamma	C 0°
0°	2105
5°	1826
10°	1282
15°	800
20°	497
25°	310
30°	201
35°	137
40°	98
45°	73
50°	57
55°	45
60°	35
65°	23
70°	12
75°	5
80°	3
85°	2
90°	0

Values in candela
Zonal Lumen Summary

Zone	Lumens	Luminaire %
0-30	573	71
0-40	668	83
0-60	773	96
0-90	808	100
0-180	808	100

Illuminance Chart

Distance from LED	Foot Candles	Diameter
3'	234	1.3'
6'	58	2.6'
9'	26	3.9'
12'	15	5.2'

Beam Angle: 28°
DCC Adjustable, 750 lm, 3000K, Flood
DC4xxxxA07FLxxxx30

Luminous Intensity

Gamma	C 0°
0°	1158
5°	1081
10°	941
15°	765
20°	576
25°	414
30°	288
35°	192
40°	130
45°	96
50°	76
55°	61
60°	49
65°	38
70°	28
75°	18
80°	10
85°	4
90°	0

Values in candela
Zonal Lumen Summary

Zone	Lumens	Luminaire %
0-30	510	62
0-40	633	76
0-60	766	92
0-90	829	100
0-180	829	100

Illuminance Chart

Distance from LED	Foot Candles	Diameter
3'	129	2.2'
6'	32	4.5'
9'	14	6.7'
12'	8	9.0'

Beam Angle: 41°

WHITE PETERSON

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* Also admitted in OR

February 2, 2023

To: Ketchum Historic Preservation Commission (HPC)
Morgan Landers, Planning Director
Delivered electronically to mlanders@ketchumidaho.org

From: Matt Johnson, City Attorney

Re: HPC Authority and Questions

Dear Commissioners,

Morgan conveyed some recent questions and requests for clarification regarding HPC authority and process. This memo is intended to provide legal input and guidance on those items. I am also enclosing as reference a memo from April 29, 2021, which provides a further general overview of Idaho's historic preservation statutes and may be helpful as a refresher.

- How broad is the City's authority to regulate historic properties without a historic district specifically designated?

The City's authority is broad and allows for regulation by ordinances and local laws/regulations even if a historic district is not established. Idaho Code § 67-4612 makes clear this historic preservation authority is for the "protection, enhancement, and preservation of historic properties" with no limit that such preservation regulations can only be applicable in a historic district. While designation of a historic district may be a convenience for establishing regulations by an area or using some specific district tools, that does not mean such historic regulation authority is only limited to historic districts. In the City of Ketchum's situation, due to the varied locations of potential historic buildings, the determination has been made to evaluate and approach historic buildings on a case-by-case basis rather than through a district designation. The City has established a historic buildings list and a 50-years in age baseline for triggering an evaluation of a property for historic significance in relation to demolition permits. Ketchum Municipal Code (KMC) 17.20.010.

- What is the HPC's authority to grant, deny, or condition a demolition permit?

Idaho Code § 67-4616 provides for a 180-day period that a designated historic property must give notice to a local historic preservation commission before proceeding on any demolition, remodel, relocation, or material alteration. This is to provide a waiting period wherein the

parties may discuss conditions or options for preservation. The statute provides that the HPC may shorten that waiting period upon agreement on conditions or for “extreme hardship” circumstances. This 180-day is a baseline requirement as to the property owner, and does not undercut the City’s further historic preservation regulatory authority such as per IC §67-4612.

With respect to demolition permits, the City has adopted specific criteria and regulations including that the HPC “may approve, deny, or approve with conditions the request for demolition or alteration.” KMC 17.20.030(C). So in evaluating a demolition permit application, the HPC should reference specifically to the criteria listed in KMC 17.20.030 and may use those as the basis for approval, approval with conditions, or denial on the permit.

From discussion with Morgan, it sounds like some of the uncertainty on this question likely relates to the City’s previous demolition permits approach. That previous approach put a time period on demolition permits whereby the situation could be reviewed and evaluated by the City but there were not necessarily criteria or authority for the City to actually deny a demolition permit. This was changed in early 2022 when the City updated its historic preservation/demolition permit approach. The criteria and authority for approval, approval with conditions, or denial are now clearly lined out in KMC 17.20.030. So yes, the HPC may deny a demolition permit application for reasons tied to those criteria. KMC Chapter 17.20 provides further options, such as administrative appeal and dangerous building exceptions, to provide options for an applicant property owner if they have reasons to dispute an HPC denial or conditions.

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* Also admitted in OR
** Also admitted in WA

April 29, 2021

To: Historic Preservation Commission
City of Ketchum

From: Matthew Johnson, City Attorney

Re: Idaho Legal Authority re Historic Preservation

Dear HPC Members,

This memo is to recap some of the background on the reconstitution of the City of Ketchum HPC and the steps before you. Also, in follow-up to the legal training and some questions at the previous HPC meeting, below you will find a listing of the key relevant statutes in Idaho relating to historic preservation authority and policy option available to the City.

Background:

The City has identified that development demand within the City is increasing the likelihood of negative impacts to historic structures and landmarks within the City. This includes potential demolition of historically significant structures.

The City had established a Historical Preservation Commission (HPC). Ketchum City Code 4.08. Until recently however, there were no active members appointed to the HPC. The purpose of the HPC is identify, evaluate, designate and protect areas and structures with historical, architectural, archaeological, and cultural heritage significance. KCC 4.08.010. The power and duties of the HPC include surveying local historic properties and making recommendations on preservation and planning. KCC 4.08.050.

In 2005, the City conducted and completed a survey of historic properties. This survey was conducted by Walsworth and Associates. (2005 Walsworth Survey). In 2006, the HPC did adopt an additional recommended list of heritage sites. (2006 HPC Survey).

The City has established a separate demolition process for historic buildings versus non-historic buildings. Historic buildings are defined as those fifty years or older, or properties identified in the 2005 Walsworth Survey. KCC 15.16.020. The substantial difference in the demolition permit process for a historic building is that there is a requirement for notice to the public of intent to demolish and a sixty (60) day demolition waiting period. KCC 15.16.040. The purpose of the waiting period appears to be to allow for potential negotiations for relocation of a historic building.

The City has not established any historic districts or zones.

The City has recently adopted an interim ordinance regulating demolition of historic buildings while an updated historic preservation/demolition process is established. The City has also recently reconstituted the HPC.

Historic Preservation Authority:

The City has legal authority to protect and preserve historic sites under Idaho Code Title 67, Chapter 46. The purpose of that statute specifically includes that historical, archaeological, architectural, and cultural heritage preservation is a public interest at all levels of government, including cities as a political subdivision of the state. I.C. §67-4601.

Cities are empowered to create a historic preservation commission. I.C. §67-4603. Cities are empowered to acquire historic properties, I.C. §67-4606, or historic easements, I.C. §67-4613.

I.C. §67-4607 provides for the establishment of historic districts. I.C. §67-4608 provides for regulation of structures and buildings within historic districts by requiring a certificate of appropriateness determination before any exterior structure alteration, including demolition.

Cities are also broadly empowered to enact special restrictions or conditions for the protection and preservation of properties in historic district. I.C. §67-4612. This includes broad language about the authority for a city to adopt special conditions and restrictions for historic preservation.

I.C. §67-4614 provides for a city to adopt an ordinance for designating historic properties, including factors and criteria to be considered in such. I.C. § 67-4615 sets a process for the ordinance designating a historic property, including an investigation and report from the local historic preservation commission and a public hearing on the ordinance.

I.C. §67-4616 specifies that a property designated as historic must go through a one hundred and eighty (180) day notice and waiting period before being demolished, materially altered, remodeled, relocated, or put to a different use. The intent of this notice period is to allow for negotiations on options such as acquisition or relocation to preserve the historic building.



STAFF MEMORANDUM

To: Planning and Zoning (P&Z) Commission and Historic Preservation Commission (HPC)
From: Morgan Landers, AICP – Director of Planning and Building
Date: February 2, 2023
Re: 2023 Department Work Plan

The Planning and Building Department has been working with city administration to identify projects that the department will be involved in over the next few years. To focus the efforts of staff and provide transparency to the P&Z Commission, the HPC, the Council, and the public, staff has prepared a department work plan for 2023. Some projects extend into 2024 and 2025 depending on the scope of the work. Below is an overview of the initiatives/projects, and general timeframes of those projects.

Planning and Building Department - Role

The Ketchum Planning & Building (P&B) Department believes in working collaboratively with property owners, design and construction professionals and the public to ensure development is reflective of the community's values. The P&B Department assists with all aspects of development, including zoning inquiries, building permits, design review, floodplain development, sign permits, fence permits, comprehensive long-range planning and code amendments. The Planning and Building Department also provides staff support to the Historic Preservation Commission and the Ketchum Sustainability Advisory Committee.

Department Work Plan

The upcoming year's work is grouped into three main buckets:

- Administration and Communication
- Projects and Initiatives where P&B is the lead
- Projects and initiatives where P&B provides support

The work outlined below is in addition to the current planning job functions of the department which includes review of land use applications, building permits, responding to general inquiries from the public, and code enforcement.

The city has formulated a technical advisory group (TAG) of architects, developers, contractors, engineers, landscape architects, and others. This group will be advisory only but will serve as a sounding board for the projects and initiatives outlined in this work plan including but not limited to the review of revised checklists and application materials, process improvements, and draft ordinance language. Staff is currently developing informational material for the group and has begun recruitment of its members as of the date of this memorandum.

Administration and Communication

The following administration and communication activities will be conducted:

- Jan – begin monthly reporting of key data points tracked by the P&B department
- Jan/Feb – Staffing and onboarding
- Jan/Feb - Audit of P&B website for correction of errors and general information cleanup
- March – Launch of an Active Land Use Applications portion of the website
- March – Launch of quarterly P&B newsletter
- March – Outreach to property owners in areas prone to flooding prior to spring runoff
- April – Begin bi-annual development meetings prior to and following summer construction season
- Feb-May – Development of any additional web content and FAQs
- May-Dec – Ongoing monthly and quarterly communications to Commission, Council, and the public

P&B Lead Projects

The following major projects will be led by staff of the P&B department but may include consultants hired to assist in the work. The timeframes outlined below are targets and will be updated as projects progress. Status updates will be provided on a quarterly basis:

- Historic Preservation Commission (HPC) Initiatives
 - Annual Workplan
 - Jan/Feb- Information Gathering and Development of Annual Workplan
 - February- Finalize work plan and present to City Council
 - Update of Application Form for “Alteration or Demolition of an Historic Structure”
 - February – Review revised application form and checklist
 - March/April – Develop application for “Designation of a New Historic Structure or Site”
 - Historic Preservation Handbook
 - March - Conduct comprehensive research of regulatory and financial incentives for historic preservation
 - April/June - Finalize handbook content and present to HPC for preliminary approval
 - June – Transfer handbook content into graphic form (consultant)
 - July – Review and approval of final handbook by the HPC
 - Survey of Historic Assets
 - June – Review mapping of remaining historic assets and determine scope of additional surveying
 - July/August – Request for Proposals (RFP) to select consultant team for surveying of additional assets
 - Fall/Winter – Surveying, data gathering, and recommendation of properties (length of time depends on number of properties)
 - Winter – Adoption of updated Historic Building/Site List
- Interim Ordinance 1234 Revisions
 - Jan-April – evaluation of interim ordinance to identify revisions and identify other priority changes to the land use regulations
 - April-June – draft of permanent ordinance
 - June-Sept – review and adoption of permanent ordinance. Adoption must be complete no later than October 19, 2023.

- Land Use Regulations Rewrite– includes Title 12, Title 15, Title 16, and Title 17 of the Ketchum Municipal Code
 - March - Process and timeline review with Commission and City Council (draft RFP)
 - April-June – RFP publication and selection of consultant team
 - June-Nov – Project scoping exercise and data gathering
 - Oct 2023-Mar 2024 – Comprehensive Plan Audit and identification of amendments or clarifications
 - January 2024 – December 2025 (2 years) – rewrite timeframe
- Review and adoption of new FEMA Floodplain Maps
 - Jan- draft maps released
 - Fall – preliminary Flood Insurance Rate Maps (FIRMs) and Flood Information Study (FIS) released
 - Winter 2023/2024 – Public Meeting/Workshop to review draft maps and information
 - The appeal period and final adoption steps have not been scheduled at this time; however, staff believes the target effective date for the new maps is likely sometime in 2025.

P&B Support Projects

The following projects are not led by P&B staff; however, staff supports these projects in a variety of capacities including land use analysis, mapping, policy development, permitting, regulatory guidance, and more.

- Warm Springs Preserve Master Plan
 - Feb 14th – Joint work session with Commission and City Council
 - March – Adoption of Master Plan
 - Spring/Summer/Fall – completion of construction drawings and permitting
 - Spring 2024 – construction start
 - P&B staff is providing feedback on the draft master plan and will work with the consultants on floodplain development permit requirements and process.
- Adoption of City’s Right-of-Way Standards
 - Jan/Feb – internal review of current right-of-way standards
 - Mar/Apr – review and adoption of standards by City Council
 - P&B staff is preparing a policy document for review by the City Council related to snowmelt requirements/allowances in the right-of-way
- Feasibility Analysis of Development of Community Housing on City Owned Properties
 - Nov 2022-Jan 2023 – RFQ for consulting services
 - Jan/Feb – community engagement
 - Feb/Mar – feasibility analysis and final deliverables
- Housing Action Plan Annual Update – lead by the Housing Department and likely to kick off in Summer 2022
- 5B CAN (Climate Action Now) – regional sustainability plan led by the Sustainability Manager for Blaine County and jointly funded by the City of Ketchum.
- Ketchum Sustainability Advisory Committee – provide staff support for the analysis and annual reporting of the committee’s activities
- Transportation Projects – these projects are ongoing with completion dependent on funding and applicable coordination with the Idaho Transportation Department (ITD)
 - Warm Springs and Lewis Street Roundabout

- Hwy 75/Main Street right-of-way improvements including extension of bike path north to Saddle Rd
- Evaluation of potential protected bike lanes
- Review of the city's bicycle network
- Evaluation of the city's sidewalk infrastructure in the Community Core (downtown)
- Placemaking Projects
 - Downtown Parking Action Plan – began data gathering and initial evaluation in 2022, will continue through spring 2023
 - Wayfinding and Signage Evaluation – initial discussions between staff and arts commission, not formally initiated yet
 - Town Square Master Plan – not initiated yet
- Urban Tree Canopy Study – county wide analysis of the existing tree canopy and development of policies and actions to preserve and grow the canopy. P&B department staff and the City Arborist are primary points of contact for the City of Ketchum

P&B staff welcomes questions and comments on the department work plan. We thank the Commission and the HPC for their dedication and look forward to a busy few years!



City of Ketchum
Planning & Building

Application to Alter or Demolish a Historic Structure*

***This application only applies to structures listed on the City of Ketchum's Historic Building/Site List.**

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

Submit completed application and documentation to planningandzoning@ketchumidaho.org Or hand deliver to Ketchum City Hall, 191 5th St. W. Ketchum, ID. If you have questions, please contact the Planning and Building Department at (208) 726-7801. To view the Development Standards, visit the City website at: www.ketchumidaho.org and click on Municipal Code. You will be contacted and invoiced once your application package is complete.

APPLICANT INFORMATION			
Project Name:		Phone:	
Owner:		Mailing Address:	
Email:			
Architect/Representative:		Phone:	
Email:		Mailing Address:	
Architect License Number:			
Engineer of Record:		Phone:	
Email:		Mailing Address:	
Engineer License Number:			
<i>All plans and drawings for public commercial projects, residential buildings containing more than four (4) dwelling units and development projects containing more than four (4) dwelling units shall be prepared by an Idaho licensed architect or an Idaho licensed engineer.</i>			
PROJECT INFORMATION			
Legal Land Description:			
RPK (Parcel) Number:			
Street Address:			
Lot Area (Square Feet):			
Zoning District:			
Overlay District: <input type="checkbox"/> Floodplain <input type="checkbox"/> Avalanche <input type="checkbox"/> Mountain Overlay			
Type of Construction: <input type="checkbox"/> Addition <input type="checkbox"/> Remodel <input type="checkbox"/> Demolition <input type="checkbox"/> Other			
Anticipated Use:		Number of Residential Units:	
		Gross Square Feet of Commercial Space:	
TOTAL FLOOR AREA			
	Proposed	Existing	
Basements	Sq. Ft.	Sq. Ft.	
1 st Floor	Sq. Ft.	Sq. Ft.	
2 nd Floor	Sq. Ft.	Sq. Ft.	
3 rd Floor	Sq. Ft.	Sq. Ft.	
Mezzanine	Sq. Ft.	Sq. Ft.	
Total	Sq. Ft.	Sq. Ft.	
INFORMATION ON PROPOSED REPLACEMENT PROJECT			
FLOOR AREA RATIO			
Community Core (Existing):	Tourist (Existing):	General Residential-High (Existing):	
Community Core (Proposed):	Tourist (Proposed):	General Residential-High (Proposed):	
BUILDING COVERAGE/OPEN SPACE (all other zone districts)			
Percent of Building Coverage (existing):			
Percent of Building Coverage (proposed):			

SETBACKS AND BUILDING HEIGHT			
Front (Existing):	Side (Existing):	Side (Existing):	Rear (Existing):
Front (Proposed):	Side (Proposed):	Side (Proposed):	Rear (Proposed):
Building Height (Existing)			
Building Height (Proposed):			
OFF STREET PARKING			
Parking Spaces Provided:			
Curb Cut:	Sq. Ft.	%	
WATER SYSTEM			
<input 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 Application to alter or demolish a structure 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

Date

ALTERATION OR DEMOLITION REVIEW EVALUATION STANDARDS

Pursuant to Chapter 17.20 Historic Preservation in the City of Ketchum Municipal Code:

The HPC may approve, approve with conditions, or deny a Request for Demolition or Alteration application based on the following criteria:

1. Is the structure of historic or architectural value or significance and does it contribute to the historic significance of the property within the Community Core.
2. Would the loss, alteration of, or addition to, the structure adversely affects the historic integrity of the structure, impact the significance of the structure within the Community Core , impact the architectural or aesthetic relationship to adjacent properties, or conflict with the Comprehensive Plan.
3. Does the structure retain the requisite integrity to convey its historic and/or architectural significance.
4. Does the proposed demolition or alteration adversely affect the historic significance or architectural distinction of the structure or the Community Core.

Appropriate alterations might include but are not limited to:

1. Changes to the building’s interior that are not visible from a public street, alley, park, or other public place;
2. Changes to internal building systems that will not adversely affect the external appearance of the building;
3. The erection or removal of temporary improvements.
4. Adaptive reuse consistent with the Secretary of the Interior’s Standards for Rehabilitation and Idaho Code Title 67-4618.

The HPC shall consider the unique circumstances of each proposed demolition or alteration. Approval of each individual Demolition or Alteration application is unique to that property and does not constitute a precedent for other properties.

ALTERATION OR DEMOLITION APPLICATION CERTIFICATION OF COMPLETENESS

Project Name:	Reviewed by:
Date:	Time:

REQUIRED DOCUMENTS TO BE SUBMITTED WITH APPLICATION

- Application Form: Alteration or demolition application form including project name, location, applicant, owner, project representatives and contact information.
- Warranty Deed demonstrating current property ownership.
- Title Report reflecting current property ownership and encumbrances.
- Color photographs measuring at least four inches by six inches (4" x 6") of at least two (2) elevations of the building at the time of permit submittal. If the building faces one or more public streets, the two (2) elevations shall be of the street facing sides.
- Historical photograph(s), black and white or color, of the building, if feasible. Photos obtained from an historical collection (i.e. Community Library Regional History Department) should include works cited or source references.
- Overview of known history of the building based on best available information from historical archives, media archives, or individual accounts.
- Written narrative and supportive graphic imagery justifying how the demolition or alteration may or may not meet the criteria outlined below. Please be as thorough as possible in responding to each criteria.
 - Is the structure of historic or architectural value or significance and does it contribute to the historic significance of the property within the community core.
 - Would the loss, alteration of, or addition to, the structure adversely affect the historic integrity of the structure, impact the significance of the structure within the community core, impact the architectural or aesthetic relationship to adjacent properties, or conflict with the Comprehensive Plan.
 - Does the structure retain the requisite integrity to convey its historic and/or architectural significance.
 - Does the proposed demolition or alteration adversely affect the historic significance or architectural distinction of the structure or the community core.
- One (1) PDF electronic set of the complete application containing all requirements as listed below, plans to alter the building or plans for the replacement project appropriately scaled, shall be submitted and shall include 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.
 - Site Improvements Survey
 - Site plan, to scale, showing the existing building, proposed alterations or additions or the proposed replacement plan. 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. Show the floor plan for the existing building and the floor plan for any modification or addition to the structure. List gross and net square footage for each floor. List occupancy classification and type of construction.
 - Detailed elevations of all sides of the building and proposed alterations and other exterior elements (colors, materials).

- 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.
- Exterior lighting plan and exterior lighting form (below), pursuant to chapter 17.132, showing location, height, type and lumen output; spec sheets for fixtures; illuminance levels/photometrics for exterior lighting.
- Drainage plan (grading, catch basins, piping, and dry-wells) – if applicable.
- Utilities plan (location and size of water and sewer mains and services, gas, electric, TV and phone) – if applicable.
- Master Signage Plan – Pursuant to KMC Section 17.127.030.B, a master signage plan including directional, tenant, advisory, or technical information signage shall be provided for alterations to hotels, commercial, industrial, multi-family residential and mixed-use projects that demonstrates location, size, type, and materials of all signs proposed.

City of Ketchum Building Permit: Exterior Lighting Submittal Requirements

(For Commercial and Residential)

Address: _____

17.132.10 C.1: All existing lighting located on a subject property that is part of an application for a city planning department design review, conditional use, subdivision permit, or building permit is required to be brought into conformance with this chapter. Conformity shall occur prior to issuance of a certificate of occupancy, final inspection or final plat recordation, when applicable. For other permits, the applicant shall have a maximum of thirty (30) days from date of permit issuance to bring the lighting into conformance.

In addition to completing the tables below, you will need to submit **manufacturers' product specification sheets** for all proposed outdoor lighting. All applications for design review, conditional use, subdivision and/or building permits shall include lighting plans showing location, type, height, color temperature, lumen output and amount of all proposed and existing fixtures. Complex uses may require additional information.

Proposed Lighting:				
Fixture Model or Description	No. of Fixtures	Shielded(Y/N)	Full cutoff fixture (Y/N)	Light Color (Kelvin)
<i>Ex: SPJ-GDG-30W-SQ-SH</i>	3	Y	y	2700

Existing Exterior Lighting (complete to the best of your knowledge):				
Fixture Description	No. of Fixtures	Shielded(Y/N)	Full cutoff fixture (Y/N)	Light Color (Kelvin)

**If you need additional space to detail your exterior lighting fixtures, please submit on a separate page*

Exterior Lighting Requirements (Chapter 17.132 Dark Skies)

- ✓ **Exterior Lighting Fixtures.** All exterior lighting fixtures shall be full cutoff fixtures with the light source fully shielded, except as exempted in Chapter 17.132.
- ✓ **Color Temperature.** All exterior lighting shall utilize light sources not to exceed 2700 kelvin. Correlated color temperature refers to the 'color' of the light emitted. It is indicated on light packaging.
- ✓ **Light trespass.** All existing and/or new exterior lighting shall not cause light trespass and shall protect adjacent properties from glare and excessive lighting. Reference Chapter 17.132.030.B. Figure 1: Light Trespass Matrix for maximum foot-candle limits.
- ✓ **Uplighting.** Uplighting is prohibited in all zoning districts, except as where permitted in Chapter 17.132.
- ✓ **Prohibited Lights.** Any light source that does not meet the requirements of this chapter. Searchlights, beacons, and other high-intensity light fixtures. Except as otherwise allowed by this title, any lighting that is flashing, blinking, rotating, chasing, or rapidly changing in color or intensity is prohibited.
- ✓ **Nonessential Exterior Lighting.** All nonessential exterior commercial and residential lighting shall be turned off after business hours and/or when not in use. Lights on a timer shall be used. Sensor activated lights shall be used to replace existing lighting that is desired for security purposes.
- ✓ **Any other standard found applicable to the proposed exterior lighting.**

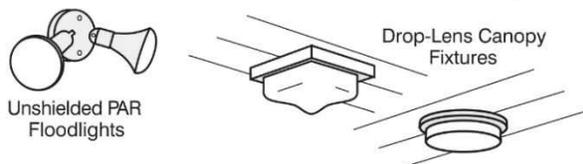
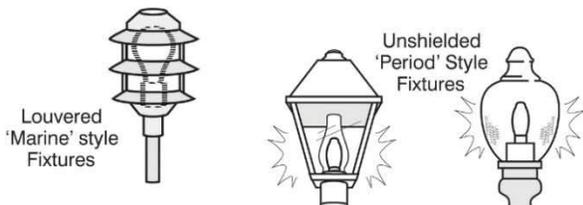
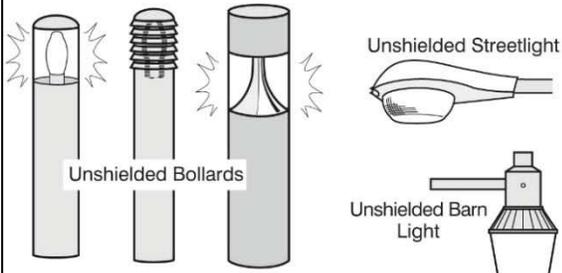
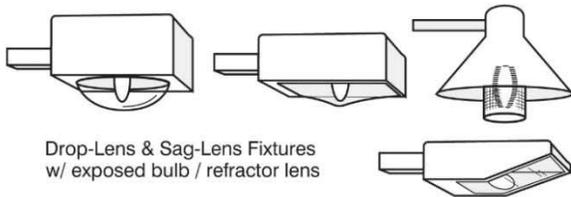
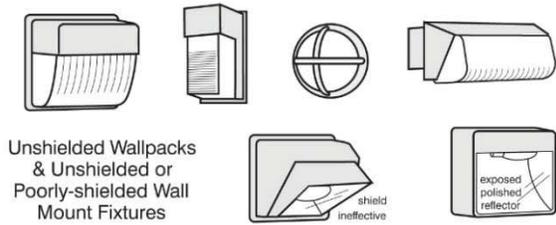
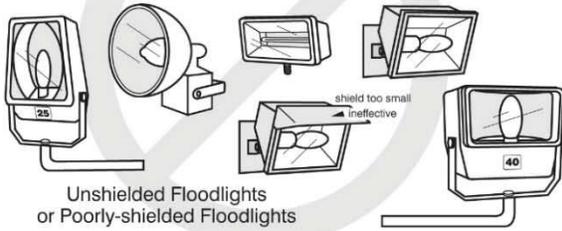
City of Ketchum

Lighting Fixture Guide

Examples of Acceptable / Unacceptable Lighting Fixtures

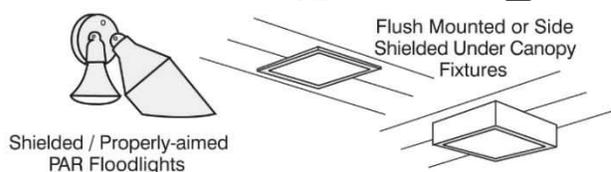
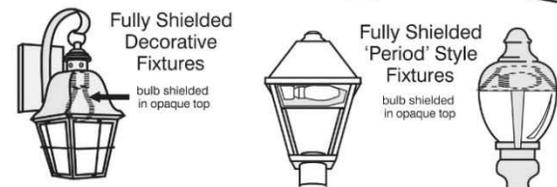
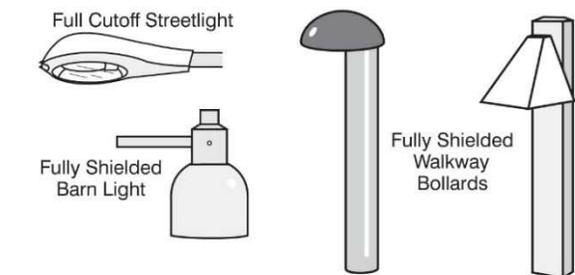
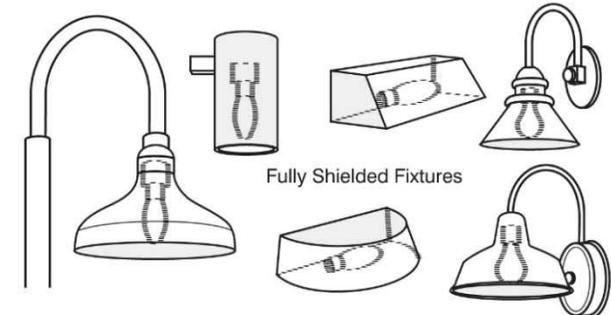
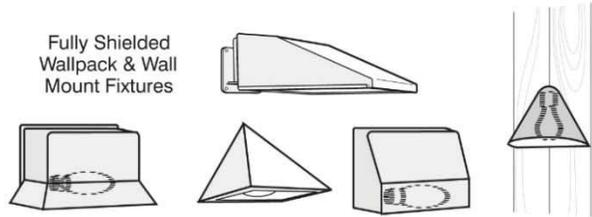
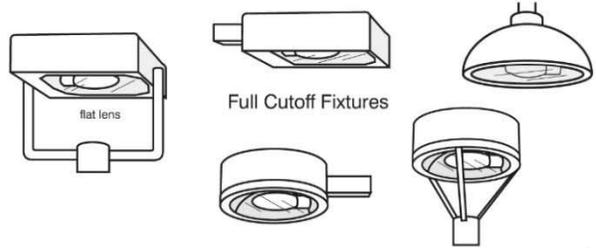
Unacceptable

Fixtures that produce glare and light trespass



Acceptable

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



Illustrations by Bob Crelin © 2005. Rendered for the Town of Southampton, NY. Used with permission.

CITY OF KETCHUM - HISTORIC PRESERVATION COMMISSION PROPOSED HISTORIC BUILDING/SITE LIST

Common Name:	Street Address:	GIS Address	RPK #
Greenhow & Rumsey Store, NRHP listed (Culinary Institute)	211 North Main Street	211 N Main St	RPK0000018004B
Forest Service Park, NRHP listed	Between River and 1 st Street	131 E River St	RPK0000040001A
Comstock & Clark Mercantile (Enoteca Restaurant)	300 North Main Street	300 N Main St	RPK00000040010
Lewis Bank (Rocky Mountain Hardware)	180 North Main Street	180 N Main St	RPK084100000D0
Dynamite Shed (TNT Taproom)	271 Sun Valley Road	271 E Sun Valley Rd	RPK0000017004A
Bert Cross Cabin (Vintage Restaurant)	271 ½ Leadville Avenue North	271 N Leadville Ave	RPK0000003007A
Horace Lewis Home (Elephant's Perch)	280 East Avenue North	280 N East Ave	RPK0000043003A
Ketchum Kamp Hotel (Casino)	220 North Main Street	220 N Main St	RPK000000302AA
Pioneer Saloon	308 North Main Street	320 N Main St	RPK0000004002A
First Telephone Co. (Chapter One Bookstore)	340 North 2 nd Street	340 E 2nd St	RPK0000002004B
Fagan Property (Country Cousin Store)	411 Sun Valley Road	411 E Sun Valley Rd	RPK00000240010
Bonning Cabin	531 5 th Street East	500 N East Ave	RPK000000460010
McCoy/Gooding/Miller House (Residence)	111 N east Ave	111 N East Ave	RPK00000022005B
Former Post Office (Former Formula Sports)	460 North Main Street	460 N Main St	RPK0000005003A
Michel's Christianitya Restaurant	303 Walnut Avenue	303 N Walnut Ave	RPK000000440050
E. B Williams House (Ketchum Grill)	520 East Avenue North	520 N East Ave	RPK000000460020
Alonzo Price/Esther Fairman House	180 Leadville Avenue North	180 N Leadville Ave	RPK00000220040
Thornton House (Picket Fence)	560 East Avenue North	560 N East Ave	RPK00000046004A
McAttee House (Former Taste of Thai)	380 1 st Avenue	380 N 1st Ave	RPK000000370050
George Castle Cabin	431 ½ Walnut Avenue (in the alley)	431 N Walnut Ave	RPK000000450060
Community Library/Gold Mine Thrift Store	331 Walnut Avenue	331 N Walnut Ave	RPK000000440060
Jack Frost Motel (Gold Mine Consign Building)	591 4 th Street East	571 E 4th St	RPK000000450050
St. Mary's Catholic Church (Mesh Gallery)	380 Leadville Avenue North	420 E 4th St	RPK00000240040
Louies/The Church (Picket Fence)	560 N East Ave	560 N East Ave	RPK00000046004A

Adopted by HPC October 19, 2021