



City OKs design for 231 Sun Valley Road

■ Undergrounding utilities is last hurdle for mixed-use building



Courtesy rendering

The design of a mixed-use building at 231 Sun Valley Road was approved Monday by the Ketchum P&Z Commission.



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by Amy Busek

With minor modifications, the design of a mixed-use building at 231 Sun Valley Road in Ketchum was approved Monday, July 27, by the city Planning and Zoning Commission. The only real hurdle left for developers will be finding a cost-sharing way to pay for undergrounding of power lines in the alley behind the site.

Applicant Devin Piscitelli is planning a three-floor, 7,800-square-foot building on the site just west of Zions Bank. The first floor will house retail shops and the upper two floors will be residential space for two luxury apartments. The building was approved at 40 feet tall with an additional 10 feet for a roof-accessing stairwell—which is permitted. The rooftop deck is separated into two partitions so each unit owner has a private space. There is a section of the south-facing building façade with a parapet that extends another 5 feet. According to the staff report, the applicant feels the parapet adds aesthetic quality to the building and should be retained.

Architect Brenda Moczygamba of Michael Doty Associates made a few changes to the rendering following the project's last appearance before the P&Z. Doty, a P&Z commissioner, recused himself from the review.

Moczygamba delineated via the exterior façade the difference between floors, as requested at the last P&Z meeting, through horizontal banding. She also widened parking stalls—of which there are four on site and three on the street.

Undergrounding will require reconfiguring of adjacent utility connectors—which is why the applicant is requesting that the Ketchum Urban Renewal Agency fund the project with money it has earmarked for infrastructure improvements. Contractor Paul Conrad made the request of the URA last week for \$175,000. The URA did not make a decision at that time. Commissioners were concerned with the lengthy time of return; it would take some nine years before seeing a return through tax increment revenue. The URA is planning a site visit to 231 Sun Valley Road and the adjacent alley at its next meeting in August.

P&Z Chair Steve Cook asked Moczygamba to consider softening a hard right angle on the northern wall of the project, but did not require her to come back before the commission with an adjusted rendering.

It was a condition of approval that the design review process be repeated, should undergrounding of utility lines not occur.