



CITY OF KETCHUM, IDAHO REGULAR CITY COUNCIL MEETING
Monday, October 19, 2020, 4:00 PM
480 East Avenue, North, Ketchum, Idaho

Agenda

Due to safety and COVID-19 physical distancing requirements, there will be limited public attendance at Ketchum City Council meetings. Members of the public may observe the meeting live on the City's website at <https://www.ketchumidaho.org/meetings> or observe the meeting live outside of the building.

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Dial-in: +1 253 215 8782
Meeting ID: 932 0422 2250

- CALL TO ORDER: By Mayor Neil Bradshaw
- ROLL CALL
- COMMUNICATIONS FROM MAYOR AND COUNCILORS
- CONSENT AGENDA: Note: **(ALL ACTION ITEMS)** The Council is asked to approve the following listed items by a single vote, except for any items that a Councilmember asks to be removed from the Consent Agenda and considered separately
 1. Approval of Minutes: Regular Meeting September 21, 2020
 2. Approval of Minutes: Special Meeting September 29, 2020
 3. Approval of Minutes: Regular Meeting October 5, 2020
 4. Authorization and approval of the payroll register
 5. Authorization and approval of the disbursement of funds from the City's treasury for the payment of bills in the total sum of \$376,782.41 as presented by the Treasurer
 6. Resolution #20-026 Recommendation to appoint Grant Gager as City Clerk - Neil Bradshaw, Mayor
 7. Approval of Resolution #20-024 Appointing Meredith Skillman as a member of the Ketchum Arts Commission - Neil Bradshaw, Mayor
 8. Recommendation to approve Contract #20547 with Blaine County for GIS services - Suzanne Frick, Director of Planning and Building

- 9. Approval of Contract #20545 for Bulldozer Rental - Brian Christiansen, Director of Streets and Facilities Maintenance
- 10. Approval of Contracts for Snow-hauling Services - Brian Christiansen, Director of Streets and Facilities Maintenance
- 11. Recommendation to approve Encroachment Agreement #20527 at 180 W. Second Street - Suzanne Frick, Director of Planning and Building
- 12. Recommendation to Approve Purchase Order #20546 for GE Cimplicity Software Upgrade and Technical Support - Mick Mummert, Wastewater Superintendent
- 13. Recommendation to approve the extension of Contract #20187 with EcoEdge for Ketchum Sustainability Advisory Committee - Jade Riley, City Administrator
- 14. Approval of Event Application for Festival of Trees - Lisa Enourato, Public Affairs and Administrative Services Manager
- NEW BUSINESS (no public comment required)
 - 15. ACTION ITEM: Recommendation to approve Encroachment and Alley Maintenance Agreement #20548 with Jack Bariteau for development at First Avenue and Fourth Street - Suzanne Frick Director of Planning and Building
 - 16. ACTION ITEM: Recommendation to approve Encroachment Agreement #20536 with Idaho Power for infrastructure to support the development at First Avenue and Fourth Street - Suzanne Frick, Director of Planning and Building
 - 17. Update and discussion on Winter Parking Regulations and Curbside Pickup Parking Areas - Jade Riley, City Administrator
 - 18. ACTION ITEM: Discussion and potential action on COVID-19 in Blaine County - Neil Bradshaw, Mayor
- PUBLIC HEARING
 - 19. ACTION ITEM: Recommendation to approve a Preliminary Plat submitted by Fritz Haemmerle and Reli Haemmerle to subdivide and adjust the existing lot lines shared by two existing parcels, 131 Topaz (Lot 1, Shelby Dukes Sub) and 151 Topaz (Ketchum FR SE SW TL 8490 SEC 18 4N 18E) into three (3) lots - Suzanne Frick, Director of Planning and Building
 - 20. ACTION ITEM: Recommendation To Consider Emergency Ordinance 1213 - Temporary prohibition on demolition of historic structures - Neil Bradshaw, Mayor
 - 21. ACTION ITEM: Recommendation to Adopt Ordinance 1214 amending Chapter 17.88 of the Ketchum Municipal Code, Floodplain Management Overlay District - Suzanne Frick, Director of Planning and Building - **Continued to November 16, 2020**
- EXECUTIVE SESSION
 - 22. Executive Session to Communicate with Legal Counsel on litigation pursuant to 74-206(1)(f)
- ADJOURNMENT

If you need special accommodations, please contact the City of Ketchum in advance of the meeting. This agenda is subject to revisions and additions. Revised portions of the agenda are underlined in bold. Public information on agenda items is available in the Clerk's Office located at 480 East Ave. N. in Ketchum or by calling 726-3841.

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Thank you for your participation.



CITY OF KETCHUM, IDAHO CITY COUNCIL MEETING

Monday, September 21, 2020, 4:00 PM

480 East Avenue, North, Ketchum, Idaho

Minutes

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Dial-in: +1 253 215 8782
Meeting ID: 940 5356 6533

- CALL TO ORDER: By Mayor Neil Bradshaw

Mayor Neil Bradshaw called the meeting to order at 4:00pm.

- ROLL CALL

PRESENT

Mayor Neil Bradshaw

Council President Amanda Breen (joined via teleconference at 4:07pm)

Councilor Michael David (via teleconference)

Councilor Courtney Hamilton

Councilor Jim Slanetz

ALSO PRESENT

City Administrator Jade Riley

Director of Finance and Internal Services Grant Gager
Director of Planning & Building Suzanne Frick

- COMMUNICATIONS FROM MAYOR AND COUNCILORS

Mayor Bradshaw provided an update from South Central Public Health District and noted the future consideration of the adoption of a plan for the County.

Councilors Slanetz, Hamilton, and David had no comments.

Mayor Bradshaw thanked the public for its recent participation in the fourth street feedback process and also reiterated the importance of being fire safe.

- CONSENT AGENDA: Note: **(ALL ACTION ITEMS)** The Council is asked to approve the following listed items by a single vote, except for any items that a Councilmember asks to be removed from the Consent Agenda and considered separately.

1. Approval of Minutes: Regular Meeting September 8, 2020
2. Authorization and approval of the payroll register
3. Authorization and approval of the disbursement of funds from the City's treasury for the payment of bills in the total sum of \$295,799.27 as presented by the Treasurer.
4. Monthly Financial State of the City - Grant Gager, Director of Finance & Internal Services
5. Resolution 20-022 to appoint Grant Gager to the Mountain Rides Transportation Authority Board of Directors - Mayor Neil Bradshaw
6. Recommendation to approve Agreement #20502 for 511 River Street - Suzanne Frick, Director of Planning & Building
7. Recommendation to approve Encroachment Agreement #20507 for 820 Walnut - Suzanne Frick, Director of Planning and Building
8. Recommendation to approve Encroachment Agreement #20518 for 311 First Street located at Sun valley Road and First Avenue - Suzanne Frick, Director of Planning and Building
9. Approval of Purchase Order #20519 with Sherwin-Williams for a Paint Striper - Brian Christiansen, Street Superintendent
10. Recommendation to approve contract 20520 and purchase order 20523 for Computer-Aided Dispatch and authorize the Mayor to sign both - Bill McLaughlin, Fire Chief
11. Approval of Contract #20521 with Wood River Fire and Rescue for Auto-aid - Bill McLaughlin, Fire Chief
12. Approval of Contract #20522 with Workman & Company for Audit Services - Grant Gager, Director of Finance & Internal Services

Councilor Hamilton requested that item #4 be considered separately.

Motion made to approve items #1-12 excluding item #4.

Motion made by Councilor Hamilton, Seconded by Councilor Slanetz.

Voting Yea: Council President Breen, Councilor David, Councilor Hamilton, Councilor Slanetz

Councilor Hamilton inquired about the Local Option Tax chart and the magnitude of the decline in FY 20. Director of Finance and Internal Services Grant Gager offered a clarification of the data.

Motion made to approve item #4.

Motion made by Councilor Hamilton, Seconded by Council President Breen.

Voting Yea: Council President Breen, Councilor David, Councilor Hamilton, Councilor Slanetz

- NEW BUSINESS (no public comment required)

13. Discussion of Law Enforcement Services with Blaine County Sheriff's Office - Mayor Neil Bradshaw

Mayor Bradshaw introduced Sheriff Steve Harkins, Chief Deputy Sheriff Will Fruehling, and Lieutenant Jamie Shaw, the new Ketchum Police Chief.

Sheriff Harkins introduced his team and provided background on the new Chief. The Sheriff provided background on the Blaine County Sheriff's Office operations and services. The Sheriff talked about community policing efforts of the Ketchum Police Department. The Sheriff reported on call volumes, response, and training programs.

Mayor Bradshaw reiterated citizen's desire for more community policing and for officers to get out of their cars to interact. The Sheriff agreed with the importance of such efforts.

Councilor Hamilton asked about de-escalation training for officers. The Sheriff talked about crisis intervention training and other de-escalation measures and skills. Councilor Hamilton also inquired about implicit bias training. The Sheriff talked about past efforts and future goals for training deputies. Councilor Hamilton followed with a question on use of force within the department. The Sheriff talked about the use of force policy and stats on use of force in recent years.

Council President Breen asked about response to violations of the local mask orders. The Sheriff advised that certain calls are most appropriately handled via the non-emergency line.

Councilor David inquired about protocols related to the use of multiple units in a traffic stop. The Sheriff advised that the use of a back-up unit is at the officer's discretion. The Sheriff talked about different situations that may arise to necessitate additional resources. Councilor David followed up with a question on response across jurisdictions. The Sheriff talked about the different jurisdictions and noted that Sheriff's Deputies can respond throughout the County.

Councilor Slanetz asked about multi-lingual situations and resources. The Sheriff noted the number of multi-lingual officers in the department.

Mayor Bradshaw thanked the Sheriff and new chief for coming in and reiterated that we're all one team.

14. ACTION ITEM: Recommendation to provide direction on funding and potential approval of Encroachment Agreement #20494 with Idaho Power at 760 Washington Avenue - Suzanne Frick, Director of Planning and Building

Mayor Bradshaw introduced the item and turned it over to Director of Planning and Building Suzanne Frick to provide new information received concerning the project. Director Frick provided information on certain configurations and their respective costs to the Council. The Mayor turned the discussion to the Council for deliberation.

Council President Breen sought clarification on a configuration and its cost. Councilor Hamilton provided her thoughts on the project and benefits to neighbors. Council President Breen inquired about the balance of funds available for undergrounding. Director of Finance and Internal Services Grant Gager provided information on the balance and the franchise fee generally. Councilor Slanetz talked about the project and relative benefits to neighbors as well as the city. Councilor Slanetz expressed his preference for seeking additional contributions from neighbors. Councilor David talked about the project benefits and desire to do the project the right way.

Mayor Bradshaw talked about the process and flexibility the City has. Councilor Hamilton commented on the benefit of extending the project to the full length being contemplated. Councilor Hamilton inquired about the other utilities that share the poles which will be undergrounded; Director Frick provided background on that issue as related to the franchise agreements. Councilor Hamilton asked a clarifying question on the undergrounding funds available. Councilor Slanetz also inquired on the status of funding. Director Gager provided clarification on both items.

Council President Breen inquired about project phasing. Director Frick provided input on the project process and timelines. Councilor Slanetz advised his preference to engage additional neighbors. Councilor Hamilton expressed her willingness to wait. Councilor David concurred.

The item was continued to the September 29, 2020, Special City Council Meeting.

15. ACTION ITEM: Recommendation to approve Agreement #20505 with CSHQA for Architectural Services and Agreement 20506 with Core Construction for Construction Management Services at the 191 Fifth Street Building - Lisa Enourato, Public Affairs and Administrative Services Manager

Mayor Bradshaw introduced the item and turned the discussion over to City Administrator Jade Riley for a project update. Administrator Riley provided a project history and introduction to the next steps including two proposed contracts.

Councilor Hamilton thanked the project team and expressed her support for the proposed next steps. Councilor Hamilton reminded the team of the City's sustainability goals and her hope that they would be incorporated. Council President Breen expressed support for the project. Councilor David had no comments. Councilor Slanetz expressed support for the next steps and also to do less rather than more.

Motion to approve contracts 20505 and 20506.

Motion made by Councilor Hamilton, Seconded by Council President Breen.

Voting Yea: Council President Breen, Councilor David, Councilor Hamilton, Councilor Slanetz

16. Request to provide policy direction on the location of community housing units required for new development - Suzanne Frick, Director of Planning and Building

Mayor Bradshaw introduced the item and opened the item for Council discussion.

Councilor Slanetz advised that he was not in favor of the idea presented. Councilor David welcomed discussion of the idea and offered that a distance-based solution may be a possibility to consider. Council President Breen agreed with Councilor David that a distance-based solution should be considered. The President discussed the in-lieu fee and its usefulness. Mayor Bradshaw talked about the importance of a diversity of housing in Ketchum. Councilor Hamilton agreed that the proposed policy is not one she supports and noted that it was gentrification of the community. Councilor Hamilton also discussed the impact of HOA fees on affordability of the unit.

The Council deliberated the merits and impacts of the proposal on the future of Ketchum.

With support for the proposal mixed amongst the Council, the Mayor advised that staff would continue to work on the issue for future discussion.

- PUBLIC HEARING

17. ACTION ITEM: Recommendation to approve a condominium subdivision preliminary plat for 660 First Avenue - Suzanne Frick, Director of Planning and Building

Mayor Bradshaw introduced the item and opened the public hearing on the item. There was no public comment in-person, on-line, or on the phone. The applicant and representative were also present for this item. The Mayor closed the public hearing.

Councilor Slanetz inquired about the parking plan for the project. The Council discussed the parking plans for the project and the allocation of spaces. The Director of Planning and Building confirmed that the project has met the code for parking.

Motion to approve the preliminary plat.

Motion made by Councilor David, Seconded by Council President Breen.

Voting Yea: Council President Breen, Councilor David, Councilor Hamilton, Councilor Slanetz

18. ACTION ITEM: Consideration and Adoption of a revised Fee Schedule (Resolution 20-023) - Grant Gager, Director of Finance & Internal Services

The Mayor introduced the item and opened the public hearing. There were no public comments either in-person, on-line, or on the phone. The Mayor closed the public hearing as there was no one present.

Councilor Hamilton commented on the increases to utility fees and the possibility of not doing annual increases. Director of Finance and Internal Services Grant Gager offered background on relative utility rates and the use of funds derived from increases.

Motion to approve Resolution 20-023.

Motion made by Councilor Hamilton, Seconded by Councilor Slanetz.

Voting Yea: Council President Breen, Councilor David, Councilor Hamilton, Councilor Slanetz

● EXECUTIVE SESSION

19. Executive Session to Review Litigation Matters Pursuant to Idaho Code 74-206(1)(f)

Motion to enter executive session pursuant to Idaho Code 74-206(1)(f).

Motion made by Councilor Slanetz, Seconded by Councilor Hamilton.

Voting Yea: Council President Breen, Councilor David, Councilor Hamilton, Councilor Slanetz

● ADJOURNMENT

Motion to adjourn at 6:22pm.

Motion made by Council President Breen, Seconded by Councilor Hamilton.

Voting Yea: Council President Breen, Councilor David, Councilor Hamilton, Councilor Slanetz

Neil Bradshaw, Mayor

Katrin Sharp, Deputy City Clerk



CITY OF KETCHUM, IDAHO SPECIAL CITY COUNCIL MEETING

Tuesday, September 29, 2020, 10:00 AM

480 East Avenue, North, Ketchum, Idaho

Minutes

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Dial-in: +1 253 215 8782

Meeting ID: 943 8304 1583

- CALL TO ORDER: By Mayor Neil Bradshaw

Mayor Neil Bradshaw called the meeting to order at 10:00am.

- ROLL CALL

PRESENT

Mayor Neil Bradshaw
Council President Amanda Breen
Councilor Michael David
Councilor Courtney Hamilton (arrived at 10:07am)
Councilor Jim Slanetz

ALSO PRESENT

City Administrator Jade Riley
Director of Finance and Internal Services Grant Gager
Director of Planning and Building Suzanne Frick

- COMMUNICATIONS FROM MAYOR AND COUNCILORS

Councilor Michael David discussed the speed limit on State Highway 75 from the hospital to the Elkhorn light and his desire to see the speed limit lowered. Councilors Breen, Hamilton, and Slanetz had no comments.

1. Proclamation - National Hispanic Heritage Month - Mayor Neil Bradshaw

Mayor Neil Bradshaw introduced and read the proclamation.

2. Proclamation - National Long-Term Care Residents' Rights Month - Mayor Neil Bradshaw

Mayor Neil Bradshaw introduced and read the proclamation.

- CONSENT AGENDA: Note: **(ALL ACTION ITEMS)** The Council is asked to approve the following listed items by a single vote, except for any items that a Councilmember asks to be removed from the Consent Agenda and considered separately

3. Authorization and approval of the disbursement of funds from the City's treasury for the payment of bills in the total sum of \$362,744.63 as presented by the Treasurer.

Motion to approve the consent agenda.

Motion made by Council President Breen, Seconded by Councilor Slanetz.

Voting Yea: Council President Breen, Councilor David, Councilor Hamilton, Councilor Slanetz

- NEW BUSINESS (no public comment required)

4. ACTION ITEM: Recommendation to approve Legends and Lore Marker and authorize the Mayor to sign a letter of support – Lisa Enourato, Public Affairs and Administrative Services Manager

Mayor Bradshaw introduced the item and background of the arborglyphs in nearby aspen groves. Councilor Hamilton thanked the sheep festival for their work, the Mayor and Council President concurred. Councilor Slanetz expressed his appreciation for the plaque.

Motion to authorize the Mayor to approve the Legends and Lore Marker and sign a letter of support.

Motion made by Councilor Hamilton, Seconded by Council President Breen.

Voting Yea: Council President Breen, Councilor David, Councilor Hamilton, Councilor Slanetz

5. ACTION ITEM: Adoption of the Blaine County COVID-19 Response Plan - Mayor Neil Bradshaw

Mayor Bradshaw introduced the item and discussed the importance of County-wide alignment and turned the discussion to the Council.

Councilor David agreed about alignment and expressed his concern about possible mitigation strategies and mandated strategies. He wanted to make sure the public is aware that a public process would be required to implement major changes; the Mayor agreed that this is a guide. Council President Breen also stressed that these are guidelines and the Council would need to meet to implement new orders.

Council President Breen discussed the importance of communications being thorough, regular, and strong and expressed her support of the guidelines. Councilor Hamilton expressed her belief that these are the right guidelines. She talked about mitigation versus elimination and favors that latter. Councilor Hamilton talked about possible future changes to our plan and the need to be flexible to adjust to situations.

Councilor Slanetz talked about the differing plans across the state and being an island. Councilors Breen and Hamilton talked about the differences in the county and state plans that have been adopted. Councilor Hamilton talked about the preferences of health officials.

Motion made to adopt the Blaine County COVID-19 Risk Level Plan

***Motion made by Councilor Hamilton, Seconded by Council President Breen.
Voting Yea: Council President Breen, Councilor David, Councilor Hamilton
Voting Nay: Councilor Slanetz***

6. ACTION ITEM: Recommendation to provide direction on funding and potential approval of Encroachment Agreement #20494 with Idaho Power at 760 Washington Avenue - Suzanne Frick, Director of Planning and Building

Mayor Bradshaw introduced the item and reminded the Council of recent discussions and the project timeline and history. The Mayor and Councilor Slanetz talked about their conversations with neighboring property owners and the likelihood of their financial participation.

Council President Breen confirmed the financial commitment of the City under the various project outcomes. President Breen talked about the effort of the project backers and how the project furthers City goals. Councilor Hamilton agreed with positive aspects of the project and the example that it sets for other property owners.

Councilor Slanetz discussed the benefit to the property owners and his desire to see them contribute. President Breen compared the situation with a new sidewalk. Councilor Hamilton agreed that the adjacent owners will benefit but wants to see it move forward for the good of the city.

Motion to approve agreement 20494 with the project going the full length as discussed at the September 21, 2020, meeting.

Motion made by Councilor Hamilton, Seconded by Council President Breen.

Voting Yea: Council President Breen, Councilor David, Councilor Hamilton, Councilor Slanetz

7. ACTION ITEM: Recommendation to approve Contract 20524 with Electric One for construction of a HAWK (high intensity activated crosswalk) at the corner of Main Street and 4th Street - Suzanne Frick, Director of Planning & Building

Mayor Bradshaw introduced the item and talked about mobility. Council President Breen talked about how important the improvement will be; Councilor Slanetz agreed with the positives that this will bring to the community.

Councilor David added his support of the improvement and how it will benefit the City by connecting the two halves of the City. Councilor Hamilton agreed and thanked the URA for their funding.

Motion to approve contract 20524.

Motion made by Council President Breen, Seconded by Councilor Slanetz.

Voting Yea: Council President Breen, Councilor David, Councilor Hamilton, Councilor Slanetz

- PUBLIC HEARING

8. ACTION ITEM: Reading of Ordinance 1211, Annual Appropriations Ordinance - Grant Gager, Director of Finance & Internal Services

Mayor Bradshaw introduced the item and talked about the reason for opening the budget with Grant Gager, Director of Finance and Internal Services.

Mayor Bradshaw opened the public hearing. There was no public comment in-person, on-line, or on the phone. Mayor Bradshaw closed the public hearing.

Motion to waive the first and second readings and read by title only.

Motion made by Councilor Hamilton, Seconded by Council President Breen.

Voting Yea: Council President Breen, Councilor David, Councilor Hamilton, Councilor Slanetz

Motion to adopt Ordinance 1211.

Motion made by Councilor Hamilton, Seconded by Councilor David.

Voting Yea: Council President Breen, Councilor David, Councilor Hamilton, Councilor Slanetz

Councilor Hamilton read the title aloud.

9. ACTION ITEM: First reading of Ordinance 1212 establishing emergency powers - Mayor Neil Bradshaw

Mayor Bradshaw introduced the item and opened the public hearing. There was no public comment in-person, on-line, or on the phone. Mayor Bradshaw closed the public hearing and discussed the proposed action and its reason for being on the agenda. The Mayor turned the discussion to the Council.

Councilor Slanetz asked for clarification on the sunset date. The Mayor advised that, as drafted, there is no sunset date. Councilor Slanetz noted his preference to include a sunset date due to uncertainty and transparency considerations. Council President Breen agreed with the sunset date in 182 days. Councilor David also concurs with the sunset and confirmed Council's ability to rescind at any time.

Motion to waive the first and second readings.

Motion made by Council President Breen, Seconded by Councilor Hamilton.

Voting Yea: Council President Breen, Councilor David, Councilor Hamilton, Councilor Slanetz

Motion to adopt Ordinance 1212 with a sunset date of 182 days after passage and read by title only.

Motion made by Council President Breen, Seconded by Councilor Hamilton.

Voting Yea: Council President Breen, Councilor David, Councilor Hamilton, Councilor Slanetz

Council President Breen read the title aloud.

- ADJOURNMENT

Motion to adjourn.

Motion made by Councilor David, Seconded by Council President Breen.

Voting Yea: Council President Breen, Councilor David, Councilor Hamilton, Councilor Slanetz

Neil Bradshaw, Mayor

Katrin Sharp, Deputy City Clerk



CITY OF KETCHUM, IDAHO CITY COUNCIL MEETING

Monday, October 05, 2020, 4:00 PM

480 East Avenue, North, Ketchum, Idaho

Minutes

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**Dial-in: +1 253 215 8782
Meeting ID: 924 0331 3821**

- **CALL TO ORDER: By Mayor Neil Bradshaw**

Mayor Bradshaw called the meeting to order at 4:00pm.

- **ROLL CALL**

PRESENT

Mayor Neil Bradshaw
Council President Amanda Breen
Councilor Michael David (Teleconference)
Councilor Courtney Hamilton
Councilor Jim Slanetz

ALSO PRESENT

City Administrator Jade Riley
Director of Finance & Internal Services Grant Gager

- **COMMUNICATIONS FROM MAYOR AND COUNCILORS**

Jim, Courtney, Amanda, and Michael had no comments. Neil encouraged vigilance with regard to fire danger that is on-going.

- **CONSENT AGENDA:** Note: **(ALL ACTION ITEMS)** The Council is asked to approve the following listed items by a single vote, except for any items that a Councilmember asks to be removed from the Consent Agenda and considered separately
 1. Authorization and approval of the payroll register
 2. Authorization and approval of the disbursement of funds from the City's treasury for the payment of bills in the total sum of \$974,722.57 as presented by the Treasurer.
 3. Approval of Contract 20525 with ALSCO for Uniform Rental Services - Mick Mummert, Wastewater Superintendent
 4. Approval of Contract 20529 with Pitney Bowes for Mail Metering - Grant Gager, Director of Finance and Internal Services
 5. Approve Contract 20530 with AECOM for Signalization Review - Grant Gager, Director of Finance & Internal Services
 6. Approval of Change Order #2 to Contract 20454 for the Fire Station - Grant Gager, Director of Finance and Internal Services
 7. ACTION ITEM: Approve Contract 20534 with Mountain Rides Transportation Authority for FY 21 Services - Jade Riley, City Administrator
 8. ACTION ITEM: Approve Contract 20532 with Blaine County Housing Authority for FY 21 Services - Jade Riley, City Administrator
 9. ACTION ITEM: Approve Contract 20533 with Rick Allington for FY 21 Prosecutor Services - Jade Riley, City Administrator
 10. ACTION ITEM: Approve Contract 20531 for FY 21 Services with Sun Valley Economic Development - Jade Riley, City Administrator

Council President Breen requested that item #10 be pulled from the consent agenda and considered separately.

Motion to approve consent agenda items #1-9.

Motion made by Council President Breen, Seconded by Councilor Hamilton.

Voting Yea: Council President Breen, Councilor David, Councilor Hamilton, Councilor Slanetz

Amanda disclosed that her husband is the outreach director for SVED and recused from the vote on item #10.

Motion to approve consent agenda item #10.

Motion made by Councilor Hamilton, Seconded by Councilor Slanetz.

Voting Yea: Councilor David, Councilor Hamilton, Councilor Slanetz

Abstain: Council President Breen

- NEW BUSINESS (no public comment required)

11. ACTION ITEM: Recommendation to approve Encroachment Agreement 20528 with Idaho Power for the property located at 511 Walnut - Suzanne Frick, Director of Planning and Building

Mayor Bradshaw introduced the item and provided background on the two options of placing the power line in either Little Park or the right of way. Councilor Hamilton expressed her preference for placing the line in the right of way but advised that the contract could be structured to provide the City protection in the future.

Council President Breen expressed her desire to see it done right and placed in the right of way. Councilor Slanetz provided his desire to see it in the right of way. Matt Johnson provided legal clarification on the difference between an easement and encroachment. The Council discussed the best way forward and the benefits of doing this properly by placing the line in the right of way.

Motion to approve agreement 20528 subject to the improvement occurring in the City right-of-way.

Motion made by Councilor Slanetz, Seconded by Councilor Hamilton.

Voting Yea: Council President Breen, Councilor David, Councilor Hamilton, Councilor Slanetz

12. Discussion and update on COVID-19 in Blaine County - Mayor Neil Bradshaw

Mayor Bradshaw introduced Fire Chief Bill McLaughlin to provide his observations and recommendations. Chief McLaughlin discussed the current and near future data and risks and advised that hospital capacity was sufficient at this time. The Chief recommended that we work on our educational message and reinforcing good habits to fight "COVID fatigue." Chief McLaughlin talked about the different segments of the population and how they have been affected; the schools are making their independent decisions, too.

The Mayor talked about the coordinated City response and working with our County partners. The team is working to monitor this item closely.

Councilor Hamilton acknowledged the Chief's comments and noted the increase of cases and issues with regional medical capacity. Councilor Hamilton discussed some possible changes to City public health orders that the Council may want to consider including altering mask requirements and limiting event sizes. She addressed the differential measuring sticks and related confusion. The Councilor supported additional education and outreach efforts.

Council President Breen wanted to dispel rumors of a forthcoming full shutdown; it is the farthest thing from her mind and too extreme and detrimental to the economy. The Council President said that any drastic move right now would be unjustified. She did express support to Councilor Hamilton's idea of limiting crowd sizes and noted that weddings seem to be continuing in the

Valley. Indoor and outdoor gatherings are an area to consider. She supported additional education and monitoring efforts.

Councilor Slanetz addressed the confusion in the community arising from the recent change in warning system. The Councilor believes that we are still at acceptable levels and not in need of new policy changes.

Councilor David agrees that we are at an acceptable level and also acknowledged the confusion and voiced his support for a public process before any new restrictions are implemented.

Council President Breen discussed the differing monitoring systems in use around the state and noted that many others use the system that we do. The Mayor thanked Amanda. The Mayor also thanked the Fire Chief for his management of the situation.

- EXECUTIVE SESSION

13. Executive Session to Communicate with Legal Counsel on litigation pursuant to 74-206(1)(f)
14. Executive Session to Consider the Hiring of an Officer Pursuant to 74-206(1)(a)

Motion to go into Executive Session pursuant to 74-206(1)(f) and (a).

Motion made by Council President Breen, Seconded by Councilor Hamilton.

Voting Yea: Council President Breen, Councilor David, Councilor Hamilton, Councilor Slanetz

Executive Session ended at 5:00pm.

- ADJOURNMENT

Motion to adjourn at 5:00pm.

Motion made by Councilor Hamilton, Seconded by Council President Breen.

Voting Yea: Council President Breen, Councilor David, Councilor Hamilton, Councilor Slanetz

Neil Bradshaw, Mayor

Katrin Sharp, Deputy City Clerk

Report Criteria:

Invoices with totals above \$0 included.
Paid and unpaid invoices included.
[Report].GL Account Number = "0110000000"- "9648008200", "9910000000"- "9911810000"
Invoice Detail.Voided = No, Yes

Vendor Name	Invoice Number	Description	Net Invoice Amount
GENERAL FUND			
01-1030-0000 PETTY CASH			
CASH	093020	No School Adventure	50.00
01-2175-8000 P/R DEDUC PBL--EMP CAF FSA-MD			
NBS-NATIONAL BENEFIT SERVI	CP264921	FSA	777.47
01-2175-9000 P/R DEDUC PBL--EMP CAF FSA-DC			
NBS-NATIONAL BENEFIT SERVI	CP264921	DCA	1,116.00
01-2300-0000 DEPOSITS-PARKS & EVENTS			
SAWTOOTH BREWERY	100620	Special Event Deposit Refund	250.00
MOUNTAIN ADVENTURE TOURS	100620	Park Reservation Refunds	500.00
GATHER YOGA	100620	Park Reservation Refund	250.00
LUBY, CHRISTY	100620	Park Security Deposit Refund	250.00
01-3700-3600 REFUNDS & REIMBURSEMENTS			
SUN VALLEY SKI EDUCATION F	101220	Banner Reservation Refund	350.00
Total :			3,543.47
LEGISLATIVE & EXECUTIVE			
01-4110-2515 VISION REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	766209	FSA/HRA August 2020	22.95
NBS-NATIONAL BENEFIT SERVI	770157	FSA/HRA September 2020	22.95
STARLEY-LEAVITT INS. AGENCY	16531 092320	16531 092320	45.00
01-4110-4910 MYR/CNCL-TRAINING/TRAVEL/MTG			
US BANK	6235 092520	6235 - Zoom Subscription	199.90
Total LEGISLATIVE & EXECUTIVE:			290.80
ADMINISTRATIVE SERVICES			
01-4150-2505 HEALTH REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	CP264921	HRA	1,768.43
01-4150-2515 VISION REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	766209	FSA/HRA August 2020	39.20
NBS-NATIONAL BENEFIT SERVI	770157	FSA/HRA September 2020	39.20
STARLEY-LEAVITT INS. AGENCY	16531 092320	16531 092320	63.00
01-4150-3100 OFFICE SUPPLIES & POSTAGE			
ATKINSONS' MARKET	04963575	Wellness Screening Food	68.75
COPY & PRINT, L.L.C.	104036	Supplies	71.91
GEM STATE PAPER & SUPPLY	1036297	Paper Supplies	65.79
TREASURE VALLEY COFFEE INC	2160 06991555	Spring Water	23.85
US BANK	6235 092520	6235 - Business Cards	68.07
US BANK	6343 092520	6243 - Postage	1.20
US BANK	6343 092520	6243 - Bulk Coffee	27.99
US BANK	6343 092520	6243 - Certificate Paper	10.91

Vendor Name	Invoice Number	Description	Net Invoice Amount
01-4150-4200 PROFESSIONAL SERVICES			
CASELLE, INC.	105031	Caselle Support & Maintenance	2,204.00
US BANK	6343 092520	6243 - ICMA Ad Posting	300.00
BROWN, LINDA DIANE	2010	Delivery for October 2020	100.00
INTEGRA INFORMATION TECH I	23737	Scanning Services	2,034.66
WESTERN RECORDS DESTRUCT	0506164	September Records Destruction	65.00
01-4150-4400 ADVERTISING & LEGAL PUBLICATIO			
EXPRESS PUBLISHING, INC.	10002196 0930	10002196 093020	2,698.42
01-4150-4800 DUES, SUBSCRIPTIONS & MEMBERSH			
US BANK	7926 092520	7926 - Amazon Prime Membership	119.00
01-4150-5100 TELEPHONE & COMMUNICATIONS			
CENTURY LINK	74754376 0924	74754376 092420	1.41
EXPRESS PUBLISHING, INC.	10002196 0930	10002196 093020	154.48
US BANK	6235 092520	6235 - Surveymonkey Communications	99.00
US BANK	6343 092520	6243 - 8 x 8	2,464.83
COX WIRELESS	047131901 092	047131901 092620	89.00
01-4150-5110 COMPUTER NETWORK			
KETCHUM COMPUTERS, INC.	17376	Computer Support	5,051.70
US BANK	6343 092520	6243 - Microsoft	576.00
US BANK	6343 092520	6243 - GoDaddy Communications	79.99
US BANK	6343 092520	6243 - Microsoft Credit	66.80
01-4150-5150 COMMUNICATIONS			
US BANK	6235 092520	6235 - Mailchimp Communications	84.99
US BANK	6235 092520	6235 - Constant Contact Communications	9.50
US BANK	6235 092520	6235 - Shutterstock Communications	30.74
01-4150-5200 UTILITIES			
CLEAR CREEK DISPOSAL	0001347560	960 092920	34.20
CLEAR CREEK DISPOSAL	0001348362	2367 092920	70.20
CLEAR CREEK DISPOSAL	0001348536	2367 092920	70.20
CLEAR CREEK DISPOSAL	0001350962	56339 092920	4,507.08
CLEAR CREEK DISPOSAL	0001352662	951449 092920	60.00
IDAHO POWER	2203990334 10	2203990334 100920	38.09
IDAHO POWER	2206570869 10	2206570869 100920	9.52
01-4150-5900 REPAIR & MAINTENANCE-BUILDINGS			
BIG WOOD LANDSCAPE, INC.	23204	Forest Service Park Trench for Power	4,057.86
CHATEAU DRUG CENTER	2290016	Supplies	3.41
US BANK	6235 092520	6235 - Tent Heater	99.99
WILRO PLUMBERS LLC	16286	Replaced City Hall Garbage Disposal	265.00
POWER SYSTEMS WEST	W2024D	Generator Maint. Agreement	339.88
01-4150-7400 OFFICE FURNITURE & EQUIPMENT			
US BANK	6343 092520	6243 - Scanner - Shellie	540.05
Total ADMINISTRATIVE SERVICES:			28,439.70
LEGAL			
01-4160-4200 PROFESSIONAL SERVICES			
WHITE PETERSON	24892R 093020	General Services 24892R 093020	15,500.00

Vendor Name	Invoice Number	Description	Net Invoice Amount
Total LEGAL:			15,500.00
PLANNING & BUILDING			
01-4170-2505 HEALTH REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	CP264921	HRA	451.18
01-4170-2515 VISION REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	766209	FSA/HRA August 2020	29.15
NBS-NATIONAL BENEFIT SERVI	770157	FSA/HRA September 2020	29.15
NBS-NATIONAL BENEFIT SERVI	CP264921	HRA Vision	608.00
STARLEY-LEAVITT INS. AGENCY	16531 092320	16531 092320	36.00
01-4170-3100 OFFICE SUPPLIES & POSTAGE			
US BANK	6235 092520	6235 - Business Cards	38.81
01-4170-4210 PROFESSIONAL SERVICES - IDBS			
DIVISION OF BUILDING SAFETY	100520	September 2020 Building Permit Fees	22,420.10
Total PLANNING & BUILDING:			23,612.39
NON-DEPARTMENTAL			
01-4193-6500 CONTRACT FOR SERVICE			
ECO EDGE	76004	Eco Edge Contract 10/12	1,250.00
Total NON-DEPARTMENTAL:			1,250.00
FACILITY MAINTENANCE			
01-4194-2505 HEALTH REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	CP264921	HRA	523.20
01-4194-2515 VISION REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	766209	FSA/HRA August 2020	25.80
NBS-NATIONAL BENEFIT SERVI	770157	FSA/HRA September 2020	25.80
STARLEY-LEAVITT INS. AGENCY	16531 092320	16531 092320	27.00
01-4194-3500 MOTOR FUELS & LUBRICANTS			
UNITED OIL	949738	38950 093020	283.43
01-4194-4200 PROFESSIONAL SERVICES			
BACKGROUND INVESTATION B	CIT025100120-	Background Checks	51.90
01-4194-5200 UTILITIES			
CLEAR CREEK DISPOSAL	0001347559	960 092920	293.50
CLEAR CREEK DISPOSAL	0001347562	960 092920	154.32
CLEAR CREEK DISPOSAL	0001347563	960 092920	449.82
CLEAR CREEK DISPOSAL	0001347564	960 092920	253.50
CLEAR CREEK DISPOSAL	0001347566	960 092920	173.50
CLEAR CREEK DISPOSAL	0001350963	56339 092920	125.00
CLEAR CREEK DISPOSAL	0001350964	56339 092920	178.60
IDAHO POWER	2203313446 10	2203313446 100820	5.29
01-4194-6950 MAINTENANCE			
CHATEAU DRUG CENTER	2278936	Supplies	7.48
CHATEAU DRUG CENTER	2285845	Sandpaper	1.88

Vendor Name	Invoice Number	Description	Net Invoice Amount
GLASS MASTERS, INC.	I-20-1933	Forest Service Park Labor	80.40
PIPECO, INC.	S3930615.001	Coupling	2.36
RIVER RUN AUTO PARTS	6538-158180	Dex - Cool	19.99
US BANK	2022 092520	2022 - Knife Sharpener	22.34
US BANK	2022 092520	2022 - Umbrellas	732.39
WEBB LANDSCAPING	B-IN-151298	Spruce Tree	350.00
Total FACILITY MAINTENANCE:			3,787.50

POLICE

01-4210-2515 VISION REIMBURSEMENT ACCT(HRA)

NBS-NATIONAL BENEFIT SERVI	766209	FSA/HRA August 2020	6.45
NBS-NATIONAL BENEFIT SERVI	770157	FSA/HRA September 2020	6.45

01-4210-3200 OPERATING SUPPLIES

UNITED OIL	949751	39060 093020	31.78
US BANK	6343 092520	6243 - CSO Car Wash	22.00
US BANK	6343 092520	6243 - CSO Interior Cleaning	1.50

01-4210-3620 PARKING OPS EQUIPMENT FEES

CALE AMERICA, INC.	161067	September Active Meters	165.00
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01-4210-4200 PROFESSIONAL SERVICES

KETCHUM COMPUTERS, INC.	17377	Computer Support - BCSO	1,512.00
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Total POLICE:

1,745.18

FIRE & RESCUE

01-4230-2505 HEALTH REIMBURSEMENT ACCT(HRA)

NBS-NATIONAL BENEFIT SERVI	CP264921	HRA	3,274.32
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01-4230-2515 VISION REIMBURSEMENT ACCT(HRA)

NBS-NATIONAL BENEFIT SERVI	766209	FSA/HRA August 2020	81.25
NBS-NATIONAL BENEFIT SERVI	770157	FSA/HRA September 2020	84.60
STARLEY-LEAVITT INS. AGENCY	16531 092320	16531 092320	117.00

01-4230-3200 OPERATING SUPPLIES FIRE

ATKINSONS' MARKET	08169039	Coffee	13.77
CHATEAU DRUG CENTER	2290677	Supplies	9.01
GEM STATE PAPER & SUPPLY	1035999	Paper Supplies	30.61
LUTZ RENTALS	111848-1	Propane	7.29

01-4230-3210 OPERATING SUPPLIES EMS

ATKINSONS' MARKET	08169039	Coffee	13.77
BOUNDTREE MEDICAL	83785558	Medical Products	34.29
BOUNDTREE MEDICAL	83785558	Medical Supplies	237.48
BOUNDTREE MEDICAL	83788907	Medical Products	195.08
CHATEAU DRUG CENTER	2290677	Supplies	9.01
GEM STATE PAPER & SUPPLY	1035999	Paper Supplies	30.61
LUTZ RENTALS	111848-1	Propane	7.29
NORCO	30327581	52355 093020	33.30
NORCO	30328639	54794 093020	220.50
PRAXAIR DISTRIBUTION INC.	990128628	Cylinder Rental	51.75
UPS STORE #2444	100120	8626	110.05
US BANK	4977 092520	4977 - EMS Pack	658.17
HENRY SCHEIN	83704815	Gloves and Masks	817.27

Vendor Name	Invoice Number	Description	Net Invoice Amount
HENRY SCHEIN	83859772	Syringe	10.41
01-4230-3500 MOTOR FUELS & LUBRICANTS FIRE			
UNITED OIL	949576	37267 093020	140.27
01-4230-3510 MOTOR FUELS & LUBRICANTS EMS			
UNITED OIL	949576	37267 093020	109.57
01-4230-4900 TRAINING/TRAVEL/MTG FIRE			
MARTIN, SETH	100520	LNU Lightning Complex Reimbursement	784.30
MARTIN, SETH	100620	Poodle Fire Reimbursement	38.95
MARTIN, SETH	100720	CNR Support 2020 Reimbursement	104.03
MARTIN, SETH	101020	Badger Fire Reimbursement	179.37
01-4230-4910 TRAINING EMS			
ATKINSONS' MARKET	04964443	Medic Drill Food	17.11
IDAHO BUREAU OF EMS & PREP	00003725	ALS License Renewal - Rick Robertson	25.00
MCLEAN, LARA	100720	ACLS Instructor License	450.00
US BANK	4977 092520	4977 - EMS Training	129.00
US BANK	4977 092520	4977 - Virtual Conference	299.00
01-4230-4920 TRAINING-FACILITY			
IDAHO POWER	2224210258 10	2224210258 100620	19.38
01-4230-5100 TELEPHONE & COMMUNICATION FIRE			
MTE COMMUNICATIONS	056983 100120	056983 100120	15.13
VERIZON WIRELESS	842054354 092	842054354 092320	20.06
01-4230-5110 TELEPHONE & COMMUNICATION EMS			
MTE COMMUNICATIONS	056983 100120	056983 100120	15.12
VERIZON WIRELESS	842054354 092	842054354 092320	20.05
01-4230-6000 REPAIR & MAINT-AUTO EQUIP FIRE			
ALSCO - AMERICAN LINEN DIVI	LBOI1838757	5109 101220	15.02
HUGHES FIRE EQUIPMENT, INC.	555505	Sensor for Pumper	1,253.95
HUGHES FIRE EQUIPMENT, INC.	555604	Seat Belt Safety Repair	614.25
01-4230-6010 REPAIR & MAINT-AUTO EQUIP EMS			
ALSCO - AMERICAN LINEN DIVI	LBOI1838757	5109 101220	15.01
RIVER RUN AUTO PARTS	6538-157792	Diesel Exhaust Fluid	47.40
RIVER RUN AUTO PARTS	6538-158400	Butt Connectors	5.99
01-4230-6100 REPAIR & MAINT--MACHINERY & EQ			
US BANK	4977 092520	4977 - Hi-Lift Jack and Handle-Keeper	261.45
Total FIRE & RESCUE:			10,626.24
STREET			
01-4310-2505 HEALTH REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	CP264921	HRA	126.88
01-4310-2515 VISION REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	766209	FSA/HRA August 2020	45.90
NBS-NATIONAL BENEFIT SERVI	770157	FSA/HRA September 2020	45.90
NBS-NATIONAL BENEFIT SERVI	CP264921	HRA Vision	300.00
STARLEY-LEAVITT INS. AGENCY	16531 092320	16531 092320	81.00

Vendor Name	Invoice Number	Description	Net Invoice Amount
01-4310-3500 MOTOR FUELS & LUBRICANTS			
UNITED OIL	949577	37269 093020	533.48
01-4310-6100 REPAIR & MAINT--MACHINERY & EQ			
EASY PACK INC	190689	Shipping	15.04
FASTENAL COMPANY	IDJER93182	Snow Plow Bolts	344.79
NAPA AUTO PARTS	011812	Hitch Pins	9.28
NAPA AUTO PARTS	011814	Center Flow	99.96
NAPA AUTO PARTS	011869	Air Filter	26.78
NAPA AUTO PARTS	011874	Filters	15.07
WESTERN STATES CAT	IN001425962	Edge	1,084.08
WESTERN STATES CAT	IN001425969	Cutting Edges	948.57
WESTERN STATES CAT	IN001425975	Edge	387.16
JACKSON GROUP PETERBILT	231327	Cobra Radio	90.00
01-4310-6910 OTHER PURCHASED SERVICES			
ALSCO - AMERICAN LINEN DIVI	LBOI1836457	5831 0100220	49.74
ALSCO - AMERICAN LINEN DIVI	LBOI1838305	5831 100920	40.87
NORCO	30327668	53271 093020	214.50
TREASURE VALLEY COFFEE INC	2160 06993037	COFFEE	70.10
01-4310-6920 SIGNS & SIGNALIZATION			
ECONO SIGNS LLC	10-962630	Signs	1,411.50
ECONO SIGNS LLC	10-962987	Signage	174.20
01-4310-6930 STREET LIGHTING			
IDAHO POWER	2200059315 10	2200059315 100820	5.29
IDAHO POWER	2200506786 10	2200506786 100820	6.23
IDAHO POWER	2201174667 10	2201174667 100820	10.98
IDAHO POWER	2202627564 10	2202627564 100820	8.67
IDAHO POWER	2205963446 10	2205963446 100820	25.57
IDAHO POWER	2224304721 10	2224304721 100820	12.97
01-4310-6950 MAINTENANCE & IMPROVEMENTS			
A.C. HOUSTON LUMBER CO.	2010-689093	2x4s for Sidewalks	34.07
ANDERSON ASPHALT PAVING IN	105	Asphalt	556.62
LUTZ RENTALS	111658-1	Concrete	66.96
PIPECO, INC.	S3945156.001	Carson Valve Box	2.77
WALKER SAND AND GRAVEL	808263	Crushed Fines	382.80
WALKER SAND AND GRAVEL	809889	Crushed Fines	396.99
WALKER SAND AND GRAVEL	811325	Crushed Fines	207.12
WALKER SAND AND GRAVEL	812031	Road Base	109.05
WALKER SAND AND GRAVEL	812564	Road Base	621.56
WALKER SAND AND GRAVEL	814475	Crushed Fines	342.80
Total STREET:			8,905.25
RECREATION			
01-4510-2505 HEALTH REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	CP264921	HRA	151.88
01-4510-2515 VISION REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	766209	FSA/HRA August 2020	22.70
NBS-NATIONAL BENEFIT SERVI	770157	FSA/HRA September 2020	22.70
STARLEY-LEAVITT INS. AGENCY	16531 092320	16531 092320	36.00

Vendor Name	Invoice Number	Description	Net Invoice Amount
01-4510-3250 RECREATION SUPPLIES			
US BANK	7926 092520	7926 - Court Line Tape	30.46
US BANK	7926 092520	7926 - Crayon Molds	44.00
01-4510-3300 RESALE ITEMS-CONCESSION SUPPLY			
ATKINSONS' MARKET	01331141	Concessions	14.03
ATKINSONS' MARKET	01333845	Concessions	4.23
ATKINSONS' MARKET	04960205	Concessions	42.12
ATKINSONS' MARKET	04963190	Concessions	44.21
ATKINSONS' MARKET	05346159	Concessions	13.08
01-4510-6000 REPAIR & MAINT--AUTOMOTIVE EQU			
US BANK	7926 092520	7926 - Air Filters	64.95
US BANK	7926 092520	7926 - Sterling Seal Purolator	66.83
01-4510-6100 REPAIR & MAINT--MACHINERY & EQ			
US BANK	7926 092520	7926 - Battery Charger	69.95
Total RECREATION:			627.14
Total GENERAL FUND:			98,327.67
GENERAL CAPITAL IMPROVEMENT FD			
GENERAL CIP EXPENDITURES			
03-4193-7400 COMPUTER/COPIER LEASING			
GREAT AMERICA FINANCIAL SE	27873607	Copier Lease	1,752.91
Total GENERAL CIP EXPENDITURES:			1,752.91
Total GENERAL CAPITAL IMPROVEMENT FD:			1,752.91
FIRE & RESCUE CAPITAL IMPR.FND			
FIRE/RESC CAPITAL EXPENDITURES			
11-4230-7600 OTHER MACH & EQUIP			
CURTIS TOOLS FOR HEROES	INV429078	Gloves	94.16
Total FIRE/RESC CAPITAL EXPENDITURES:			94.16
Total FIRE & RESCUE CAPITAL IMPR.FND:			94.16
ORIGINAL LOT FUND			
ORIGINAL LOT TAX			
22-4910-6060 EVENTS/PROMOTIONS			
BARBARA'S PARTY RENTAL, INC	092820	EZ Up Tent	206.25
KETCHUM GRILL	101320	Employee Lunch	750.00
Total ORIGINAL LOT TAX:			956.25
Total ORIGINAL LOT FUND:			956.25
ADDITIONAL1%-LOT FUND			
ADDITIONAL 1%-LOT			

Vendor Name	Invoice Number	Description	Net Invoice Amount
25-4910-4220 SUN VALLEY AIR SERVICE BOARD			
SUN VALLEY AIR SERVICE BOA	100720	August 2020 Additional 1%	224,251.08
SUN VALLEY AIR SERVICE BOA	100720	Direct Cost's	5,522.66-
Total ADDITIONAL 1%-LOT:			218,728.42
Total ADDITIONAL1%-LOT FUND:			218,728.42
FIRE CONSTRUCTION FUND			
FIRE FUND EXP/TRNFRS			
42-4800-4200 PROFESSIONAL SERVICES			
MATERIALS TESTING & INSPEC	177821 T20007	177821 T200074C Concrete Inspector	695.72
DENNIS POTTS PROJECT MGMT,	1203	Construction Mgmt Services 9/21	12,347.79
42-4800-4205 PROF SERVICES ENGINEERING			
STEVE BUTLER & ASSOCIATES	4572	Observing Structural Fill	75.00
COLE ARCHITECTS PLLC	1584	Fire Station Design	13,740.29
Total FIRE FUND EXP/TRNFRS:			26,858.80
Total FIRE CONSTRUCTION FUND:			26,858.80
WATER FUND			
WATER EXPENDITURES			
63-4340-2505 HEALTH REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	CP264921	HRA	19.24
63-4340-2515 VISION REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	766209	FSA/HRA August 2020	22.70
NBS-NATIONAL BENEFIT SERVI	770157	FSA/HRA September 2020	22.70
STARLEY-LEAVITT INS. AGENCY	16531 092320	16531 092320	27.00
63-4340-3100 OFFICE SUPPLIES & POSTAGE			
BUSINESS AS USUAL INC.	152581	Flash Drive	28.00
UNIFIED OFFICE SERVICES	289125	Office Supplies	5.44
US BANK	6235 092520	6235 - Business Cards	68.07
63-4340-3120 DATA PROCESSING			
BILLING DOCUMENT SPECIALIS	61494	Utilities Billing	426.68
63-4340-3200 OPERATING SUPPLIES			
ALSCO - AMERICAN LINEN DIVI	LBOI1834706	5493 092520	52.40
ALSCO - AMERICAN LINEN DIVI	LBOI1838309	5192 100920	25.60
ALSCO - AMERICAN LINEN DIVI	LBOI1838313	5493 100920	52.40
D & B SUPPLY INC.	234616	Uniforms	119.98
TOGNONI, GIO	093020	CDL License Reimbursement	42.00
USA BLUEBOOK	380328	Lens Cleaning Wipes	18.98
USA BLUEBOOK	380996	Ear Plugs and Suction Weights	67.94
USA BLUEBOOK	382281	Eye Wash	27.95
63-4340-3250 LABORATORY/ANALYSIS			
GO-FER-IT	97689	292-093020	34.00
63-4340-3500 MOTOR FUELS & LUBRICANTS			
UNITED OIL	393719	37271 100620	1,644.55
UNITED OIL	949579	37271 093020	229.68

Vendor Name	Invoice Number	Description	Net Invoice Amount
63-4340-3800 CHEMICALS			
GEM STATE WELDERS SUPPLY,I	E263498	55 gal T-Chlor	252.24
GEM STATE WELDERS SUPPLY,I	E263637	55 gal T-Chlor	252.24
63-4340-4200 PROFESSIONAL SERVICES			
DIG LINE	0064208-IN	0000167 093020	195.42
MAGIC VALLEY LABS, INC.	17980	Cooler Return	40.00
63-4340-4900 PERSONNEL TRAINING/TRAVEL/MTG			
ROCKY MOUNTAIN VALVES	FL139	Singer Training - Chatterton	125.00
63-4340-5100 TELEPHONE & COMMUNICATIONS			
CENTURY LINK	2087250715 10	2087250715 100420	120.19
SENTINEL FIRE & SECURITY, IN	58003	1177 - 110 River Ranch Rd.	74.25
63-4340-6000 REPAIR & MAINT-AUTO EQUIP			
RIVER RUN AUTO PARTS	6538-157956	Fuse	5.50
RIVER RUN AUTO PARTS	6538-158687	Oil Filters	16.58
63-4340-6100 REPAIR & MAINT-MACH & EQUIP			
FERGUSON ENTERPRISES, LLC	0759165	Combo Drill	376.54
FERGUSON ENTERPRISES, LLC	CM061528-1	Drill Credit	376.54-
USA BLUEBOOK	380996	Injection Check Valve	105.55
USA BLUEBOOK	382461	Pilot Valves	544.95
USA BLUEBOOK	386709	Pilot Valves Credit	544.95-
Total WATER EXPENDITURES:			4,122.28
Total WATER FUND:			4,122.28
WATER CAPITAL IMPROVEMENT FUND			
WATER CIP EXPENDITURES			
64-4340-7650 WATER METERS			
FERGUSON ENTERPRISES, LLC	0754024	Meters	1,971.69
FERGUSON ENTERPRISES, LLC	0760262	Meters	4,176.07
FERGUSON ENTERPRISES, LLC	0760272	Meters	2,756.10
FERGUSON ENTERPRISES, LLC	0760272-1	Meters	551.22
FERGUSON ENTERPRISES, LLC	CM061528-2	Credit	2,881.33-
64-4340-7802 KETCHUM SPRING WA CONVERSION			
FERGUSON ENTERPRISES, LLC	0758994	KSW Repair	927.16
FERGUSON ENTERPRISES, LLC	0760150	Marco Gasket	42.22
FERGUSON ENTERPRISES, LLC	0760361	Line Break - 20461	2,377.69
PIPECO, INC.	S3931942.001	Rubber Clean Out	6.78
PIPECO, INC.	S3933670.001	Head Plug	5.55
Total WATER CIP EXPENDITURES:			9,933.15
Total WATER CAPITAL IMPROVEMENT FUND:			9,933.15
WASTEWATER FUND			
WASTEWATER EXPENDITURES			
65-4350-2505 HEALTH REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	CP264921	HRA	36.80

Vendor Name	Invoice Number	Description	Net Invoice Amount
65-4350-2515 VISION REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	766209	FSA/HRA August 2020	35.85
NBS-NATIONAL BENEFIT SERVI	770157	FSA/HRA September 2020	35.85
NBS-NATIONAL BENEFIT SERVI	CP264921	HRA Vision	146.00
STARLEY-LEAVITT INS. AGENCY	16531 092320	16531 092320	54.00
65-4350-3100 OFFICE SUPPLIES & POSTAGE			
UNIFIED OFFICE SERVICES	289125	Office Supplies	5.43
65-4350-3120 DATA PROCESSING			
BILLING DOCUMENT SPECIALIS	61494	Utilities Billing	640.04
65-4350-3200 OPERATING SUPPLIES			
ALSCO - AMERICAN LINEN DIVI	LBOI1838309	5192 100920	25.60
ALSCO - AMERICAN LINEN DIVI	LBOI1838311	5292 100920	120.56
ATKINSONS' MARKET	04960617	Distilled Water	6.06
D & B SUPPLY INC.	18857	Work Pants	14.99
UPS STORE #2444	100120	8640	11.59
UPS STORE #2444	100120	8500	11.59
UPS STORE #2444	100120	8507	14.34
UPS STORE #2444	100120	8561	11.59
UPS STORE #2444	100120	8595	11.59
US BANK	9642 092520	9642 - Sanitizer Gel	29.50
65-4350-3500 MOTOR FUELS & LUBRICANTS			
UNITED OIL	949578	37270 093020	57.18
65-4350-3800 CHEMICALS			
CHEMTRADE CHEMICALS US LL	92966612	Hyper+Ion	1,960.00
NORTH CENTRAL LABORATORI	445428	Chemicals	871.35
THATCHER COMPANY, Inc.	1505146	Alu Sulfate	4,862.91
65-4350-4200 PROFESSIONAL SERVICES			
ANALYTICAL LABORATORIES, I	75621	chemicals	677.80
MAGIC VALLEY LABS, INC.	17980	Water Testing	1,036.00
65-4350-5100 TELEPHONE & COMMUNICATIONS			
CENTURY LINK	2087255045 10	2087255045 100420	56.20
SENTINEL FIRE & SECURITY, IN	58003	1177 - 110 River Ranch Rd.	24.75
65-4350-6100 REPAIR & MAINT-MACH & EQUIP			
A.C. HOUSTON LUMBER CO.	2010-688959	Supplies	34.46
A.C. HOUSTON LUMBER CO.	2010-689000	Mortor Mix	6.43
McMASTER-CARR SUPPLY CO.	46542193	Hanging Pulley	47.15
PIPECO, INC.	S3937482.001	PVC Elbows	5.25
US BANK	9642 092520	9642 - Adjustable Hose Clamps	19.98
US BANK	9642 092520	9642 - Replacement Filter	189.96
US BANK	9642 092520	9642 - Wire Crimper	24.97
US BANK	9642 092520	9642 - Surge Protector	71.67
US BANK	9642 092520	9642 - Hose Clamps and Crimps	20.98
65-4350-6900 COLLECTION SYSTEM SERVICES/CHA			
PIPECO, INC.	S3927128.001	Marking Wand	42.96
RIVER RUN AUTO PARTS	6538-158625	Trailer Connector	8.95
Total WASTEWATER EXPENDITURES:			11,230.33

Vendor Name	Invoice Number	Description	Net Invoice Amount
Total WASTEWATER FUND:			11,230.33
WASTEWATER CAPITAL IMPROVE FND			
WASTEWATER CIP EXPENDITURES			
67-4350-7809 ENERGY EFFICIENCY PROJECTS			
PIPECO, INC.	S3930116.001	PVC Parts	23.05
PIPECO, INC.	S3930983.001	Ball Plastic Slips	47.99
PIPECO, INC.	S3931767.001	PVC Parts	47.64
Total WASTEWATER CIP EXPENDITURES:			118.68
Total WASTEWATER CAPITAL IMPROVE FND:			118.68
DEVELOPMENT TRUST FUND			
DEVELOPMENT TRUST EXPENDITURES			
94-4900-8000 PEG GATEWAY MARRIOT AUTOGRAPH			
WHITE PETERSON	24892R 093020	PEG 24892R 093020	2,859.76
94-4900-8005 ROBERTS, JOHN-108 FIR DRIVE			
ROBERTS, JOHN	100620	Performance Bond Release	1,800.00
Total DEVELOPMENT TRUST EXPENDITURES:			4,659.76
Total DEVELOPMENT TRUST FUND:			4,659.76
Grand Totals:			376,782.41

Report Criteria:

- Invoices with totals above \$0 included.
- Paid and unpaid invoices included.
- [Report].GL Account Number = "0110000000"- "9648008200", "9910000000"- "9911810000"
- Invoice Detail.Voided = No, Yes



City of Ketchum

October 19, 2020

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to Appoint Grant Gager to City Clerk Position

Recommendation and Summary

The Mayor is recommending City Council adopt Resolution 20-026 and adopt the following motion:

“I move to adopt Resolution 20-026 appointing Grant Gager as City Clerk.”

The reasons for the recommendation are as follows:

- Idaho Code establishes certain positions as required for the efficient operation of the City.
- The current Ketchum City Clerk is leaving service.

Introduction and History

Chapter 2 of Title 50 of the Idaho Code provides that the Mayor “shall appoint a city clerk, a city treasurer, a city attorney” with the consent of the Council. The current Ketchum City Clerk is leaving office and an appointment is necessary to fill the position.

Analysis

The current City Clerk has functionally reported to the City’s Director of Finance and Internal Services, who also serves as the City Treasurer. Appointing the Director as City Clerk will streamline the Council’s reporting structure.

Sustainability Impact

There is no impact arising from this action

Financial Impact

There is no financial impact arising from this action.

Attachments

Attachment A: Resolution 20-026

RESOLUTION NUMBER 20-026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO, TO APPROVE THE APPOINTMENT OF GRANT GAGER TO THE CITY CLERK POSITION

WHEREAS, pursuant to Chapter 2 of Title 50 of Idaho Code, the Mayor shall appoint a City Clerk with the consent of the City Council; and

WHEREAS, Grant Gager has served as the City Council-appointed Treasurer since November 2016 through his role as Director of Finance and Internal Services; and

WHEREAS, the Mayor desires to appoint Grant Gager as City Clerk.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KETCHUM IDAHO:

That Grant Gager is hereby appointed to the position of City Clerk.

This Resolution will be in full force and effect upon its adoption this 19th day of October 2020.

CITY OF KETCHUM, IDAHO

Neil Bradshaw
Mayor

ATTEST:

Katrín Sharp
Deputy City Clerk



City of Ketchum

October 19, 2020

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to Appoint Member to the Ketchum Arts Commission

Recommendation and Summary

Staff is recommending City Council adopt Resolution 20-024 and adopt the following motion:

“I move to adopt Resolution 20-024 appointing a member to the Ketchum Arts Commission.”

The reasons for the recommendation are as follows:

- The Ketchum Arts Commission (KAC) shall consist of no more than nine members.
- One Commissioner has resigned their position.

Introduction and History

One commissioner recently resigned their position with the Ketchum Arts Commission. Meredith Skillman, Registrar at Gail Severn Gallery in Ketchum, has expressed interest in serving on the commission. If appointed, Meredith Skillman will replace Shannon Daley.

Analysis

Pursuant to Ordinance No. 1168, Ketchum Arts Commission members are appointed by the Mayor and confirmed by the City Council.

The Commission shall consist of no more than nine members. The term of office for each of the members shall be three (3) years. Two consecutive three-year terms shall be the maximum allowable for a member and shall constitute a full term. Upon completion of a full term, reappointment is allowable after a one-year waiting period.

Shannon Daley began her second term on October 1, 2018. Due to employment obligations, she is no longer able to fulfil her role as a KAC commissioner.

Financial Impact

There is no financial impact.

Sustainability Impact

There is no sustainability impact.

Attachments:
Resolution 20-024

RESOLUTION NUMBER 20-024

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO, TO APPROVE THE APPOINTMENT OF MEREDITH SKILLMAN TO THE KETCHUM ARTS COMMISSION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, pursuant to Ordinance No. 1168, Ketchum Arts Commission members shall be appointed by the Mayor and confirmed by the City Council; and

WHEREAS, Ketchum Arts Commission members may serve two consecutive three-year terms and upon completion of a full-term, reappointment will be allowable after a one-year waiting period; and

WHEREAS, the Mayor desires to appoint Meredith Skillman to the Ketchum Arts Commission, filling the resigned position of Shannon Daley, with a term ending on September 30, 2021.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KETCHUM IDAHO:

That Meredith Skillman is hereby appointed to the Ketchum Arts Commission with a term expiring on September 30, 2021.

This Resolution will be in full force and effect upon its adoption this 19th day of October 2020.

CITY OF KETCHUM, IDAHO

Neil Bradshaw
Mayor

ATTEST:

Katrin Sharp
Deputy City Clerk



City of Ketchum

October 19, 2020

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to Approve the Interlocal Agreement 20547 (Ketchum/Blaine County) for Geographical Information System (GIS) Services

Recommendation and Summary

Staff is recommending the council adopt the following motion:

Move to Approve the Interlocal Agreement for GIS Services in an amount not too exceed \$5,000.

The reasons for the recommendation are as follows:

- Ketchum and Blaine County are in agreement with the proposed contract.
- This is a reduction in the amount Ketchum has spent in prior years.

Analysis

Ketchum's Planning and Building Department has managed the GIS contract for a number of years. In discussions with Planning and Building staff, it was determined the scope of services and amount Ketchum was spending could be modified. The proposed contract reflects the modifications.

Financial Impact

There is sufficient funding to provide for this contract.

Attachments

FY21 Interlocal Agreement

INTERLOCAL AGREEMENT 20547
(City of Ketchum/Blaine County)

RECITALS

WHEREAS, Ketchum employees and members of the public desire to have access to an internet-based GIS system to gain information about properties in Ketchum; and,

WHEREAS, Ketchum employees can share public agency data to reduce costs and guide in the provision of services to those most in need, including community safety, public health and development services; and,

WHEREAS, Ketchum employees seek to enhance their analytical, problem-solving and decision-making capabilities through the utilization of GIS and work with professionals in the field to incorporate new tools and technologies for personal skill development and community benefit at large; and,

WHEREAS, Ketchum employees can ultimately make more informed decisions using an internet-based GIS system that is constructed in-house as opposed to requesting external proposals and absorbing consulting fees; and,

WHEREAS, the interlocal agreement was in place during FY2020 and budgeted in the adopted Planning and Building Department FY2021 budget.

TERMS

NOW, THEREFORE, subject to the limitations of this agreement and in order to provide assistance between the parties in providing GIS service, it is hereby agreed as follows:

1. DURATION OF AGREEMENT. This Agreement shall be effective from October 1, 2020 until September 30, 2021. The parties may extend the agreement with the written consent of both parties.
2. PURPOSE. The purpose of this Agreement is to allow the City of Ketchum to contract with Blaine County for access to a City web-based application on Blaine County's web server.
3. MANNER OF FINANCING AND BUDGET. Ketchum shall reimburse Blaine County for the hosting cost of the GIS web site at a cost of \$5,000.00 per year. Such payment shall be paid at the beginning of the fiscal year in one payment.
4. MUTUAL HOLD HARMLESS: Each party to this Agreement agrees to indemnify and hold harmless the other from any and all liability for any injury, damage or claim suffered by any person or property caused by the party or its employee while performing under this Agreement.

5. DUTIES. The provision of these services shall be governed as set out below:

- The County agrees to host one (1) web-based GIS application on its Web Server for Ketchum.
- The size of the data hosted for the City application shall not exceed 200 MB.
- County staff will spend a maximum of 10 hours maintaining said web-based GIS application.
- The scope of County staff time will be limited to tasks directly related to the maintenance of said web-based GIS application.
- Ketchum will provide the County with GIS layers/geodatabases in the format compatible with County web-hosting. County staff will perform routine maintenance and inform Ketchum in the event additional work is required beyond the routine maintenance to ensure web-based GIS application displays perform.
- Blaine County will continue to host the following city specific GIS layers:
 - Zoning districts
 - Zoning overlays including avalanche, mountain overlay, LI height overlay and Community Core subdistricts
 - URA boundary
 - All layers currently hosted by Blaine County
 - Additional layers created by Ketchum and provided to Blaine County provided the maximum MB threshold is not exceeded. In the event the maximum MB threshold is exceeded, Ketchum may request that existing layers be removed and new layers be displayed.
- Blaine County will continue to maintain and make available current Ketchum and County GIS base layers such as parcels, streets/roads, floodplain areas, Area of City Impact, city limits, plat maps, property addresses, and any other base layer currently available for any parcel in Blaine County.

6. AMENDMENT. This Agreement may be amended at any time, and from time to time, by the mutual written consent of Ketchum and Blaine County for any of the following purposes:

- To add provisions to the Agreement to benefit either or both Ketchum and Blaine County.
- To extend the term of the Agreement.
- To cover any cost increases to the web site.
- To cure any ambiguity, to correct or supplement any provision herein which may be inconsistent with any other provisions with respect to matters or questions arising under this Agreement which are not inconsistent with the provisions of the Agreement.

7. SEVERABILITY. In the event any provision of this Agreement shall be declared by a court of competent jurisdiction to be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions shall not, in any way, be affected or impaired thereby.

IN WITNESS WHEREOF, each of the parties has executed this Agreement by its duly authorized officials.

DATED this _____ day of _____, 2020.

CITY OF KETCHUM, an Idaho
municipal corporation

Neil Bradshaw, Mayor

ATTEST:

Grant, Gager
City Clerk

BLAINE COUNTY, an Idaho political subdivision

Jacob Greenberg, Chairman, Board of Blaine
County Commissioners

ATTEST:

JoLynn Drage, Recorder



City of Ketchum

October 19, 2020

Mayor Bradshaw and City Councilors
City of Ketchum

Mayor Bradshaw and City Councilors:

Recommendation to Approve Dozer Rental Agreement #20545

Recommendation and Summary

Staff is recommending the council approve the Dozer rental agreement and adopt the following motion:

"I move to authorize the Mayor to approve the contract with WSECO for equipment rental and approve the rental of a second Dozer, if needed."

The reasons for the recommendation are as follows:

- A bulldozer is a vital piece of equipment to our snow hauling operations.
- Western States service personnel have come out to work on the equipment whenever needed, including on Christmas or New Year's Day.

Introduction and History

The Streets Division uses a bulldozer to move snow at the snow storage site south of Serenade Lane. The team has experience using several different types of equipment over the years to push snow at our snow storage site, but the bulldozer has been found to be the most efficient. As may be expected, the City has experienced breakdowns with the rental equipment in the past and Western States has provided phenomenal service on holidays, weekends and after hours.

Analysis

The City typically rents the bulldozer from mid-November through February, unless it is still snowing. The City may keep the equipment longer if it appears to be a long snow year. On bigger snow years we have needed to rent two dozers to keep up with all the snow. The City has been renting a D6LGP from Western States (WSECO) in recent years and have paid approximately \$5,900 per month.

Financial Impact

The transport cost is near \$1,000 each way so our total seasonal cost is about \$26,000 for one bulldozer and an additional \$12,000 for the second, if needed. This rental is funded from the Professional Services account (\$182,000) in the Streets Division.

Brian Christiansen
Director of Streets and Facilities

Attachment: Rental Agreement from WSECO (4 pages)



RENTAL AGREEMENT

NO.: RC000148076

RENTAL START DATE: 11/16/2020 08:00am

Twin Falls
3085 E Kimberly Rd Twin Falls, ID 83301
208.735.2300

CUSTOMER 4855600

City Of Ketchum
PO Box 2315
Ketchum, ID 83340-2315

JOBSITE CONTACT:
Snow Removal

CUSTOMER PO: 2020 Snow removal

ORDERED BY: Brian Christiasen

PHONE: 208-726-5501

WRITTEN BY: Linda L Monette

SALES REP: Stephen P Roberts

Rental Items	Day	Weekly	4 Week
Hours Allowed	4	20	88
BH00806 2015 CAT D6T Track Type Tractor S/N: RAD00495 SMU: 4,063.00 hrs 2015 Insurance Value: \$400,000.00	\$1,280.00	\$1,966.00	\$5,900.00

Miscellaneous Items	Amount
Heavy Haul Delivery	\$950.00
Heavy Haul Pickup	\$950.00
Enviro Fee	\$88.50 Every month

Rental Terms
<ul style="list-style-type: none"> Prices above do not include any applicable state, county, city, or local sales taxes. Where applicable, WSE will charge sales tax on your invoice unless you have a valid sales tax exemption certificate on file. Valid sales tax exempt certificates can be emailed to SalesTax@wseco.com to ensure a copy is on file prior to invoicing. Rental payments are due within 10 days of rental invoice and can't be placed on a WSECO account without prior approval. 30 day L.Monette Any excess hours above the Normal Use stated above will be subject to an overtime charge. Rental Equipment Protection (REP): Our Rental Equipment Protection ("REP") Program is OPTIONAL AND MAY BE DECLINED IMPORTANT: If you decline REP, or if you fail to pay the REP Fee, you will be responsible for all damage, repair(s) and replacement(s) of/to the Rented Item(s) at its/their full (new) replacement value. In addition, if REP is declined, Customer is required to provide a certificate of insurance to WSECO showing coverage on the equipment, including, without limitation, fire, theft, and liability coverage with such other insurance as necessary to protect Customer's and WSECO's respective interests in the equipment. WSECO must be named as an additional insured and must include stipulations that coverage will not be cancelled or diminished without at least fifteen (15) days written prior notice to WSECO. Accept _____ Decline _____ This agreement will auto renew every month until terminated. Customer agrees to perform daily maintenance on the machine(s). WSECO will perform operator manual suggested preventative maintenance as needed. Any damage done to the machine(s) while on rent is the responsibility of the Customer. In the event that the damage results in WSECO being unable to rent the machine(s), the Customer will continue to pay the rental rate listed above until the machine(s) is repaired and deemed to be rent-ready by WSECO.
All Terms and Conditions continued on the following pages apply

Initials _____

County: _____ 40

RENTAL AGREEMENT:

1. RENTAL OF EQUIPMENT AND PAYMENT: This is a Rental of the equipment, vehicles, accessories and attachments described on the invoice (referred to generally as "equipment" or "goods") by Western States Equipment Company, an Idaho business corporation or its affiliates ("WSECO") to Customer under the terms and conditions specified herein. It is NOT a sale of the equipment to the Customer. Customer hereby agrees to pay the rental rate stated on page 1 of this agreement and as further provided in paragraph 6, plus all expenses associated with the operation of the equipment such as fuel, freight, tire and belt wear, commercial general liability and physical damage insurance, sales or use taxes for "Normal Use" (defined below) of the equipment during the Rental period provided in paragraph 4. Customer also agrees to pay an overtime charge as determined by WSECO for use of the equipment in excess of Normal Use. Normal use means: a day = 4 hours, a week = 20 hours, 4 weeks = 88 hours.

2. OWNERSHIP AND LEGAL STATUS OF EQUIPMENT: The equipment will be deemed to be personal property, regardless of the manner in which it may be attached to any other property. WSECO shall be deemed to have retained title to the equipment at all times. Customer shall immediately advise WSECO regarding any notice of any claim, levy, lien, or legal process filed or issued against the equipment. Customer authorizes WSECO to file financing statement(s) evidencing WSECO's rights, interests and priority in and to the equipment as that of a rental of equipment and not a sale.

3. COMPLETE NEGOTIATED RENTAL: Acceptance of this Rental agreement is limited to the express terms stated herein. Any proposal in Customer's acceptance for additional or different terms or any attempt by Customer to vary in any degree any of the terms is objected to and hereby rejected, but such proposals shall not operate as a rejection of this offer, unless such variances are in the terms of the description, quantity, price, delivery schedule, or payment schedule of the goods, but shall be deemed a material alteration of this Rental agreement and this Rental agreement shall be deemed accepted by WSECO without said additional or different terms. Once accepted, this Rental agreement shall constitute the entire agreement between WSECO and Customer. WSECO is not bound by any representation or agreements, express, or implied, oral or otherwise, which are not stated within this Rental agreement or contained in a separate writing supplementing this Rental agreement and signed by authorized agents of both WSECO and Customer. This Rental agreement will supersede all previous communications, agreements, and contracts with respect to the subject matter hereof and no understanding, agreement, term, condition, or trade custom at variance with this Rental will be binding on WSECO. No waiver or modification of the terms and conditions hereof will be effective unless in writing and signed by both Customer and WSECO.

4. RENTAL PERIOD: The Rental period will commence upon the earlier of: 1) the delivery date designated on page 1 of this agreement, or 2) upon delivery of the equipment to the site designated at the "ship to" location on the invoice. The Rental will terminate upon the later of: 1) the return date specified on page 1 of this agreement, or 2) upon the return of the equipment to the WSECO yard from which it was delivered. If the equipment is not returned on the return date, this Rental is automatically deemed to extend on a month-to-month basis. No allowance is made for Saturdays, Sundays, holidays, time in transit, downtime or any period the equipment is not in actual use.

5. GUARANTEED MINIMUM: If initialed at the end of this paragraph, Customer has received a lower, negotiated rate in exchange for its commitment to rent the equipment for a guaranteed minimum period. If Customer decides to return the equipment prior to the end of the guaranteed minimum term, Customer waives the discounted rate and agrees to pay WSECO's then current regular rental rates for the entire term of this Rental. Customer Acknowledgement/Initial Here: _____

6. RENTAL PAYMENT TERMS: Rental payments are due monthly and are past due if not paid within ten (10) days of the date of the invoice. A late charge of 1-1/2% per month is assessed against the delinquent unpaid balance of all Customers (except Montana) and a late charge of 1-1/4% per month is assessed against the delinquent unpaid balance of Montana Customers. Rental payments may not be placed on open account unless WSECO has preapproved credit. In the event WSECO, in its sole and absolute discretion, deems Customer's financial condition to be unsatisfactory, WSECO has the right to (a) limit the amount of credit extended to Customer for the Rental or purchase of the equipment; (b) delay manufacture or shipment to Customer of the equipment; (c) require full or partial payment in advance; (d) ship or deliver equipment C.O.D. or require payments to be secured by letters of credit; (e) require written guarantee(s) of payment satisfactory to WSECO; or (f) cancel, refuse to accept or terminate any rental, lease or other order from Customer then outstanding or thereafter placed.

7. TIRE WEAR, BELT WEAR: If the equipment has tires or belts, Customer acknowledges that in addition to the Rental rate, Customer will also pay a charge at the end of the Rental period for all wear or damage to rubber tires or belts. Tires and belts are in the conditions listed below on the date out. Tire or belt wear to be charged at \$_____ per 1/32" wear per tire or belt. Left front _____/32", right front _____/32", left drive _____/32", right drive _____/32", left rear _____/32", right rear _____/32".

8. "VOID #8 L. Monette NO WARRANTY: The equipment is rented "AS IS." WSECO makes no warranties, express or implied, as to the equipment rented. Customer assumes the responsibility for the condition of the equipment. WSECO DISCLAIMS ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

9. EQUIPMENT

OPERATION: Customer understands that the operation of the equipment requires skill and experience and that failure to operate it safely may result in serious personal injury or death and/or property damage. Customer is responsible for ensuring that all persons in and around the equipment follow the manufacturer's operation, maintenance and safety instructions, and acknowledge that those instructions have been provided to Customer. Customer's operation and use of the equipment must comply with all laws, ordinances, and regulations relating to the possession, use, or maintenance of the equipment, including registration and/or licensing requirements, if any.

10. TIME OF DELIVERY and SHIPPING: Orders to rent equipment are processed in the order of their receipt. WSECO will use reasonable efforts to deliver the equipment to Customer on the scheduled date. However, shipping and delivery dates are estimates and dependent upon factors outside of WSECO's control, including but not limited to, the manufacturer's production schedule, equipment shortages, shipping delays, the equipment may not arrive on the scheduled date. WSECO is not liable for delays or damages caused by delays in delivery or shipment of the equipment. Unless expressly provided for otherwise, Customer is responsible for all freight, shipping, loading and unloading costs.

Initials _____

11. CUSTOMER'S RESPONSIBILITIES: During the Rental period and any extension thereof, Customer shall have the following obligations and responsibilities:

a. RENTAL EQUIPMENT PROTECTION (REP).

Our Rental Equipment Protection ("REP") Program is OPTIONAL AND MAY BE DECLINED

IMPORTANT: If you decline REP, or if you fail to pay the REP Fee, you will be responsible for all damage, repair(s) and replacement(s) of/to the Rented Item(s) at its/their full (new) replacement value. In addition, if REP is declined, Customer is required to provide a certificate of insurance to WSECO showing coverage on the equipment, including, without limitation, fire, theft, and liability coverage with such other insurance as necessary to protect Customer's and WSECO's respective interests in the equipment. WSECO must be named as an additional insured and must include stipulations that coverage will not be cancelled or diminished without at least fifteen (15) days written prior notice to WSECO.

b. DELIVERY INSPECTION. Customer has or will promptly inspect the equipment and notify WSECO of any deficiencies.

c. TOWING. When transporting the equipment, Customer will have the proper towing device, hitches and materials for use with the towed and towing vehicles and the same will be in good, safe and operable condition. Customer is responsible for all damage caused to the equipment by Customer's towing, towing devices and vehicles, hitches and materials.

d. DAILY INSPECTION, MAINTENANCE AND SAFEKEEPING. Customer will conduct daily inspection and routine maintenance of the equipment consistent with the procedures in the manufacturer's operation and maintenance manuals provided with the equipment.

e. RETURN THE EQUIPMENT. Customer agrees to return the equipment in good working condition, reasonable wear and tear excepted. Customer further agrees to pay for repair/replacement of all or any portion of the equipment which becomes necessary because of damage caused by Customer, or its employees, agents and subcontractors.

f. REPLACEMENT. If the equipment is lost, stolen, destroyed or rendered unfit for use, Customer agrees to pay the full market value, as determined by WSECO, necessary repairs, or lost rent as the case may be, and monthly interest at the rates provided in paragraph 6 until all amounts due are paid in full.

g. CLEANING FEE. A cleaning fee may be assessed for equipment returned dirty.

h. SALES TAX: WSECO is required to collect Sales Tax for sales made in the following states: ID, WA, ND, and WY. Prices stated herein do not include any applicable state, county, city, or local sales taxes. This Agreement is accepted with the understanding that such taxes and charges shall be added, as required by law, at the time this contract is invoiced. Where applicable, WSECO will charge sales tax at the time of invoice unless the Customer has a valid sales tax exemption certificate on file. Valid sales tax exempt certificates can be emailed to SalesTax@wseco.com to ensure a copy is on file prior to invoicing. In states where WSECO is not required to collect and pay Sales Tax, the Customer is obligated to self-report and pay the Sales and/or Use Tax to the Customers appropriate state's and or local Department of Revenue.

12. EQUIPMENT FAILURE/LIMITATION OF REMEDIES: If, for any reason, during the time of this Rental the equipment does not perform satisfactorily, as judged by WSECO, WSECO may repair or replace the equipment or any part thereof, at its option, without affecting any of the terms of this Rental. Alternatively, WSECO may terminate this Rental and Customer will be billed only for the time the equipment was used by Customer. These remedies do not apply if the equipment has failed or performs less than satisfactorily due to Customer's improper use of the equipment, accident (including, damage during shipment), neglect, abuse, misuse or exposure of the equipment to conditions beyond capacity, power, environmental design limits or operation constraints, as specified by WSECO and/or the equipment manufacturer. **Void the line in blue L. Monette THE REMEDIES IN THIS PARAGRAPH ARE CUSTOMER'S SOLE AND EXCLUSIVE REMEDIES AGAINST WSECO.**

13. LIMITATION OF LIABILITY: Notwithstanding trade customs or prior course of dealing to the contrary, in no event will WSECO, its subsidiaries, affiliates, agents or employees be liable for any incidental, indirect, special, or consequential damages in connection with or arising out of this Rental or furnishing of any goods, services or other items or any third party's ownership, maintenance, or use of any goods, services or other items furnished under this Rental, including, but not limited to, lost profits or revenues, loss of use of the equipment or any associated goods, damage to associated goods, costs of capital, cost of substitute goods, or claims of Customer's clients for such damages. **L. Monette void in blue Customer's sole remedy,** for any liability of WSECO of any kind, including but not limited to negligence, with respect to any equipment, service, or other item is limited to that set forth in the paragraph entitled "**EQUIPMENT FAILURE/LIMITATION OF REMEDIES**" of this Rental agreement. WSECO is not responsible for meeting any federal, state, local or municipal code or specification (whether statutory, regulatory or contractual), unless Customer specifies it in writing and WSECO agrees to it in writing.

14. FORCE MAJEURE: WSECO shall not be liable for any failure of or delay in the performance of this Rental agreement for the period that such failure or delay is due to causes beyond its reasonable control, including but not limited to acts of God, war, strikes or labor disputes, embargoes, government orders or any other force majeure event.

15. ASSIGNMENTS: Customer shall not assign, transfer, or sublet this Rental agreement, the equipment or any part thereof without obtaining the prior written consent of WSECO. WSECO may withhold its consent in its sole and absolute discretion.

16. INDEMNITY: To the extent permitted by law L. Monette

You agree to indemnify and hold WSECO harmless from and against any and all claims, actions, suits, proceedings, costs, expenses, damages (including but not limited to consequential and incidental damages), liabilities, fees (including, but not limited to, attorney fees and court costs), and settlements,(including those brought or incurred by or in favor of Customer's employees, agents and subcontractors), arising out of or related to the selection, delivery, loading, unloading, towing, possession, use, operation, handling or transportation of the equipment. Customer agrees to defend, at its expense, any and all suits brought against WSECO either alone or in conjunction with others and additionally to satisfy, pay and discharge any and all judgments and fines against WSECO in any such suits or actions, whether based in negligence or otherwise. **But only to the extent of customers negligent acts or omissions. L Monette**

Initials _____

17. DEFAULT BY LESSEE: An event of default shall occur if (a) Customer fails to pay when due any Rental payments; (b) Customer fails to perform or observe any covenant, condition, or agreement to be performed by Customer; (c) Customer ceases doing business as a going concern, makes an assignment for creditors, admits in writing an inability to pay debts as they become due, files a petition in bankruptcy, or if owners or shareholders of Customer's business organization take actions towards dissolution or liquidation; (d) Customer attempts to sell, transfer, or encumber, sublease or convey the equipment or any part thereof; or (e) WSECO, in good faith, believes that the equipment is being subjected to improper use. Upon the occurrence of any event of default, WSECO may, at its option, declare all sums due and to become due immediately due and payable, proceed to enforce performance by Customer and recover damages for breach of this Rental agreement, demand return of the equipment immediately and, in addition to the foregoing, recover unpaid rental payments prior to the event of default and through the unexpired term of the Rental. These remedies are cumulative and in addition to any other remedies WSECO may have under the law or in equity.

18. JURISDICTION, VENUE AND CHOICE OF LAW: At the sole and exclusive election of WSECO, jurisdiction and venue for any action or dispute arising under this Rental shall be in the Fourth Judicial District of the State of Idaho, in and for Ada County, which is WSECO's corporate headquarters and principal place of business, wherein the parties acknowledge having done business sufficient to establish minimum contacts under the Idaho long arm statute, and which is a mutually convenient forum. In addition, Customer waives any and all rights to jurisdiction and/or venue in any other forum, including waiver of any and all rights to remove the action from any court originally acquiring jurisdiction. This Rental is controlled by the laws of the State of Idaho.

19. ATTORNEY'S FEES: Customer agrees to pay all costs incurred by WSECO in enforcing this Rental or any of its provisions, including without limitation reasonable attorney's fees and costs and all costs of reclaiming the goods, whether or not legal action is commenced.

20. WAIVER: Waiver by WSECO of any breach or any provision contained herein does not constitute and is not deemed to be a waiver of any other breach or of any other provision.

21. EQUIPMENT DATA: The equipment may be equipped with a wireless data communication system, such as Product Link. In such case, Customer understands data reflecting the equipment performance, condition and operation is being transmitted to Caterpillar/WSECO to better serve Customer and to improve upon Caterpillar products and services. This data may include, but is not limited to: fault codes, emissions data, fuel usage, service meter hours, software and hardware version numbers and installed attachments. Neither Caterpillar nor WSECO sell, rent or share collected information to any other third party, and will exercise reasonable efforts to keep the information secure. Caterpillar Inc. and WSECO recognize and will respect customer privacy. Customer agrees to allow this data to be accessed by Caterpillar and WSECO within normal, accepted business practices.

The undersigned represents and warrants that he/she is authorized by the Customer identified below to bind the Customer to the obligations and duties expressed herein and does so commit Customer by signing below.

LESSEE: _____

WESTERN STATES EQUIPMENT COMPANY

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

Date: _____

Date: _____



City of Ketchum

October 19, 2020

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to Approve Snow Hauling Contracts

Recommendation and Summary

Staff is recommending the council approve the snow hauling contracts and adopt the following motion:

"I move to authorize the Mayor to approve the contract for services with; Canyon Excavation, LLC, Hiatt Trucking, Joe's Backhoe, Lunceford Excavation, Rick's Excavation and S. Erwin Excavation".

The reasons for the recommendation are as follows:

- The City of Ketchum does not have the staff and equipment necessary to perform the snow hauling duties and meet the historical level of service.
- Standardized contracts provide an economical method of achieving the historical level of service while ensuring fairness amongst the service providers.

Introduction and History

Currently, the City of Ketchum's Streets Division uses contracted snow haulers to remove snow from the right-of-way immediately after snowstorms greater than 3-inches. Doing so ensures that roadways are immediately passable and parking areas are clear while also providing greater visibility to all users.

Prior to 1996, the Street Division would plow snow on the first night of the storm. On the next night, City staff would start hauling snow away using both city-owned and contracted trucks. This process was less costly but considerably slower. During back-to-back storms, the Streets Division would only plow as the staff was unable to haul snow. As a result, the snow would pile up in town to the point where there would be little parking and very narrow travel lanes down each street.

In 1996, the City had a good snow year with several back-to-back storms which left the city core full of snow with little to no parking. The city council wanted change and so approved funds to upgrade equipment, increase staff, and utilize more contracted snow haulers. Today, the City uses up to 14 contract trucks to help haul snow while City staff plows. The contract allows the city to require that the trucks and drivers are safe, professional and follow a list of details specific to completing the snow hauling job safely and responsibly. Having contracts in place also guarantees that the City will not be paying varying hourly amounts to different contractors; all the contractors are on the same pay scale.

Analysis

As stated, the City started using snow hauling contracts to keep the pay and requirements equal for all contractors. For the coming year, the city will pay \$75.00 per hour for a truck that holds between 14 and 16 cubic yards and \$80.00 per hour for a truck that holds more than 16 cubic yards. The city also pays up to an hour travel time, per truck, per day. While the hourly rate is lower than summer rates, the travel time has made the arrangement workable for the contractors.

Financial Impact

The Streets Division Professional Services line item funds the contract snow haulers, flagging services, and engineering services. This year \$182,000 is budgeted for the line item. The minimal price changes in this contract should not significantly affect this line item.

Sincerely,

Brian Christiansen
Director of Streets and Facilities

Attachments:

- Snow Hauling Contracts for:
- Canyon Excavation Contract #20539*
- Hiatt Trucking Contract #20540*
- Joe's Backhoe Contract #20541*
- Lunceford Excavation, Inc Contract #20542*
- Rick's Excavation Contract #20543*
- S. Erwin Excavation Contract #20544*



City of Ketchum

INDEPENDENT CONTRACTOR AGREEMENT #20539

(City of Ketchum/Canyon Excavation, LLC)

THIS INDEPENDENT CONTRACTOR AGREEMENT is made and entered into as of this 19th day of October 2020, by and between THE CITY OF KETCHUM, an Idaho municipal corporation ("Ketchum"), and CANYON EXCAVATION, LLC, an Idaho corporation ("Contractor").

RECITALS

WHEREAS, Ketchum is a municipal corporation duly organized and existing under the laws of the State of Idaho; and

WHEREAS, Pursuant to Idaho Code §50-301 *et seq.*, Ketchum is empowered to contract and be contracted with; and

WHEREAS, It is deemed in the best interest of Ketchum to contract with Contractor for certain snow hauling services as set forth in more detail herein below (the "Services"); and

WHEREAS, Ketchum finds that contracting with Contractor for performance of the Services shall conserve economic resources and improve snow removal throughout Ketchum in furtherance of the health, safety and welfare of the residents and visitors of Ketchum.

NOW, THEREFORE, for the consideration recited herein below, Ketchum and Contractor enter this Agreement according to the following terms and conditions:

1. Incorporation of Recitals. The Recitals set forth herein above are hereby incorporated into and made an integral part of this Agreement.
2. The Services. Contractor shall haul snow from the streets of Ketchum as follows:
 - a. Contractor shall provide professionally trained and duly licensed drivers, and safe, Idaho-licensed, Idaho-registered, well-maintained trucks necessary to haul snow from Ketchum streets designated by the Head of the Ketchum Street Division or any other employee of Ketchum designated by such Division Head. Ketchum shall have no responsibility for the security or protection of, maintenance of or damage to, Contractor's supplies or equipment.
 - b. **At all times while performing the Services, Contractor and its drivers shall obey all traffic laws, drive safely and professionally, and act in a polite professional manner. Under no circumstances while performing the Services shall Contractor or any of its drivers be under the influence of any alcohol or other legal or illegal drugs or substances which may impair their driving skills, reaction time or judgment.**
 - c. Ketchum shall plow, collect and place the snow in Contractor's trucks.

- d. Contractor's drivers shall haul the snow in Contractor's trucks to a Ketchum-designated snow storage site.
- e. Contractor's trucks shall use only biodegradable truck bed liner materials to provide for any non-stick surface.
- f. Contractor shall provide all tools, equipment, materials and services to complete and perform the Services, including without limitation, fuel for Contractor's trucks and all maintenance and repair of Contractor's trucks.
- g. Ketchum shall make all reasonable efforts to work until all of the snow is hauled; however, Ketchum may allow its employees to take a break before all of the snow is hauled.
- h. Ketchum shall not provide meals or any benefits whatsoever to Contractor, its officers, directors, shareholders, members, managers, agents or employees at any time, including without limitation, during breaks.
- i. Contractor is solely responsible for freeing any of Contractor's trucks or trailers that become stuck.

3. Consideration. Ketchum shall pay Contractor the following consideration:

- a. FOR A TRUCK WITH A BED SIZE OF 14 TO 16 cubic yards: SEVENTY-FIVE DOLLARS (\$75) per hour.
- b. FOR A TRUCK WITH A BED SIZE OF 16 cubic yards or more: EIGHTY DOLLARS (\$80) per hour.
- c. Ketchum shall pay Contractor up to THIRTY (30) minutes each way for travel time to and from Ketchum, not to exceed one hour total per truck per day.
- d. Ketchum shall only pay Contractor for time actually worked and not for breaks or down time due to any reason including without limitation, equipment failure, labor disputes, strikes, being stuck, adverse weather, or traffic accidents.
- e. Contractor must submit a written bill to Ketchum prior to receiving any of the compensation due under this Agreement.

4. Waiver. If Contractor requests Ketchum's assistance in any matter such as truck or trailer repair or maintenance or dislodging any stuck truck and Ketchum is able and willing to assist Contractor, Contractor hereby agrees to hold Ketchum, its employees and elected officials harmless and waives, releases, acquits, and forever discharges and indemnifies Ketchum, its employees and elected officials from any and all actions, causes of action, claims, demands, damages, costs, loss of service, expenses and compensation, in any manner related to or arising from such assistance. Such assistance shall be purely voluntary and this Paragraph 4 shall not create or imply the creation of any agreement or obligation on the part of Ketchum.

5. Time of Performance. Contractor shall provide the Services on an “on call” basis as designated by the Head of the Ketchum Street Division and shall complete such services in a professional and timely manner.
6. Term. This Agreement shall be effective as of the date first above written, and be in full force and effect until May 1, 2021, at which time it shall terminate and neither Party hereto shall have any continuing obligations to the other hereunder.
7. Independent Contractor. Ketchum and Contractor hereby agree that Contractor shall perform the Services exclusively as an independent contractor and not as employee or agent of Ketchum. The Parties do not intend to create through this Agreement any partnership, corporation, employer/employee relationship, joint venture or other business entity or relationship other than that of independent contractor. Contractor, its managers, members, directors, officers, shareholders, agents and employees shall not receive nor be entitled to any employment-related benefits from Ketchum including without limitation, workers compensation insurance, unemployment insurance, health insurance, retirement benefits or any benefit that Ketchum offers to its employees. Contractor shall be solely responsible for the payment of all payroll and withholding taxes for amounts paid to Contractor under this Agreement and for Contractor’s payments for work performed in performance of this Agreement by Contractor’s managers, members, directors, officers, shareholders, agents and employees; and Contractor hereby releases, holds harmless and agrees to indemnify Ketchum from and against any and all claims or penalties, including without limitation the 100% penalty, which in any manner relate to or arise from any failure to pay such payroll or withholding taxes.
8. Warranty. Contractor warrants that all equipment used to perform this Agreement will function safely, properly, and efficiently and that all services will be performed in a safe, professional and workmanlike manner. Contractor agrees and warrants that all of **Contractor’s drivers are duly licensed to and capable of operating the trucks contemplated in this Agreement safely and efficiently in adverse or extreme road and weather conditions and that Contractor and its drivers shall obey all traffic laws, drive safely and professionally, and act in a polite professional manner. Contractor warrants and agrees that under no circumstances while performing the Services shall Contractor or any of its drivers be under the influence of any alcohol or other legal or illegal drugs or substances which may impair their driving skills, reaction time or judgment.**
9. Indemnification. Contractor agrees to indemnify and hold Ketchum harmless from and against all claims, suits, damages (including without limitation, damages to persons and property including deaths), costs, losses, and expenses, in any manner related to or arising from the acts or omissions of Contractor, its managers, members, directors, officers, shareholders, agents and employees.
10. Registration. Contractor agrees to maintain all registration, license and insurance as required by the laws and decisions of the State of Idaho for all trucks and trailers used in the performance of this Agreement throughout the term of this Agreement. Contractor shall furnish proof of said registration, license and insurance to Ketchum prior to performing any of the Services or being entitled to any pay there for.

11. Insurance. Contractor shall maintain public liability insurance in the amount of \$500,000.00 and workers compensation insurance from an insurance carrier licensed to do business in the State of Idaho, and furnish proof of said insurance to Ketchum prior to performing any of the Services or being entitled to any pay there for
12. Compliance with Laws/Public Records. Contractor, its managers, members, directors, officers shareholders, agents and employees shall comply with all federal, state and local laws, rules and ordinances, including without limitation, the Department of Transportation's rules and regulations, 49 CFR Part 40 Drug Testing Program and the Omnibus Transportation Employee Testing Act of 1991. This Agreement does not relieve Contractor of any obligation or responsibility imposed upon Contractor by law. Without limitation, Contractor hereby acknowledges that all writings and documents, including without limitation email, containing information relating to the conduct or administration of the public's business prepared by Contractor for City regardless of physical form or characteristics may be public records pursuant to Idaho Code Section 9-337 *et seq.* Contractor further acknowledges that, subject to certain limitations, the public may examine and take a copy of all such public writings and records. Accordingly, Contractor shall maintain such writings and records in such a manner that they may readily identified, retrieved and made available for such inspection and copying.
13. Notice. All notices, requests, demands or other communication required or provided for under this Agreement, other than instructions given by Ketchum pursuant to Paragraph 2 herein above shall be in writing. Notices to Ketchum and the Contractor shall be addressed as follows:

KETCHUM:

City of Ketchum
 Box 2315
 Ketchum, ID 83340-2315

CONTRACTOR:

Canyon Excavation, LLC
 P.O. Box 961
 Shoshone, ID 83352

14. Non-Assignment. Contractor hereby acknowledges that Ketchum has agreed to enter this Agreement based in part on Contractor's unique skills and reputation for professional work. Accordingly, Contractor may not assign or transfer in any manner this Agreement or any of Contractor's right, title or interest in or to this Agreement without the prior written consent of Ketchum which may be withheld for any reason.
15. Amendments. This Agreement may only be changed, modified, or amended in writing executed by all parties.
16. Headings. The headings in the Agreement are inserted for convenience and identification only and are in no way intended to describe, interpret, define, or limit the scope, extent, or intent of this Agreement or any provision hereof.
17. Attorney Fees and Costs. In the event that either party hereto is required to retain the services of an attorney to enforce any of its rights hereunder, the non-prevailing party shall pay to the prevailing party all reasonable costs and attorney fees incurred in such enforcement, whether or not litigation is commenced and including reasonable costs and attorney fees on appeal.

18. No Presumption. No presumption shall exist in favor of or against any party to this Agreement as the result of the drafting and preparation of the document.
19. Governing Law. This Agreement shall be governed by the laws and decisions of the State of Idaho.
20. Entire Agreement. This Agreement contains the entire Agreement between the parties respecting the matters herein set forth and supersedes all prior Agreements between the parties hereto respecting such matter.
21. Execution and Fax Copies and Signatures. This Agreement may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
22. Authority. The parties executing this Agreement warrant, state, acknowledge, and affirm that they have the authority to sign the same and to bind themselves to the terms contained herein.

IN WITNESS WHEREOF, the Parties execute this Agreement as of this 19th day of October 2020.

THE CITY OF KETCHUM,
an Idaho municipal corporation

CANYON EXCAVATION, LLC,
an Idaho corporation

By: _____
Neil Bradshaw, Mayor

By: _____
Its: _____

ATTEST:

Katrín Sharp
Deputy City Clerk
City of Ketchum



City of Ketchum

INDEPENDENT CONTRACTOR AGREEMENT #20540

(City of Ketchum/Hiatt Trucking, Inc.)

THIS INDEPENDENT CONTRACTOR AGREEMENT is made and entered into as of this 19th day of October 2020, by and between THE CITY OF KETCHUM, an Idaho municipal corporation (“Ketchum”), and HIATT TRUCKING, INC, an Idaho corporation (“Contractor”).

RECITALS

WHEREAS, Ketchum is a municipal corporation duly organized and existing under the laws of the State of Idaho; and

WHEREAS, Pursuant to Idaho Code §50-301 *et seq.*, Ketchum is empowered to contract and be contracted with; and

WHEREAS, It is deemed in the best interest of Ketchum to contract with Contractor for certain snow hauling services as set forth in more detail herein below (the “Services”); and

WHEREAS, Ketchum finds that contracting with Contractor for performance of the Services shall conserve economic resources and improve snow removal throughout Ketchum in furtherance of the health, safety and welfare of the residents and visitors of Ketchum.

NOW, THEREFORE, for the consideration recited herein below, Ketchum and Contractor enter this Agreement according to the following terms and conditions:

1. Incorporation of Recitals. The Recitals set forth herein above are hereby incorporated into and made an integral part of this Agreement.
2. The Services. Contractor shall haul snow from the streets of Ketchum as follows:
 - a. Contractor shall provide professionally trained and duly licensed drivers, and safe, Idaho-licensed, Idaho-registered, well-maintained trucks necessary to haul snow from Ketchum streets designated by the Head of the Ketchum Street Division or any other employee of Ketchum designated by such Division Head. Ketchum shall have no responsibility for the security or protection of, maintenance of or damage to, Contractor’s supplies or equipment.
 - b. **At all times while performing the Services, Contractor and its drivers shall obey all traffic laws, drive safely and professionally, and act in a polite professional manner. Under no circumstances while performing the Services shall Contractor or any of its drivers be under the influence of any alcohol or other legal or illegal drugs or substances which may impair their driving skills, reaction time or judgment.**
 - c. Ketchum shall plow, collect and place the snow in Contractor’s trucks and trailers.

- d. Contractor's drivers shall haul the snow in Contractor's trucks to a Ketchum-designated snow storage site.
- e. Contractor's trucks shall use only biodegradable truck and trailer bed liner materials to provide for any non-stick surface.
- f. Contractor shall provide all tools, equipment, materials and services to complete and perform the Services, including without limitation, fuel for Contractor's trucks and all maintenance and repair of Contractor's trucks.
- g. Ketchum shall make all reasonable efforts to work until all of the snow is hauled; however, Ketchum may allow its employees to take a break before all of the snow is hauled.
- h. Ketchum shall not provide meals or any benefits whatsoever to Contractor, its officers, directors, shareholders, members, managers, agents or employees at any time, including without limitation, during breaks.
- i. Contractor is solely responsible for freeing any of Contractor's trucks that become stuck.

3. Consideration. Ketchum shall pay Contractor the following consideration:

- a. FOR A TRUCK WITH A BED SIZE OF 14 TO 16 cubic yards: SEVENTY-FIVE DOLLARS (\$75) per hour.
- b. FOR A TRUCK WITH A BED SIZE OF 16 cubic yards or more: EIGHTY DOLLARS (\$80) per hour.
- c. Ketchum shall pay Contractor up to THIRTY (30) minutes each way for travel time to and from Ketchum, not to exceed one hour total per truck per day.
- d. Ketchum shall only pay Contractor for time actually worked and not for breaks or down time due to any reason including without limitation, equipment failure, labor disputes, strikes, being stuck, adverse weather, or traffic accidents.
- e. Contractor must submit a written bill to Ketchum prior to receiving any of the compensation due under this Agreement.

4. Waiver. If Contractor requests Ketchum's assistance in any matter such as truck repair or maintenance or dislodging any stuck truck and Ketchum is able and willing to assist Contractor, Contractor hereby agrees to hold Ketchum, its employees and elected officials harmless and waives, releases, acquits, and forever discharges and indemnifies Ketchum, its employees and elected officials from any and all actions, causes of action, claims, demands, damages, costs, loss of service, expenses and compensation, in any manner related to or arising from such assistance. Such assistance shall be purely voluntary and this Paragraph 4 shall not create or imply the creation of any agreement or obligation on the part of Ketchum.

5. Time of Performance. Contractor shall provide the Services on an “on call” basis as designated by the Head of the Ketchum Street Division and shall complete such services in a professional and timely manner.
6. Term. This Agreement shall be effective as of the date first above written, and be in full force and effect until May 1, 2021, at which time it shall terminate and neither Party hereto shall have any continuing obligations to the other hereunder.
7. Independent Contractor. Ketchum and Contractor hereby agree that Contractor shall perform the Services exclusively as an independent contractor and not as employee or agent of Ketchum. The Parties do not intend to create through this Agreement any partnership, corporation, employer/employee relationship, joint venture or other business entity or relationship other than that of independent contractor. Contractor, its managers, members, directors, officers, shareholders, agents and employees shall not receive nor be entitled to any employment-related benefits from Ketchum including without limitation, workers compensation insurance, unemployment insurance, health insurance, retirement benefits or any benefit that Ketchum offers to its employees. Contractor shall be solely responsible for the payment of all payroll and withholding taxes for amounts paid to Contractor under this Agreement and for Contractor’s payments for work performed in performance of this Agreement by Contractor’s managers, members, directors, officers, shareholders, agents and employees; and Contractor hereby releases, holds harmless and agrees to indemnify Ketchum from and against any and all claims or penalties, including without limitation the 100% penalty, which in any manner relate to or arise from any failure to pay such payroll or withholding taxes.
8. Warranty. Contractor warrants that all equipment used to perform this Agreement will function safely, properly, and efficiently and that all services will be performed in a safe, professional and workmanlike manner. Contractor agrees and warrants that all of **Contractor’s drivers are duly licensed to and capable of operating the trucks contemplated in this Agreement safely and efficiently in adverse or extreme road and weather conditions and that Contractor and its drivers shall obey all traffic laws, drive safely and professionally, and act in a polite professional manner. Contractor warrants and agrees that under no circumstances while performing the Services shall Contractor or any of its drivers be under the influence of any alcohol or other legal or illegal drugs or substances which may impair their driving skills, reaction time or judgment.**
9. Indemnification. Contractor agrees to indemnify and hold Ketchum harmless from and against all claims, suits, damages (including without limitation, damages to persons and property including deaths), costs, losses, and expenses, in any manner related to or arising from the acts or omissions of Contractor, its managers, members, directors, officers, shareholders, agents and employees.
10. Registration. Contractor agrees to maintain all registration, license and insurance as required by the laws and decisions of the State of Idaho for all trucks and trailers used in the performance of this Agreement throughout the term of this Agreement. Contractor shall furnish proof of said registration, license and insurance to Ketchum prior to performing any of the Services or being entitled to any pay there for.

11. Insurance. Contractor shall maintain public liability insurance in the amount of \$500,000.00 and workers compensation insurance from an insurance carrier licensed to do business in the State of Idaho, and furnish proof of said insurance to Ketchum prior to performing any of the Services or being entitled to any pay there for
12. Compliance with Laws/Public Records. Contractor, its managers, members, directors, officers shareholders, agents and employees shall comply with all federal, state and local laws, rules and ordinances, including without limitation, the Department of Transportation's rules and regulations, 49 CFR Part 40 Drug Testing Program and the Omnibus Transportation Employee Testing Act of 1991. This Agreement does not relieve Contractor of any obligation or responsibility imposed upon Contractor by law. Without limitation, Contractor hereby acknowledges that all writings and documents, including without limitation email, containing information relating to the conduct or administration of the public's business prepared by Contractor for City regardless of physical form or characteristics may be public records pursuant to Idaho Code Section 9-337 *et seq.* Contractor further acknowledges that, subject to certain limitations, the public may examine and take a copy of all such public writings and records. Accordingly, Contractor shall maintain such writings and records in such a manner that they may readily identified, retrieved and made available for such inspection and copying.
13. Notice. All notices, requests, demands or other communication required or provided for under this Agreement, other than instructions given by Ketchum pursuant to Paragraph 2 herein above shall be in writing. Notices to Ketchum and the Contractor shall be addressed as follows:

KETCHUM:

City of Ketchum
 Box 2315
 Ketchum, ID 83340-2315

CONTRACTOR:

Hiatt Trucking, Inc.
 P.O. Box 759
 Hailey, ID 83333

14. Non-Assignment. Contractor hereby acknowledges that Ketchum has agreed to enter this Agreement based in part on Contractor's unique skills and reputation for professional work. Accordingly, Contractor may not assign or transfer in any manner this Agreement or any of Contractor's right, title or interest in or to this Agreement without the prior written consent of Ketchum which may be withheld for any reason.
15. Amendments. This Agreement may only be changed, modified, or amended in writing executed by all parties.
16. Headings. The headings in the Agreement are inserted for convenience and identification only and are in no way intended to describe, interpret, define, or limit the scope, extent, or intent of this Agreement or any provision hereof.
17. Attorney Fees and Costs. In the event that either party hereto is required to retain the services of an attorney to enforce any of its rights hereunder, the non-prevailing party shall pay to the prevailing party all reasonable costs and attorney fees incurred in such enforcement, whether or not litigation is commenced and including reasonable costs and attorney fees on appeal.

- 18. No Presumption. No presumption shall exist in favor of or against any party to this Agreement as the result of the drafting and preparation of the document.
- 19. Governing Law. This Agreement shall be governed by the laws and decisions of the State of Idaho.
- 20. Entire Agreement. This Agreement contains the entire Agreement between the parties respecting the matters herein set forth and supersedes all prior Agreements between the parties hereto respecting such matter.
- 21. Execution and Fax Copies and Signatures. This Agreement may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
- 22. Authority. The parties executing this Agreement warrant, state, acknowledge, and affirm that they have the authority to sign the same and to bind themselves to the terms contained herein.

IN WITNESS WHEREOF, the Parties execute this Agreement as of this 19th day of October 2020.

THE CITY OF KETCHUM,
an Idaho municipal corporation

HIATT TRUCKING, INC
an Idaho corporation

By: _____
Neil Bradshaw

By: _____
Its: _____

ATTEST:

Katrín Sharp
Deputy City Clerk
City of Ketchum



City of Ketchum

INDEPENDENT CONTRACTOR AGREEMENT #20541

(City of Ketchum/Joe's Backhoe Service, Inc.)

THIS INDEPENDENT CONTRACTOR AGREEMENT is made and entered into as of this 19th day of October 2020, by and between THE CITY OF KETCHUM, an Idaho municipal corporation ("Ketchum"), and JOE'S BACKHOE SERVICE, INC, an Idaho corporation ("Contractor").

RECITALS

WHEREAS, Ketchum is a municipal corporation duly organized and existing under the laws of the State of Idaho; and

WHEREAS, Pursuant to Idaho Code §50-301 *et seq.*, Ketchum is empowered to contract and be contracted with; and

WHEREAS, it is deemed in the best interest of Ketchum to contract with Contractor for certain snow hauling services as set forth in more detail herein below (the "Services"); and

WHEREAS, Ketchum finds that contracting with Contractor for performance of the Services shall conserve economic resources and improve snow removal throughout Ketchum in furtherance of the health, safety and welfare of the residents and visitors of Ketchum.

NOW, THEREFORE, for the consideration recited herein below, Ketchum and Contractor enter this Agreement according to the following terms and conditions:

1. Incorporation of Recitals. The Recitals set forth herein above are hereby incorporated into and made an integral part of this Agreement.
2. The Services. Contractor shall haul snow from the streets of Ketchum as follows:
 - a. Contractor shall provide professionally trained and duly licensed drivers, and safe, Idaho-licensed, Idaho-registered, well-maintained trucks necessary to haul snow from Ketchum streets designated by the Head of the Ketchum Street Division or any other employee of Ketchum designated by such Division Head. Ketchum shall have no responsibility for the security or protection of, maintenance of or damage to, Contractor's supplies or equipment.
 - b. **At all times while performing the Services, Contractor and its drivers shall obey all traffic laws, drive safely and professionally, and act in a polite professional manner. Under no circumstances while performing the Services shall Contractor or any of its drivers be under the influence of any alcohol or other legal or illegal drugs or substances which may impair their driving skills, reaction time or judgment.**
 - c. Ketchum shall plow, collect and place the snow in Contractor's trucks.

- d. Contractor's drivers shall haul the snow in Contractor's trucks to a Ketchum-designated snow storage site.
- e. Contractor's trucks shall use only biodegradable truck bed liner materials to provide for any non-stick surface.
- f. Contractor shall provide all tools, equipment, materials and services to complete and perform the Services, including without limitation, fuel for Contractor's trucks and all maintenance and repair of Contractor's trucks.
- g. Ketchum shall make all reasonable efforts to work until all of the snow is hauled; however, Ketchum may allow its employees to take a break before all of the snow is hauled.
- h. Ketchum shall not provide meals or any benefits whatsoever to Contractor, its officers, directors, shareholders, members, managers, agents or employees at any time, including without limitation, during breaks.
- i. Contractor is solely responsible for freeing any of Contractor's trucks that become stuck.

3. Consideration. Ketchum shall pay Contractor the following consideration:

- a. FOR A TRUCK WITH A BED SIZE OF 14 to 16 cubic yards: SEVENTY-FIVE DOLLARS (\$75) per hour.
- b. FOR A TRUCK WITH A BED SIZE OF 16 cubic yards or more: EIGHTY DOLLARS (\$80) per hour.
- c. Ketchum shall pay Contractor up to THIRTY (30) minutes each way for travel time to and from Ketchum, not to exceed one-hour total per truck per day.
- d. Ketchum shall only pay Contractor for time actually worked and not for breaks or down time due to any reason including without limitation, equipment failure, labor disputes, strikes, being stuck, adverse weather, or traffic accidents.
- e. Contractor must submit a written bill to Ketchum prior to receiving any of the compensation due under this Agreement.

4. Waiver. If Contractor requests Ketchum's assistance in any matter such as truck or trailer repair or maintenance or dislodging any stuck truck and Ketchum is able and willing to assist Contractor, Contractor hereby agrees to hold Ketchum, its employees and elected officials harmless and waives, releases, acquits, and forever discharges and indemnifies Ketchum, its employees and elected officials from any and all actions, causes of action, claims, demands, damages, costs, loss of service, expenses and compensation, in any manner related to or arising from such assistance. Such assistance shall be purely voluntary, and this Paragraph 4 shall not create or imply the creation of any agreement or obligation on the part of Ketchum.

5. Time of Performance. Contractor shall provide the Services on an “on call” basis as designated by the Head of the Ketchum Street Division and shall complete such services in a professional and timely manner.
6. Term. This Agreement shall be effective as of the date first above written, and be in full force and effect until May 1, 2021, at which time it shall terminate and neither Party hereto shall have any continuing obligations to the other hereunder.
7. Independent Contractor. Ketchum and Contractor hereby agree that Contractor shall perform the Services exclusively as an independent contractor and not as employee or agent of Ketchum. The Parties do not intend to create through this Agreement any partnership, corporation, employer/employee relationship, joint venture or other business entity or relationship other than that of independent contractor. Contractor, its managers, members, directors, officers, shareholders, agents and employees shall not receive nor be entitled to any employment-related benefits from Ketchum including without limitation, workers compensation insurance, unemployment insurance, health insurance, retirement benefits or any benefit that Ketchum offers to its employees. Contractor shall be solely responsible for the payment of all payroll and withholding taxes for amounts paid to Contractor under this Agreement and for Contractor’s payments for work performed in performance of this Agreement by Contractor’s managers, members, directors, officers, shareholders, agents and employees; and Contractor hereby releases, holds harmless and agrees to indemnify Ketchum from and against any and all claims or penalties, including without limitation the 100% penalty, which in any manner relate to or arise from any failure to pay such payroll or withholding taxes.
8. Warranty. Contractor warrants that all equipment used to perform this Agreement will function safely, properly, and efficiently and that all services will be performed in a safe, professional and workmanlike manner. Contractor agrees and warrants that all of **Contractor’s drivers are duly licensed to and capable of operating the trucks contemplated in this Agreement safely and efficiently in adverse or extreme road and weather conditions and that Contractor and its drivers shall obey all traffic laws, drive safely and professionally, and act in a polite professional manner. Contractor warrants and agrees that under no circumstances while performing the Services shall Contractor or any of its drivers be under the influence of any alcohol or other legal or illegal drugs or substances which may impair their driving skills, reaction time or judgment.**
9. Indemnification. Contractor agrees to indemnify and hold Ketchum harmless from and against all claims, suits, damages (including without limitation, damages to persons and property including deaths), costs, losses, and expenses, in any manner related to or arising from the acts or omissions of Contractor, its managers, members, directors, officers, shareholders, agents and employees.
10. Registration. Contractor agrees to maintain all registration, license and insurance as required by the laws and decisions of the State of Idaho for all trucks and trailers used in the performance of this Agreement throughout the term of this Agreement. Contractor shall furnish proof of said registration, license and insurance to Ketchum prior to performing any of the Services or being entitled to any pay there for.

11. Insurance. Contractor shall maintain public liability insurance in the amount of \$500,000.00 and workers compensation insurance from an insurance carrier licensed to do business in the State of Idaho, and furnish proof of said insurance to Ketchum prior to performing any of the Services or being entitled to any pay there for
12. Compliance with Laws/Public Records. Contractor, its managers, members, directors, officers' shareholders, agents and employees shall comply with all federal, state and local laws, rules and ordinances, including without limitation, the Department of Transportation's rules and regulations, 49 CFR Part 40 Drug Testing Program and the Omnibus Transportation Employee Testing Act of 1991. This Agreement does not relieve Contractor of any obligation or responsibility imposed upon Contractor by law. Without limitation, Contractor hereby acknowledges that all writings and documents, including without limitation email, containing information relating to the conduct or administration of the public's business prepared by Contractor for City regardless of physical form or characteristics may be public records pursuant to Idaho Code Section 9-337 *et seq.* Contractor further acknowledges that, subject to certain limitations, the public may examine and take a copy of all such public writings and records. Accordingly, Contractor shall maintain such writings and records in such a manner that they may readily identified, retrieved and made available for such inspection and copying.
13. Notice. All notices, requests, demands or other communication required or provided for under this Agreement, other than instructions given by Ketchum pursuant to Paragraph 2 herein above shall be in writing. Notices to Ketchum and the Contractor shall be addressed as follows:

KETCHUM:

City of Ketchum
 Box 2315
 Ketchum, ID 83340-2315

CONTRACTOR:

Joe's Backhoe Service, Inc.
 P.O. Box 54
 Richfield, ID 83349

14. Non-Assignment. Contractor hereby acknowledges that Ketchum has agreed to enter this Agreement based in part on Contractor's unique skills and reputation for professional work. Accordingly, Contractor may not assign or transfer in any manner this Agreement or any of Contractor's right, title or interest in or to this Agreement without the prior written consent of Ketchum which may be withheld for any reason.
15. Amendments. This Agreement may only be changed, modified, or amended in writing executed by all parties.
16. Headings. The headings in the Agreement are inserted for convenience and identification only and are in no way intended to describe, interpret, define, or limit the scope, extent, or intent of this Agreement or any provision hereof.
17. Attorney Fees and Costs. In the event that either party hereto is required to retain the services of an attorney to enforce any of its rights hereunder, the non-prevailing party shall pay to the prevailing party all reasonable costs and attorney fees incurred in such enforcement, whether or not litigation is commenced and including reasonable costs and attorney fees on appeal.

18. No Presumption. No presumption shall exist in favor of or against any party to this Agreement as the result of the drafting and preparation of the document.
19. Governing Law. This Agreement shall be governed by the laws and decisions of the State of Idaho.
20. Entire Agreement. This Agreement contains the entire Agreement between the parties respecting the matters herein set forth and supersedes all prior Agreements between the parties hereto respecting such matter.
21. Execution and Fax Copies and Signatures. This Agreement may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
22. Authority. The parties executing this Agreement warrant, state, acknowledge, and affirm that they have the authority to sign the same and to bind themselves to the terms contained herein.

IN WITNESS WHEREOF, the Parties execute this Agreement as of this 19th day of October 2020.

THE CITY OF KETCHUM,
an Idaho municipal corporation

JOE'S BACKHOE SERVICE, INC,
an Idaho corporation

By: _____
Neil Bradshaw, Mayor

By: _____
Its: _____

ATTEST:

Katrín Sharp
Deputy City Clerk
City of Ketchum



City of Ketchum

INDEPENDENT CONTRACTOR AGREEMENT #20542
(City of Ketchum/Lunceford Excavation, Inc.)

THIS INDEPENDENT CONTRACTOR AGREEMENT is made and entered into as of this 19th day of October 2020, by and between THE CITY OF KETCHUM, an Idaho municipal corporation (“Ketchum”), and LUNCEFORD EXCAVATION, INC, an Idaho corporation (“Contractor”).

RECITALS

WHEREAS, Ketchum is a municipal corporation duly organized and existing under the laws of the State of Idaho; and

WHEREAS, Pursuant to Idaho Code §50-301 *et seq.*, Ketchum is empowered to contract and be contracted with; and

WHEREAS, it is deemed in the best interest of Ketchum to contract with Contractor for certain snow hauling services as set forth in more detail herein below (the “Services”); and

WHEREAS, Ketchum finds that contracting with Contractor for performance of the Services shall conserve economic resources and improve snow removal throughout Ketchum in furtherance of the health, safety and welfare of the residents and visitors of Ketchum.

NOW, THEREFORE, for the consideration recited herein below, Ketchum and Contractor enter this Agreement according to the following terms and conditions:

1. Incorporation of Recitals. The Recitals set forth herein above are hereby incorporated into and made an integral part of this Agreement.
2. The Services. Contractor shall haul snow from the streets of Ketchum as follows:
 - a. Contractor shall provide professionally trained and duly licensed drivers, and safe, Idaho-licensed, Idaho-registered, well-maintained trucks necessary to haul snow from Ketchum streets designated by the Head of the Ketchum Street Division or any other employee of Ketchum designated by such Division Head. Ketchum shall have no responsibility for the security or protection of, maintenance of or damage to, Contractor’s supplies or equipment.
 - b. **At all times while performing the Services, Contractor and its drivers shall obey all traffic laws, drive safely and professionally, and act in a polite professional manner. Under no circumstances while performing the Services shall Contractor or any of its drivers be under the influence of any alcohol or other legal or illegal drugs or substances which may impair their driving skills, reaction time or judgment.**
 - c. Ketchum shall plow, collect and place the snow in Contractor’s trucks and trailers.

- d. Contractor's drivers shall haul the snow in Contractor's trucks to a Ketchum-designated snow storage site.
- e. Contractor's trucks and trailers shall use only biodegradable truck bed liner materials to provide for any non-stick surface.
- f. Contractor shall provide all tools, equipment, materials and services to complete and perform the Services, including without limitation, fuel for Contractor's trucks and all maintenance and repair of Contractor's trucks.
- g. Ketchum shall make all reasonable efforts to work until all of the snow is hauled; however, Ketchum may allow its employees to take a break before all of the snow is hauled.
- h. Ketchum shall not provide meals or any benefits whatsoever to Contractor, its officers, directors, shareholders, members, managers, agents or employees at any time, including without limitation, during breaks.
- i. Contractor is solely responsible for freeing any of Contractor's trucks that become stuck.

3. Consideration. Ketchum shall pay Contractor the following consideration:

- a. FOR A TRUCK WITH A BED SIZE OF 14 TO 16 cubic yards: SEVENTY-FIVE DOLLARS (\$75) per hour.
- b. FOR A TRUCK WITH A BED SIZE OF 16 cubic yards or more: EIGHTY DOLLARS (\$80) per hour.
- c. Ketchum shall pay Contractor up to THIRTY (30) minutes each way for travel time to and from Ketchum, not to exceed one-hour total per truck per day.
- d. Ketchum shall only pay Contractor for time actually worked and not for breaks or down time due to any reason including without limitation, equipment failure, labor disputes, strikes, being stuck, adverse weather, or traffic accidents.
- e. Contractor must submit a written bill to Ketchum prior to receiving any of the compensation due under this Agreement.

4. Waiver. If Contractor requests Ketchum's assistance in any matter such as truck repair or maintenance or dislodging any stuck truck or trailer and Ketchum is able and willing to assist Contractor, Contractor hereby agrees to hold Ketchum, its employees and elected officials harmless and waives, releases, acquits, and forever discharges and indemnifies Ketchum, its employees and elected officials from any and all actions, causes of action, claims, demands, damages, costs, loss of service, expenses and compensation, in any manner related to or arising from such assistance. Such assistance shall be purely voluntary, and this Paragraph 4 shall not create or imply the creation of any agreement or obligation on the part of Ketchum.

5. Time of Performance. Contractor shall provide the Services on an “on call” basis as designated by the Head of the Ketchum Street Division and shall complete such services in a professional and timely manner.
6. Term. This Agreement shall be effective as of the date first above written, and be in full force and effect until May 1, 2021, at which time it shall terminate and neither Party hereto shall have any continuing obligations to the other hereunder.
7. Independent Contractor. Ketchum and Contractor hereby agree that Contractor shall perform the Services exclusively as an independent contractor and not as employee or agent of Ketchum. The Parties do not intend to create through this Agreement any partnership, corporation, employer/employee relationship, joint venture or other business entity or relationship other than that of independent contractor. Contractor, its managers, members, directors, officers, shareholders, agents and employees shall not receive nor be entitled to any employment-related benefits from Ketchum including without limitation, workers compensation insurance, unemployment insurance, health insurance, retirement benefits or any benefit that Ketchum offers to its employees. Contractor shall be solely responsible for the payment of all payroll and withholding taxes for amounts paid to Contractor under this Agreement and for Contractor’s payments for work performed in performance of this Agreement by Contractor’s managers, members, directors, officers, shareholders, agents and employees; and Contractor hereby releases, holds harmless and agrees to indemnify Ketchum from and against any and all claims or penalties, including without limitation the 100% penalty, which in any manner relate to or arise from any failure to pay such payroll or withholding taxes.
8. Warranty. Contractor warrants that all equipment used to perform this Agreement will function safely, properly, and efficiently and that all services will be performed in a safe, professional and workmanlike manner. Contractor agrees and warrants that all of **Contractor’s drivers are duly licensed to and capable of operating the trucks contemplated in this Agreement safely and efficiently in adverse or extreme road and weather conditions and that Contractor and its drivers shall obey all traffic laws, drive safely and professionally, and act in a polite professional manner. Contractor warrants and agrees that under no circumstances while performing the Services shall Contractor or any of its drivers be under the influence of any alcohol or other legal or illegal drugs or substances which may impair their driving skills, reaction time or judgment.**
9. Indemnification. Contractor agrees to indemnify and hold Ketchum harmless from and against all claims, suits, damages (including without limitation, damages to persons and property including deaths), costs, losses, and expenses, in any manner related to or arising from the acts or omissions of Contractor, its managers, members, directors, officers, shareholders, agents and employees.
10. Registration. Contractor agrees to maintain all registration, license and insurance as required by the laws and decisions of the State of Idaho for all trucks and trailers used in the performance of this Agreement throughout the term of this Agreement. Contractor shall furnish proof of said registration, license and insurance to Ketchum prior to performing any of the Services or being entitled to any pay there for.
11. Insurance. Contractor shall maintain public liability insurance in the amount of

\$500,000.00 and workers compensation insurance from an insurance carrier licensed to do business in the State of Idaho, and furnish proof of said insurance to Ketchum prior to performing any of the Services or being entitled to any pay there for

12. Compliance with Laws/Public Records. Contractor, its managers, members, directors, officers' shareholders, agents and employees shall comply with all federal, state and local laws, rules and ordinances, including without limitation, the Department of Transportation's rules and regulations, 49 CFR Part 40 Drug Testing Program and the Omnibus Transportation Employee Testing Act of 1991. This Agreement does not relieve Contractor of any obligation or responsibility imposed upon Contractor by law. Without limitation, Contractor hereby acknowledges that all writings and documents, including without limitation email, containing information relating to the conduct or administration of the public's business prepared by Contractor for City regardless of physical form or characteristics may be public records pursuant to Idaho Code Section 9-337 *et seq.* Contractor further acknowledges that, subject to certain limitations, the public may examine and take a copy of all such public writings and records. Accordingly, Contractor shall maintain such writings and records in such a manner that they may readily identified, retrieved and made available for such inspection and copying.

13. Notice. All notices, requests, demands or other communication required or provided for under this Agreement, other than instructions given by Ketchum pursuant to Paragraph 2 herein above shall be in writing. Notices to Ketchum and the Contractor shall be addressed as follows:

KETCHUM:

City of Ketchum
Box 2315
Ketchum, ID 83340-2315

CONTRACTOR:

Lunceford Excavation, Inc.
P.O. Box 739
Ketchum, ID 83340

14. Non-Assignment. Contractor hereby acknowledges that Ketchum has agreed to enter this Agreement based in part on Contractor's unique skills and reputation for professional work. Accordingly, Contractor may not assign or transfer in any manner this Agreement or any of Contractor's right, title or interest in or to this Agreement without the prior written consent of Ketchum which may be withheld for any reason.

15. Amendments. This Agreement may only be changed, modified, or amended in writing executed by all parties.

16. Headings. The headings in the Agreement are inserted for convenience and identification only and are in no way intended to describe, interpret, define, or limit the scope, extent, or intent of this Agreement or any provision hereof.

17. Attorney Fees and Costs. In the event that either party hereto is required to retain the services of an attorney to enforce any of its rights hereunder, the non-prevailing party shall pay to the prevailing party all reasonable costs and attorney fees incurred in such enforcement, whether or not litigation is commenced and including reasonable costs and attorney fees on appeal.

18. No Presumption. No presumption shall exist in favor of or against any party to this

Agreement as the result of the drafting and preparation of the document.

- 19. Governing Law. This Agreement shall be governed by the laws and decisions of the State of Idaho.
- 20. Entire Agreement. This Agreement contains the entire Agreement between the parties respecting the matters herein set forth and supersedes all prior Agreements between the parties hereto respecting such matter.
- 21. Execution and Fax Copies and Signatures. This Agreement may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
- 22. Authority. The parties executing this Agreement warrant, state, acknowledge, and affirm that they have the authority to sign the same and to bind themselves to the terms contained herein.

IN WITNESS WHEREOF, the Parties execute this Agreement as of this 19th day of October 2020.

THE CITY OF KETCHUM,
an Idaho municipal corporation

LUNCEFORD EXCAVATION, INC,
an Idaho corporation

By: _____
Neil Bradshaw, Mayor

By: _____
Its: _____

ATTEST:

Katrín Sharp
Deputy City Clerk
City of Ketchum



City of Ketchum

INDEPENDENT CONTRACTOR AGREEMENT #20543

(City of Ketchum/Rick's Excavation, Inc.)

THIS INDEPENDENT CONTRACTOR AGREEMENT is made and entered into as of this 19th day of October 2020, by and between THE CITY OF KETCHUM, an Idaho municipal corporation ("Ketchum"), and RICK'S EXCAVATION, INC, an Idaho corporation ("Contractor").

RECITALS

WHEREAS, Ketchum is a municipal corporation duly organized and existing under the laws of the State of Idaho; and

WHEREAS, Pursuant to Idaho Code §50-301 *et seq.*, Ketchum is empowered to contract and be contracted with; and

WHEREAS, It is deemed in the best interest of Ketchum to contract with Contractor for certain snow hauling services as set forth in more detail herein below (the "Services"); and

WHEREAS, Ketchum finds that contracting with Contractor for performance of the Services shall conserve economic resources and improve snow removal throughout Ketchum in furtherance of the health, safety and welfare of the residents and visitors of Ketchum.

NOW, THEREFORE, for the consideration recited herein below, Ketchum and Contractor enter this Agreement according to the following terms and conditions:

1. Incorporation of Recitals. The Recitals set forth herein above are hereby incorporated into and made an integral part of this Agreement.
2. The Services. Contractor shall haul snow from the streets of Ketchum as follows:
 - a. Contractor shall provide professionally trained and duly licensed drivers, and safe, Idaho-licensed, Idaho-registered, well-maintained trucks and trailers necessary to haul snow from Ketchum streets designated by the Head of the Ketchum Street Division or any other employee of Ketchum designated by such Division Head. Ketchum shall have no responsibility for the security or protection of, maintenance of or damage to, Contractor's supplies or equipment.
 - b. **At all times while performing the Services, Contractor and its drivers shall obey all traffic laws, drive safely and professionally, and act in a polite professional manner. Under no circumstances while performing the Services shall Contractor or any of its drivers be under the influence of any alcohol or other legal or illegal drugs or substances which may impair their driving skills, reaction time or judgment.**
 - c. Ketchum shall plow, collect and place the snow in Contractor's trucks.

- d. Contractor's drivers shall haul the snow in Contractor's trucks to a Ketchum-designated snow storage site.
- e. Contractor's trucks shall use only biodegradable truck bed liner materials to provide for any non-stick surface.
- f. Contractor shall provide all tools, equipment, materials and services to complete and perform the Services, including without limitation, fuel for Contractor's trucks and all maintenance and repair of Contractor's trucks.
- g. Ketchum shall make all reasonable efforts to work until all of the snow is hauled; however, Ketchum may allow its employees to take a break before all of the snow is hauled.
- h. Ketchum shall not provide meals or any benefits whatsoever to Contractor, its officers, directors, shareholders, members, managers, agents or employees at any time, including without limitation, during breaks.
- i. Contractor is solely responsible for freeing any of Contractor's trucks or trailers that become stuck.

3. Consideration. Ketchum shall pay Contractor the following consideration:

- a. FOR A TRUCK WITH A BED SIZE OF 14 TO 16 cubic yards: SEVENTY-FIVE DOLLARS (\$75) per hour.
- b. FOR A TRUCK WITH A BED SIZE OF 16 cubic yards or more: EIGHTY DOLLARS (\$80) per hour.
- c. Ketchum shall pay Contractor up to THIRTY (30) minutes each way for travel time to and from Ketchum, not to exceed one-hour total per truck per day.
- d. Ketchum shall only pay Contractor for time actually worked and not for breaks or down time due to any reason including without limitation, equipment failure, labor disputes, strikes, being stuck, adverse weather, or traffic accidents.
- e. Contractor must submit a written bill to Ketchum prior to receiving any of the compensation due under this Agreement.

4. Waiver. If Contractor requests Ketchum's assistance in any matter such as truck repair or maintenance or dislodging any stuck truck and Ketchum is able and willing to assist Contractor, Contractor hereby agrees to hold Ketchum, its employees and elected officials harmless and waives, releases, acquits, and forever discharges and indemnifies Ketchum, its employees and elected officials from any and all actions, causes of action, claims, demands, damages, costs, loss of service, expenses and compensation, in any manner related to or arising from such assistance. Such assistance shall be purely voluntary, and this Paragraph 4 shall not create or imply the creation of any agreement or obligation on the part of Ketchum.

5. Time of Performance. Contractor shall provide the Services on an “on call” basis as designated by the Head of the Ketchum Street Division and shall complete such services in a professional and timely manner.
6. Term. This Agreement shall be effective as of the date first above written, and be in full force and effect until May 1, 2021, at which time it shall terminate and neither Party hereto shall have any continuing obligations to the other hereunder.
7. Independent Contractor. Ketchum and Contractor hereby agree that Contractor shall perform the Services exclusively as an independent contractor and not as employee or agent of Ketchum. The Parties do not intend to create through this Agreement any partnership, corporation, employer/employee relationship, joint venture or other business entity or relationship other than that of independent contractor. Contractor, its managers, members, directors, officers, shareholders, agents and employees shall not receive nor be entitled to any employment-related benefits from Ketchum including without limitation, workers compensation insurance, unemployment insurance, health insurance, retirement benefits or any benefit that Ketchum offers to its employees. Contractor shall be solely responsible for the payment of all payroll and withholding taxes for amounts paid to Contractor under this Agreement and for Contractor’s payments for work performed in performance of this Agreement by Contractor’s managers, members, directors, officers, shareholders, agents and employees; and Contractor hereby releases, holds harmless and agrees to indemnify Ketchum from and against any and all claims or penalties, including without limitation the 100% penalty, which in any manner relate to or arise from any failure to pay such payroll or withholding taxes.
8. Warranty. Contractor warrants that all equipment used to perform this Agreement will function safely, properly, and efficiently and that all services will be performed in a safe, professional and workmanlike manner. Contractor agrees and warrants that all of **Contractor’s drivers are duly licensed to and capable of operating the trucks and trailers contemplated in this Agreement safely and efficiently in adverse or extreme road and weather conditions and that Contractor and its drivers shall obey all traffic laws, drive safely and professionally, and act in a polite professional manner. Contractor warrants and agrees that under no circumstances while performing the Services shall Contractor or any of its drivers be under the influence of any alcohol or other legal or illegal drugs or substances which may impair their driving skills, reaction time or judgment.**
9. Indemnification. Contractor agrees to indemnify and hold Ketchum harmless from and against all claims, suits, damages (including without limitation, damages to persons and property including deaths), costs, losses, and expenses, in any manner related to or arising from the acts or omissions of Contractor, its managers, members, directors, officers, shareholders, agents and employees.
10. Registration. Contractor agrees to maintain all registration, license and insurance as required by the laws and decisions of the State of Idaho for all trucks used in the performance of this Agreement throughout the term of this Agreement. Contractor shall furnish proof of said registration, license and insurance to Ketchum prior to performing any of the Services or being entitled to any pay there for.

11. Insurance. Contractor shall maintain public liability insurance in the amount of \$500,000.00 and workers compensation insurance from an insurance carrier licensed to do business in the State of Idaho, and furnish proof of said insurance to Ketchum prior to performing any of the Services or being entitled to any pay there for
12. Compliance with Laws/Public Records. Contractor, its managers, members, directors, officers' shareholders, agents and employees shall comply with all federal, state and local laws, rules and ordinances, including without limitation, the Department of Transportation's rules and regulations, 49 CFR Part 40 Drug Testing Program and the Omnibus Transportation Employee Testing Act of 1991. This Agreement does not relieve Contractor of any obligation or responsibility imposed upon Contractor by law. Without limitation, Contractor hereby acknowledges that all writings and documents, including without limitation email, containing information relating to the conduct or administration of the public's business prepared by Contractor for City regardless of physical form or characteristics may be public records pursuant to Idaho Code Section 9-337 *et seq.* Contractor further acknowledges that, subject to certain limitations, the public may examine and take a copy of all such public writings and records. Accordingly, Contractor shall maintain such writings and records in such a manner that they may readily identified, retrieved and made available for such inspection and copying.
13. Notice. All notices, requests, demands or other communication required or provided for under this Agreement, other than instructions given by Ketchum pursuant to Paragraph 2 herein above shall be in writing. Notices to Ketchum and the Contractor shall be addressed as follows:

KETCHUM:

City of Ketchum
 Box 2315
 Ketchum, ID 83340-2315

CONTRACTOR:

Rick's Excavation, Inc.
 P.O. Box 443
 Bellevue, ID 83313

14. Non-Assignment. Contractor hereby acknowledges that Ketchum has agreed to enter this Agreement based in part on Contractor's unique skills and reputation for professional work. Accordingly, Contractor may not assign or transfer in any manner this Agreement or any of Contractor's right, title or interest in or to this Agreement without the prior written consent of Ketchum which may be withheld for any reason.
15. Amendments. This Agreement may only be changed, modified, or amended in writing executed by all parties.
16. Headings. The headings in the Agreement are inserted for convenience and identification only and are in no way intended to describe, interpret, define, or limit the scope, extent, or intent of this Agreement or any provision hereof.
17. Attorney Fees and Costs. In the event that either party hereto is required to retain the services of an attorney to enforce any of its rights hereunder, the non-prevailing party shall pay to the prevailing party all reasonable costs and attorney fees incurred in such enforcement, whether or not litigation is commenced and including reasonable costs and attorney fees on appeal.

- 18. No Presumption. No presumption shall exist in favor of or against any party to this Agreement as the result of the drafting and preparation of the document.
- 19. Governing Law. This Agreement shall be governed by the laws and decisions of the State of Idaho.
- 20. Entire Agreement. This Agreement contains the entire Agreement between the parties respecting the matters herein set forth and supersedes all prior Agreements between the parties hereto respecting such matter.
- 21. Execution and Fax Copies and Signatures. This Agreement may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
- 22. Authority. The parties executing this Agreement warrant, state, acknowledge, and affirm that they have the authority to sign the same and to bind themselves to the terms contained herein.

IN WITNESS WHEREOF, the Parties execute this Agreement as of this 19th day of October 2020.

THE CITY OF KETCHUM,
an Idaho municipal corporation

RICK'S EXCAVATION, INC,
an Idaho corporation

By: _____
Neil Bradshaw, Mayor

By: _____
Its: _____

ATTEST:

Katrín Sharp
Deputy City Clerk
City of Ketchum



City of Ketchum

INDEPENDENT CONTRACTOR AGREEMENT #20544

(City of Ketchum/S. Erwin Excavation, Inc.)

THIS INDEPENDENT CONTRACTOR AGREEMENT is made and entered into as of this 19th day of October 2020, by and between THE CITY OF KETCHUM, an Idaho municipal corporation (“Ketchum”), and S. ERWIN EXCAVATION, INC, an Idaho corporation (“Contractor”).

RECITALS

WHEREAS, Ketchum is a municipal corporation duly organized and existing under the laws of the State of Idaho; and

WHEREAS, Pursuant to Idaho Code §50-301 *et seq.*, Ketchum is empowered to contract and be contracted with; and

WHEREAS, It is deemed in the best interest of Ketchum to contract with Contractor for certain snow hauling services as set forth in more detail herein below (the “Services”); and

WHEREAS, Ketchum finds that contracting with Contractor for performance of the Services shall conserve economic resources and improve snow removal throughout Ketchum in furtherance of the health, safety and welfare of the residents and visitors of Ketchum.

NOW, THEREFORE, for the consideration recited herein below, Ketchum and Contractor enter this Agreement according to the following terms and conditions:

1. Incorporation of Recitals. The Recitals set forth herein above are hereby incorporated into and made an integral part of this Agreement.
2. The Services. Contractor shall haul snow from the streets of Ketchum as follows:
 - a. Contractor shall provide professionally trained and duly licensed drivers, and safe, Idaho-licensed, Idaho-registered, well-maintained trucks necessary to haul snow from Ketchum streets designated by the Head of the Ketchum Street Division or any other employee of Ketchum designated by such Division Head. Ketchum shall have no responsibility for the security or protection of, maintenance of or damage to, Contractor’s supplies or equipment.
 - b. **At all times while performing the Services, Contractor and its drivers shall obey all traffic laws, drive safely and professionally, and act in a polite professional manner. Under no circumstances while performing the Services shall Contractor or any of its drivers be under the influence of any alcohol or other legal or illegal drugs or substances which may impair their driving skills, reaction time or judgment.**
 - c. Ketchum shall plow, collect and place the snow in Contractor’s trucks.

- d. Contractor's drivers shall haul the snow in Contractor's trucks to a Ketchum-designated snow storage site.
- e. Contractor's trucks shall use only biodegradable truck bed liner materials to provide for any non-stick surface.
- f. Contractor shall provide all tools, equipment, materials and services to complete and perform the Services, including without limitation, fuel for Contractor's trucks and all maintenance and repair of Contractor's trucks.
- g. Ketchum shall make all reasonable efforts to work until all of the snow is hauled; however, Ketchum may allow its employees to take a break before all of the snow is hauled.
- h. Ketchum shall not provide meals or any benefits whatsoever to Contractor, its officers, directors, shareholders, members, managers, agents or employees at any time, including without limitation, during breaks.
- i. Contractor is solely responsible for freeing any of Contractor's trucks that become stuck.

3. Consideration. Ketchum shall pay Contractor the following consideration:

- a. FOR A TRUCK WITH A BED SIZE OF 14 TO 16 cubic yards: SEVENTY-FIVE DOLLARS (\$75) per hour.
- b. FOR A TRUCK WITH A BED SIZE OF 16 cubic yards or more: EIGHTY DOLLARS (\$80) per hour.
- c. Ketchum shall pay Contractor up to THIRTY (30) minutes each way for travel time to and from Ketchum, not to exceed one-hour total per truck per day.
- d. Ketchum shall only pay Contractor for time actually worked and not for breaks or down time due to any reason including without limitation, equipment failure, labor disputes, strikes, being stuck, adverse weather, or traffic accidents.
- e. Contractor must submit a written bill to Ketchum prior to receiving any of the compensation due under this Agreement.

4. Waiver. If Contractor requests Ketchum's assistance in any matter such as truck repair or maintenance or dislodging any stuck truck and Ketchum is able and willing to assist Contractor, Contractor hereby agrees to hold Ketchum, its employees and elected officials harmless and waives, releases, acquits, and forever discharges and indemnifies Ketchum, its employees and elected officials from any and all actions, causes of action, claims, demands, damages, costs, loss of service, expenses and compensation, in any manner related to or arising from such assistance. Such assistance shall be purely voluntary and this Paragraph 4 shall not create or imply the creation of any agreement or obligation on the part of Ketchum.

5. Time of Performance. Contractor shall provide the Services on an “on call” basis as designated by the Head of the Ketchum Street Division and shall complete such services in a professional and timely manner.
6. Term. This Agreement shall be effective as of the date first above written, and be in full force and effect until May 1, 2021, at which time it shall terminate and neither Party hereto shall have any continuing obligations to the other hereunder.
7. Independent Contractor. Ketchum and Contractor hereby agree that Contractor shall perform the Services exclusively as an independent contractor and not as employee or agent of Ketchum. The Parties do not intend to create through this Agreement any partnership, corporation, employer/employee relationship, joint venture or other business entity or relationship other than that of independent contractor. Contractor, its managers, members, directors, officers, shareholders, agents and employees shall not receive nor be entitled to any employment-related benefits from Ketchum including without limitation, workers compensation insurance, unemployment insurance, health insurance, retirement benefits or any benefit that Ketchum offers to its employees. Contractor shall be solely responsible for the payment of all payroll and withholding taxes for amounts paid to Contractor under this Agreement and for Contractor’s payments for work performed in performance of this Agreement by Contractor’s managers, members, directors, officers, shareholders, agents and employees; and Contractor hereby releases, holds harmless and agrees to indemnify Ketchum from and against any and all claims or penalties, including without limitation the 100% penalty, which in any manner relate to or arise from any failure to pay such payroll or withholding taxes.
8. Warranty. Contractor warrants that all equipment used to perform this Agreement will function safely, properly, and efficiently and that all services will be performed in a safe, professional and workmanlike manner. Contractor agrees and warrants that all of **Contractor’s drivers are duly licensed to and capable of operating the trucks contemplated in this Agreement safely and efficiently in adverse or extreme road and weather conditions and that Contractor and its drivers shall obey all traffic laws, drive safely and professionally, and act in a polite professional manner. Contractor warrants and agrees that under no circumstances while performing the Services shall Contractor or any of its drivers be under the influence of any alcohol or other legal or illegal drugs or substances which may impair their driving skills, reaction time or judgment.**
9. Indemnification. Contractor agrees to indemnify and hold Ketchum harmless from and against all claims, suits, damages (including without limitation, damages to persons and property including deaths), costs, losses, and expenses, in any manner related to or arising from the acts or omissions of Contractor, its managers, members, directors, officers, shareholders, agents and employees.
10. Registration. Contractor agrees to maintain all registration, license and insurance as required by the laws and decisions of the State of Idaho for all trucks and trailers used in the performance of this Agreement throughout the term of this Agreement. Contractor shall furnish proof of said registration, license and insurance to Ketchum prior to performing any of the Services or being entitled to any pay there for.

11. Insurance. Contractor shall maintain public liability insurance in the amount of \$500,000.00 and workers compensation insurance from an insurance carrier licensed to do business in the State of Idaho, and furnish proof of said insurance to Ketchum prior to performing any of the Services or being entitled to any pay there for
12. Compliance with Laws/Public Records. Contractor, its managers, members, directors, officers shareholders, agents and employees shall comply with all federal, state and local laws, rules and ordinances, including without limitation, the Department of Transportation's rules and regulations, 49 CFR Part 40 Drug Testing Program and the Omnibus Transportation Employee Testing Act of 1991. This Agreement does not relieve Contractor of any obligation or responsibility imposed upon Contractor by law. Without limitation, Contractor hereby acknowledges that all writings and documents, including without limitation email, containing information relating to the conduct or administration of the public's business prepared by Contractor for City regardless of physical form or characteristics may be public records pursuant to Idaho Code Section 9-337 *et seq.* Contractor further acknowledges that, subject to certain limitations, the public may examine and take a copy of all such public writings and records. Accordingly, Contractor shall maintain such writings and records in such a manner that they may readily identified, retrieved and made available for such inspection and copying.
13. Notice. All notices, requests, demands or other communication required or provided for under this Agreement, other than instructions given by Ketchum pursuant to Paragraph 2 herein above shall be in writing. Notices to the Ketchum and the Contractor shall be addressed as follows:

KETCHUM:

City of Ketchum
 Box 2315
 Ketchum, ID 83340-2315

CONTRACTOR:

S. Erwin Excavation, Inc.
 P.O. Box 1112
 Bellevue, ID 83313

14. Non-Assignment. Contractor hereby acknowledges that Ketchum has agreed to enter this Agreement based in part on Contractor's unique skills and reputation for professional work. Accordingly, Contractor may not assign or transfer in any manner this Agreement or any of Contractor's right, title or interest in or to this Agreement without the prior written consent of Ketchum which may be withheld for any reason.
15. Amendments. This Agreement may only be changed, modified, or amended in writing executed by all parties.
16. Headings. The headings in the Agreement are inserted for convenience and identification only and are in no way intended to describe, interpret, define, or limit the scope, extent, or intent of this Agreement or any provision hereof.
17. Attorney Fees and Costs. In the event that either party hereto is required to retain the services of an attorney to enforce any of its rights hereunder, the non-prevailing party shall pay to the prevailing party all reasonable costs and attorney fees incurred in such enforcement, whether or not litigation is commenced and including reasonable costs and attorney fees on appeal.

- 18. No Presumption. No presumption shall exist in favor of or against any party to this Agreement as the result of the drafting and preparation of the document.
- 19. Governing Law. This Agreement shall be governed by the laws and decisions of the State of Idaho.
- 20. Entire Agreement. This Agreement contains the entire Agreement between the parties respecting the matters herein set forth and supersedes all prior Agreements between the parties hereto respecting such matter.
- 21. Execution and Fax Copies and Signatures. This Agreement may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
- 22. Authority. The parties executing this Agreement warrant, state, acknowledge, and affirm that they have the authority to sign the same and to bind themselves to the terms contained herein.

IN WITNESS WHEREOF, the Parties execute this Agreement as of this 19th day of October 2020.

THE CITY OF KETCHUM,
an Idaho municipal corporation

S. ERWIN EXCAVATION, INC
an Idaho corporation

By: _____
Neil Bradshaw, Mayor

By: _____
Its: _____

ATTEST:

Katrín Sharp
Deputy City Clerk
City of Ketchum



City of Ketchum

October 19, 2020

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to approve Right-of-Way Encroachment Agreement 20527 for placement of a concrete paver sidewalk and snowmelt in the City Right-of-Way at 180 W. 2nd Street.

Recommendation and Summary

Staff is recommending Council approve the attached Encroachment Agreement and adopt the following motion:

"I move to authorize the Mayor to sign Encroachment Agreement 20527 with KKL, LLC."

The reasons for the recommendation are as follows:

- The improvements will not impact the use or operation of the street
- The improvements will not impact drainage and snow removal within the City ROW

Introduction and History

Kirsten Ritzau on behalf of KKK, LLC submitted a Right-of-Way Encroachment Permit application to install concrete paver sidewalks and snowmelt within the City's Right-of-Way along Second Avenue and Second Street at 180 W. 2nd Street.

Right-of-Way standards were developed in the Community Core to achieve goals of pedestrian mobility, drainage, parking and provide materials that can be reasonably maintained by the city. Because the sidewalk paver materials and snowmelt system cannot be reasonably maintained by the city, the property owner will be responsible for repair and maintenance.

City code requires a right-of-way encroachment permit for any permanent encroachment in the public right-of-way. These agreements are intended to help protect the City in the event the proposed encroachments were to ever pose an issue requiring repair, relocation, or removal of the encroachment.

Analysis

The proposed encroachments were determined not to impact public access or city operations.

Financial Impact

There is no financial impact resulting from approval of this encroachment agreement.

Attachments:

Encroachment Agreement 20527

WHEN RECORDED, PLEASE RETURN TO:

**OFFICE OF THE CITY CLERK
CITY OF KETCHUM
POST OFFICE BOX 2315
KETCHUM, IDAHO 83340**

RIGHT-OF-WAY ENCROACHMENT AGREEMENT 20527

THIS AGREEMENT, made and entered into this ____ day of ____, 2020, by and between the CITY OF KETCHUM, IDAHO, a municipal corporation (“Ketchum”), whose address is Post Office Box 2315, Ketchum, Idaho and KKL, LLC, (collectively referred to as “Owner”), whose address is 216 EAST SPRUCE, HAILEY ID 83333.

RECITALS

WHEREAS, Owner is the owner of real property described as 180 W 2nd Street (“Subject Property”), located within the City of Ketchum, State of Idaho; and

WHEREAS, Owner wishes to permit placement of concrete pavers and snowmelt system within the right-of-way on Second Avenue and Second Street. These improvements are shown in Exhibit “A” attached hereto and incorporated herein (collectively referred to as the “Improvements”); and,

WHEREAS, Ketchum finds that said Improvements will not impede the use of said public right-of-way at this time subject to the terms and provisions of this Agreement;

NOW, THEREFORE, in contemplation of the above stated facts and objectives, it is hereby agreed as follows:

TERMS AND CONDITIONS

1. Ketchum shall permit Owner to maintain the improvements identified in Exhibit “A” within the public right-of-way of Second Avenue and Second Street in Ketchum, Idaho, until notified by Ketchum to remove the improvements at which time Owner shall remove improvements at Owner’s expense.

2. Owner shall be responsible for the maintenance of said Improvements. Any modification to the improvements identified in Exhibit “A” shall be approved by the City of Ketchum prior to any modifications taking place.

3. In consideration of Ketchum allowing Owner to maintain the Improvements in the public right-of-way, Owner agrees to indemnify and hold harmless Ketchum from and against any and all claims of liability for any injury or damage to any person or property arising from the Improvements constructed, installed and maintained in the public right-of-way. Owner shall further indemnify and hold Ketchum harmless from and against any and all claims arising from any breach or default in the performance of any obligation on Owner's part to be performed under this Agreement, or arising from any negligence of Owner or Owner's agents, contractors or employees and from and against all costs, attorney's fees, expenses and liabilities incurred in the defense of any such action or proceeding brought thereon. In the event any action or

proceeding is brought against Ketchum by reason of such claim, Owner, upon notice from Ketchum, shall defend Ketchum at Owner's expense by counsel satisfactory to Ketchum. Owner, as a material part of the consideration to Ketchum, hereby assumes all risk of damages to property or injury to persons in, upon or about the Improvements constructed, installed and maintained in the public right-of-way arising from the construction, installation and maintenance of said Improvements and Owner hereby waives all claims in respect thereof against Ketchum.

4. Ketchum shall not be liable for injury to Owner's business or loss of income therefrom or for damage which may be sustained by the person, goods, wares, merchandise or property of Owner, its tenants, employees, invitees, customers, agents or contractors or any other person in or about the Subject Property caused by or resulting from the Improvements constructed, installed, removed or maintained in the public right-of-way.

5. Owner understands and agrees that by maintaining the Improvements in the public right-of-way pursuant to this Agreement, Owner obtains no claim or interest in said public right-of-way which is adverse to that of Ketchum and that Owner obtains no exclusive right to said public right-of-way nor any other right to use the public right-of-way not specifically described herein.

6. This Agreement shall be a covenant running with the Subject Property and the terms and provisions hereof shall inure to the benefit of and be binding upon the parties and the respective heirs, personal representatives, successors and assigns of the parties hereof.

7. In the event either party hereto retains an attorney to enforce any of the rights, duties and obligations arising out of this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party reasonable attorney's fees at the trial and appellate levels and, whether or not litigation is actually instituted.

8. This Agreement shall be governed by, construed, and enforced in accordance with the laws and decisions of the State of Idaho. Venue shall be in the District Court of the fifth Judicial District of the State of Idaho.

9. This Agreement sets forth the entire understanding of the parties hereto, and shall not be changed or terminated orally. It is understood and agreed by the parties hereto that there are no verbal promises or implied promises, agreements, stipulations or other representations of any kind or character pertaining to the Improvements maintained in the public right-of-way other than as set forth in this Agreement.

10. No presumption shall exist in favor of or against any party to this Agreement as the result of the drafting and preparation of this document.

11. This Agreement shall be recorded with the Blaine County Recorder by Ketchum.

12. The parties fully understand all of the provisions of this Agreement, and believe them to be fair, just, adequate and reasonable, and accordingly accept the provisions of this Agreement freely and voluntarily.

OWNER:

CITY OF KETCHUM:

By: _____
Kirsten Ritzau, Managing Member

By: _____
Neil Bradshaw
Its: Mayor

STATE OF _____)
) ss.
County of _____)

On this ____ day of _____, 2020, before me, the undersigned Notary Public in and for said State, personally appeared Kirsten Ritzau, known or identified to me to be the managing member of KKL, LLC, a person who executed the foregoing instrument on behalf of said limited liability company and acknowledged to me that said limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public for _____
Residing at _____
Commission expires _____

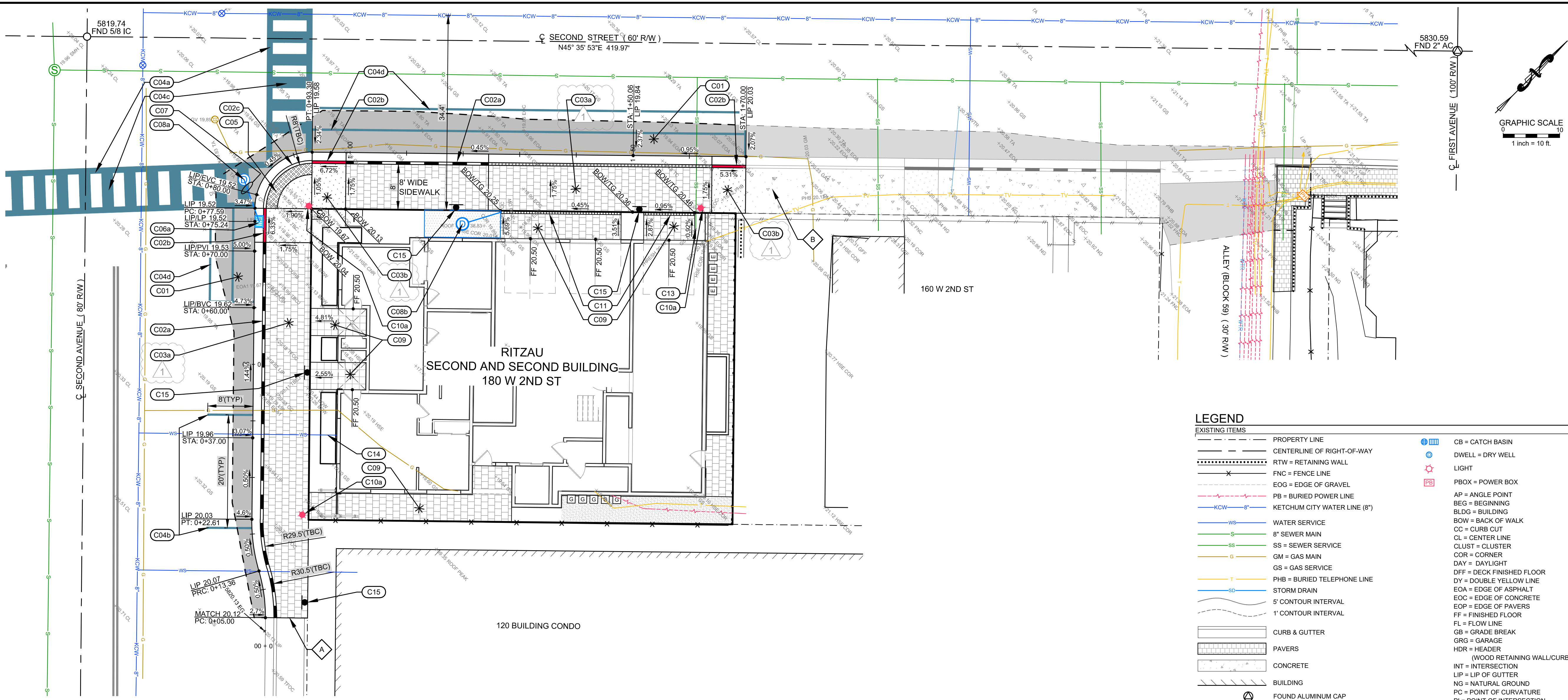
STATE OF IDAHO)
) ss.
County of Blaine)

On this ___ day of _____, 2020, before me, the undersigned Notary Public in and for said State, personally appeared NEIL BRADSHAW, known or identified to me to be the Mayor of the CITY OF KETCHUM, IDAHO, and the person who executed the foregoing instrument on behalf of said municipal corporation and acknowledged to me that said municipal corporation executed the same.

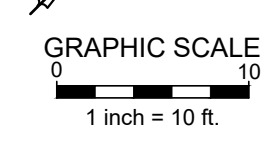
IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.

Notary Public for _____
Residing at _____
Commission expires _____

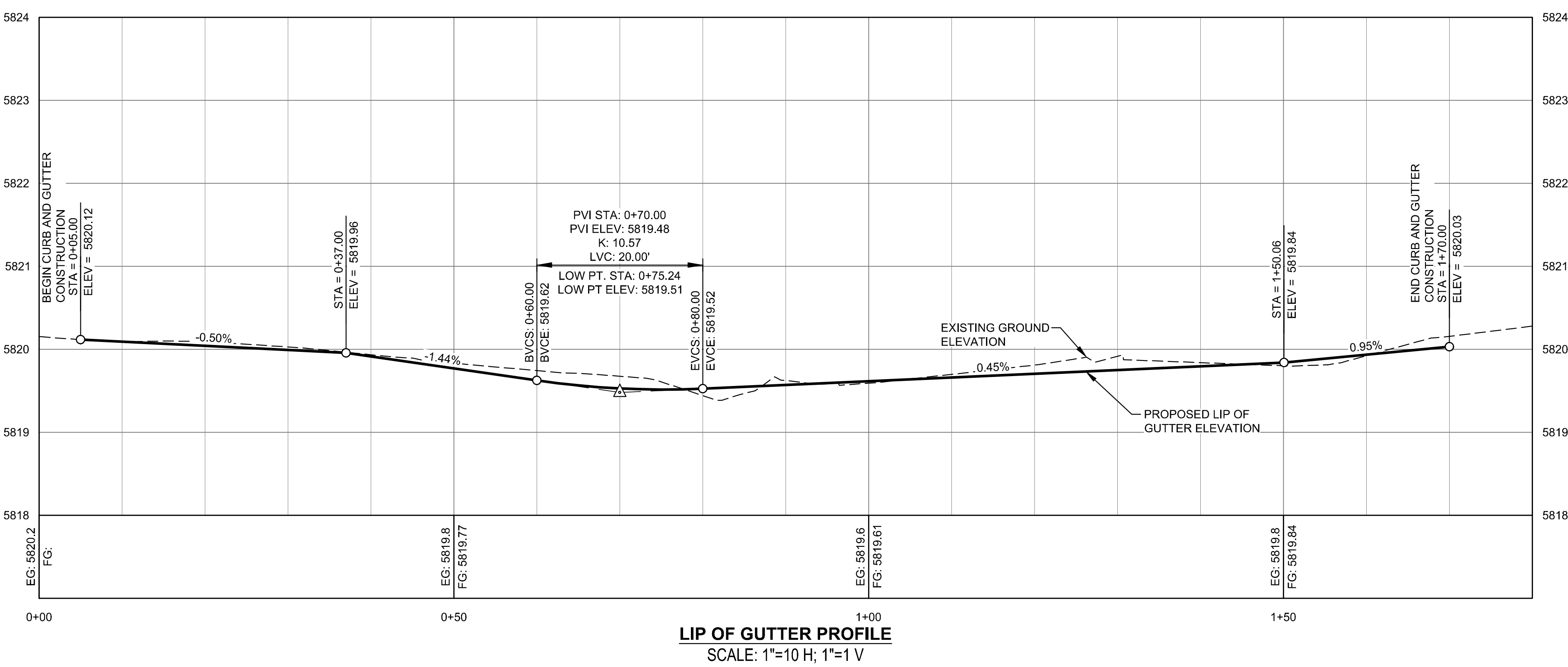
EXHIBIT "A"



- ### CONSTRUCTION SCHEDULE
- C01 CONSTRUCT ASPHALT ROADWAY / ASPHALT REPAIR. SEE DETAIL 1 / C2.0.
 - C02 CONSTRUCT CONCRETE CURB AND GUTTER
 - a. 6" VERTICAL C&G PER DETAIL 3a / C2.0.
 - b. CURB TRANSITION PER DETAIL 3c / C2.0.
 - c. ZERO REVEAL CURB AND GUTTER PER DETAIL 3c / C2.0.
 - d. 6" ROLLED C&G PER DETAIL 3b / C2.0.
 - C03 CONSTRUCT PAVEMENT SIDEWALK. WIDTH AS SHOWN HEREON. SEE DETAIL 2 / C2.0.
 - a. FLAT WORK
 - b. ADA COMPLIANT RAMPS / LANDING
 - C04 INSTALL ROAD STRIPING / PAINT
 - a. WHITE CROSSWALK STRIPING (12" WIDE).
 - b. WHITE ASPHALT PARKING STRIPING (4" WIDE). MATCH CITY PATTERNS.
 - c. WHITE CROSSWALK / STOP BAR STRIPING (24" WIDE).
 - d. YELLOW ASPHALT PARKING STRIPING (4" WIDE). MATCH CITY PATTERNS.
 - C05 INSTALL CITY OF KETCHUM APPROVED CAST IRON TRUNCATED DOME DETECTABLE WARNING INSERT (TUFTILE OR APPROVED EQUAL).
 - C06 INSTALL CATCH BASIN. SEE DETAIL 6 / C2.0.
 - a. RIM = 5819.31
INV. OUT = 5816.31
 - C07 INSTALL 12" ADS N-12 STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 2.0%. SEE DETAIL 9 / C2.0 FOR POTABLE AND NON-POTABLE WATER LINE SEPARATION AND DETAIL 8 / C2.0 FOR TRENCHING.
 - C08 DRYWELL. SEE DETAIL 7 / C2.0.
 - a. CLEAN AND CONNECT TO EXISTING DRYWELL. RESET RIM ELEVATION ORIGINAL RIM = 5819.42
RIM = 5819.59
INV. IN = 5816.15
 - b. CONSTRUCT ONSITE DRYWELL. MAX AREA = 9 S.F. CONNECT TRENCH DRAINS AND ROOF DRAINS TO DRYWELL. RIM = 5820.1
 - C09 INSTALL PAVEMENT SIDEWALK. SEE LANDSCAPE PLANS FOR DETAILS.
 - C10 STREET LIGHTS
 - a. INSTALL STREET LIGHT: SOLAR (OFF-GRID)
 - C11 INSTALL TRENCH DRAIN. CONNECT TO NEW DRYWELL. SEE DETAIL 5 / C2.0.
 - C12 NOT USED
 - C13 CONNECT TO EXISTING SEWER SERVICE.
 - C14 CONNECT TO EXISTING WATER SERVICE.
 - C15 INSTALL REGULATORY SIGN. THE CITY WILL PROVIDE SIGN BASES. CONTRACTOR WILL COORDINATE WITH STREET DEPT AT TIME OF CONSTRUCTION TO PLACE SIGN BASES AT PROPER LOCATIONS



- ### LEGEND
- EXISTING ITEMS**
- PROPERTY LINE
 - CENTERLINE OF RIGHT-OF-WAY
 - RTW = RETAINING WALL
 - FNC = FENCE LINE
 - EOG = EDGE OF GRAVEL
 - PB = BURIED POWER LINE
 - KCW = KETCHUM CITY WATER LINE (8")
 - WS = WATER SERVICE
 - 8" SEWER MAIN
 - SS = SEWER SERVICE
 - GM = GAS MAIN
 - GS = GAS SERVICE
 - PHB = BURIED TELEPHONE LINE
 - SD = STORM DRAIN
 - 5' CONTOUR INTERVAL
 - 1' CONTOUR INTERVAL
 - CURB & GUTTER
 - PAVERS
 - CONCRETE
 - BUILDING
 - FOUND ALUMINUM CAP
 - FOUND 5/8" REBAR
 - FH = FIRE HYDRANT
 - WV = WATER VALVE
 - WTMR = WATER METER
 - VB = VALVE BOX
 - FIBER OPTIC VAULT
 - GV = GAS VALVE
 - GMKR = GAS MARKER
 - TVBOX = TV RISER
 - PHBOX = TELEPHONE RISER
 - PHMH = TELEPHONE MANHOLE
 - SIGN
 - SMH = SEWER MANHOLE
 - SCO = SEWER CLEANOUT
 - CB = CATCH BASIN
 - DWELL = DRY WELL
 - LIGHT
 - PBOX = POWER BOX
 - AP = ANGLE POINT
 - BEG = BEGINNING BLDG
 - BLDG = BUILDING
 - BOW = BACK OF WALK
 - CC = CURB CUT
 - CL = CENTER LINE
 - CLUST = CLUSTER
 - COR = CORNER
 - DAY = DAYLIGHT
 - DFF = DECK FINISHED FLOOR
 - DY = DOUBLE YELLOW LINE
 - EOA = EDGE OF ASPHALT
 - EOC = EDGE OF CONCRETE
 - EOP = EDGE OF PAVERS
 - FF = FINISHED FLOOR
 - FL = FLOW LINE
 - GB = GRADE BREAK
 - GRG = GARAGE
 - HDR = HEADER (WOOD RETAINING WALL/CURB)
 - INT = INTERSECTION
 - LIP = LIP OF GUTTER
 - NG = NATURAL GROUND
 - PC = POINT OF CURVATURE
 - PI = POINT OF INTERSECTION
 - PT = POINT OF TANGENCY
 - TBC = TOP BACK OF CURB
 - TOE = TOE OF SLOPE
 - TOP = TOP OF SLOPE
 - TP = TOP OF PAVEMENT
 - TW = TOP OF WALL
 - TWELL = TREE WELL
 - TBW = TOP BACK OF WALK
 - WM = WATERMAIN
 - X-WALK = CROSSWALK
- PROPOSED ITEMS**
- NEW ASPHALT
 - CONCRETE SIDEWALK
 - CONCRETE 6" VERTICAL CURB
 - TYPE II CONCRETE ROLLED CURB
 - CURB TRANSITION (ZERO REVEAL TO TYPICAL 6" VERTICAL)
 - CURB TRANSITION (6" VERTICAL TO ROLLED CURB)
 - ZERO REVEAL CURB & GUTTER
 - RETAINING WALL
 - ADA ACCESS TRUNCATED DOME
 - SIGN
 - PAVERS
 - DRYWELL
 - STORM DRAIN
 - CATCH BASIN
 - SAWCUT LINE
 - APPROXIMATE LIMITS OF DISTURBANCE
 - ROAD PAINT
 - GRADE
 - 2.0%
 - LIP
 - 50.00
 - SPOT ELEVATION
 - STREET LIGHT
 - ADA ACCESS RAMP / LANDING
 - GAS METER
 - POWER PANEL
 - POWER TRANSFORMER
 - SECTOR BOX
 - TRENCH DRAIN



REVISIONS

NO	DATE	BY	REVISIONS
1	08/20/20	SMF	CHANGE SIDEWALK TO PAVERS
2	10/09/20	SMF	CHANGE PAVEMENT DETAIL TO INCLUDE SNOWMELT TUBING

PROJECT INFORMATION

PROJECT: RITZAU, SECOND AND SECOND BUILDING
 WITHIN THE WEST HALF OF LOT 5, BLK 99, CITY OF KETCHUM, S18, T.4N., R.18E., B.M., BLAINE COUNTY, IDAHO
 PREPARED FOR: KKL, LLC

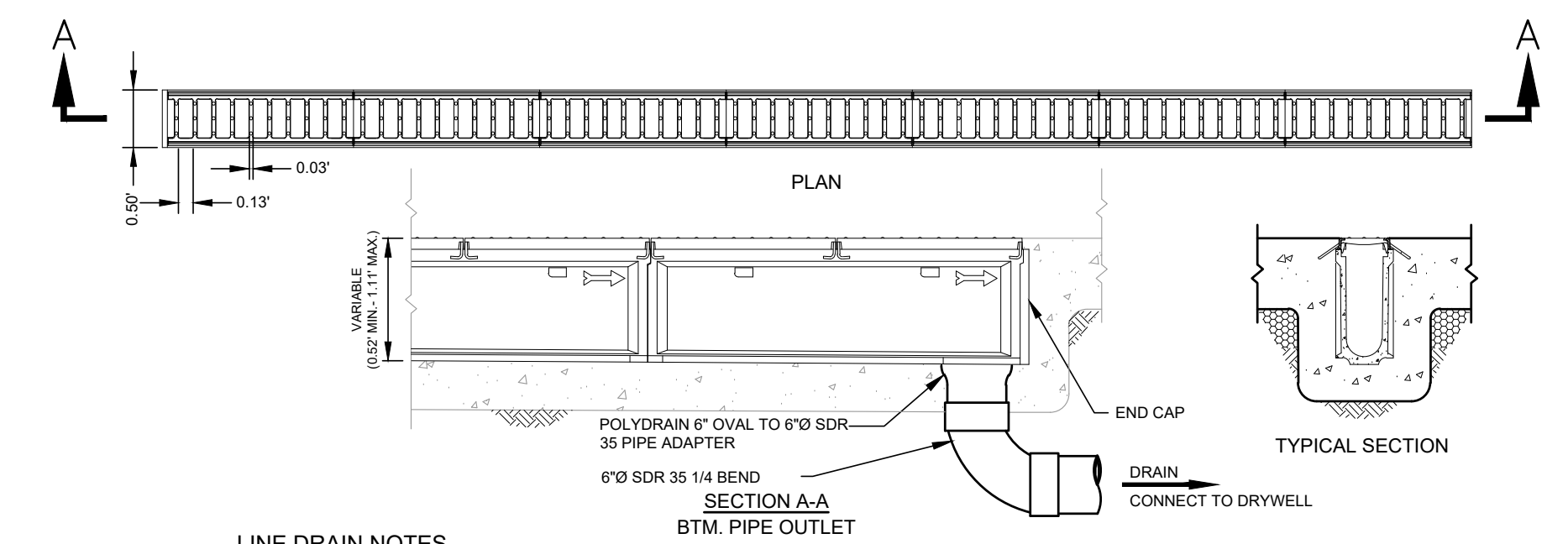
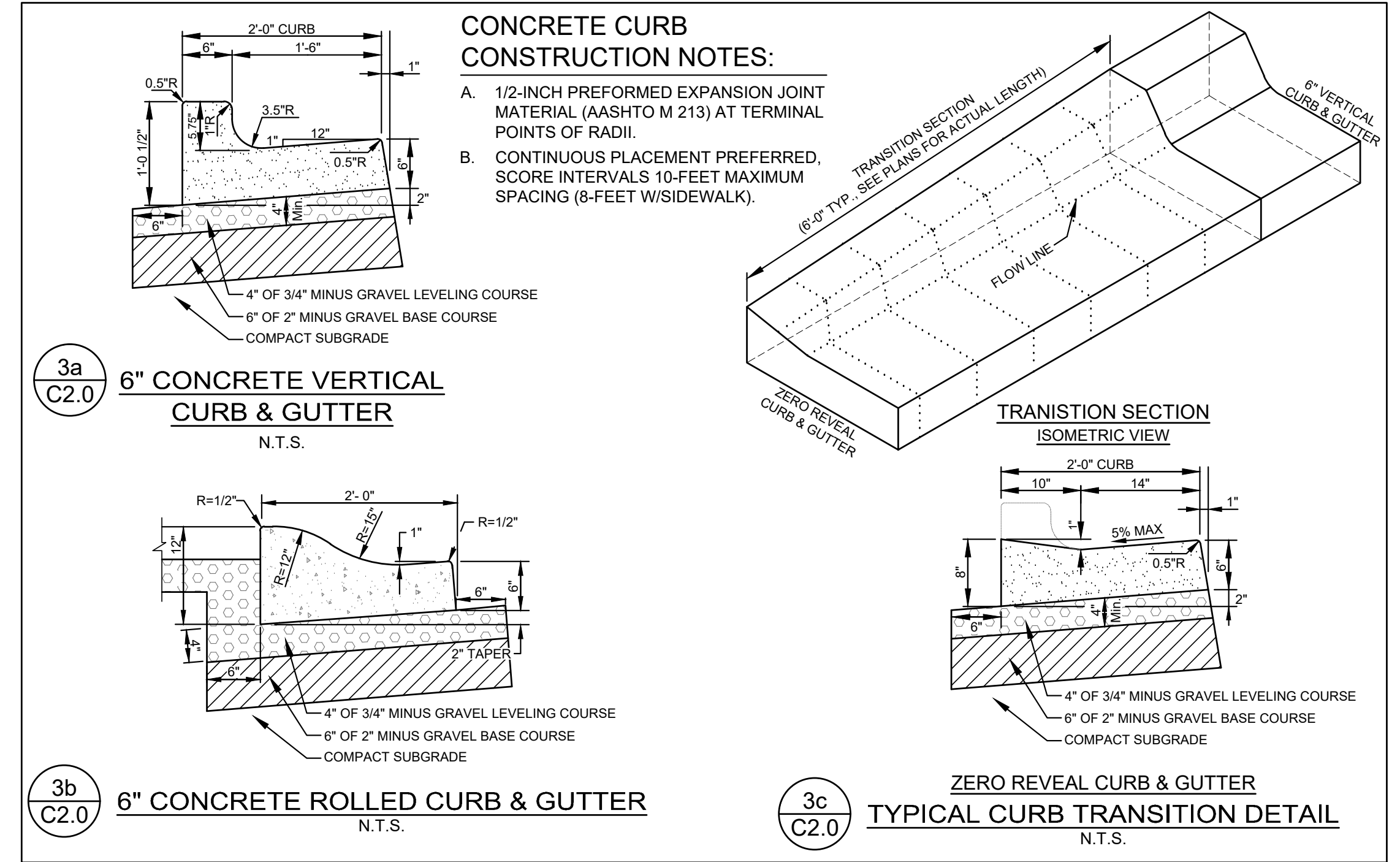
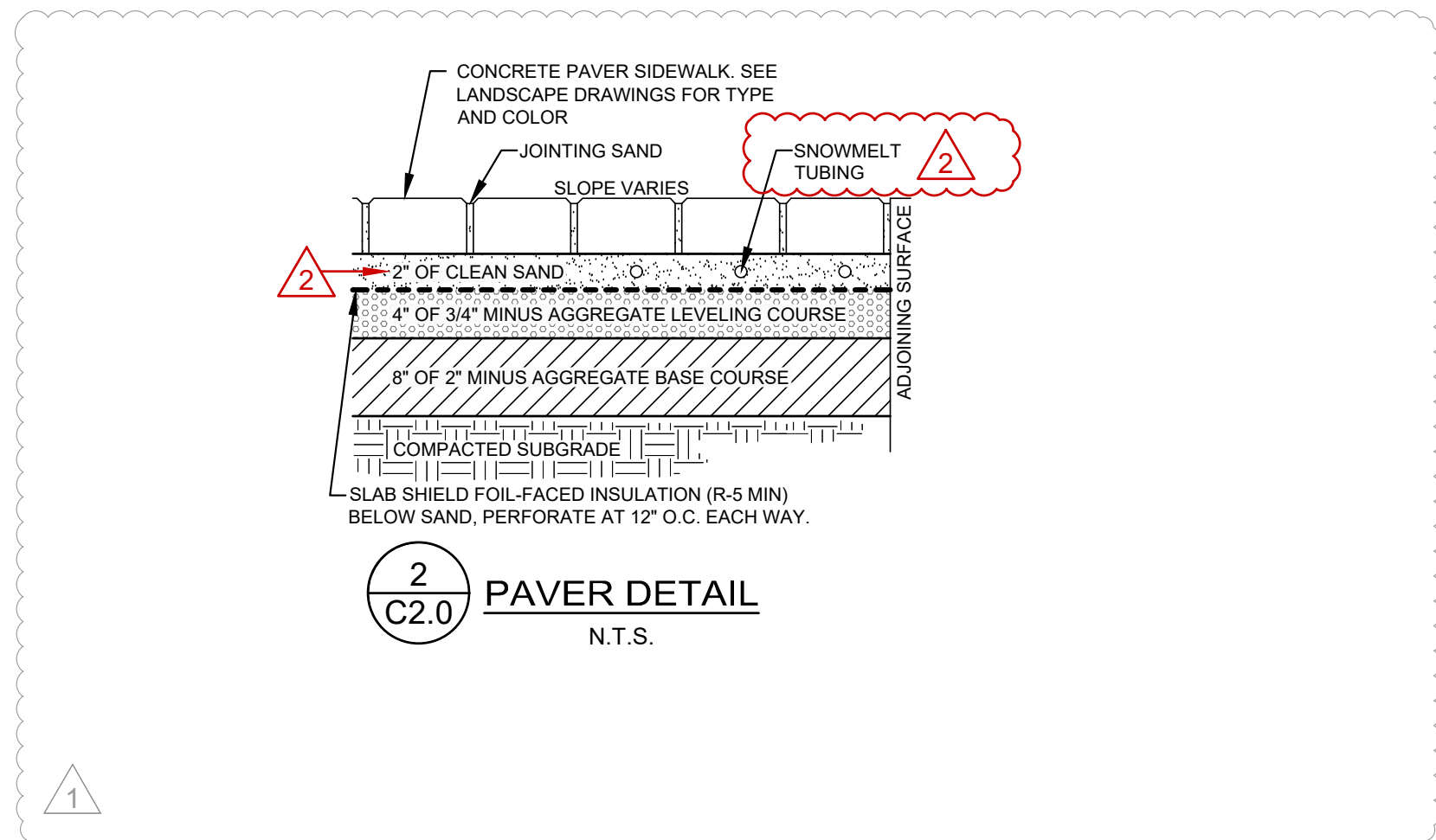
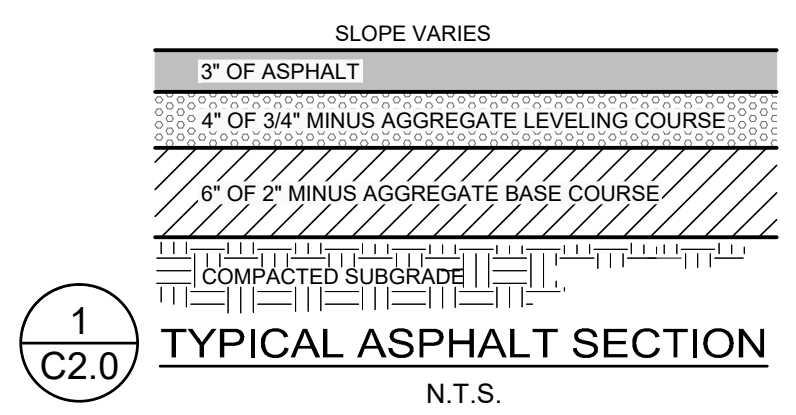
DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DATE: 10/09/20

PROFESSIONAL ENGINEER
 REG. NO. 12497
 STATE OF IDAHO
 SEAN M. FLANNERY

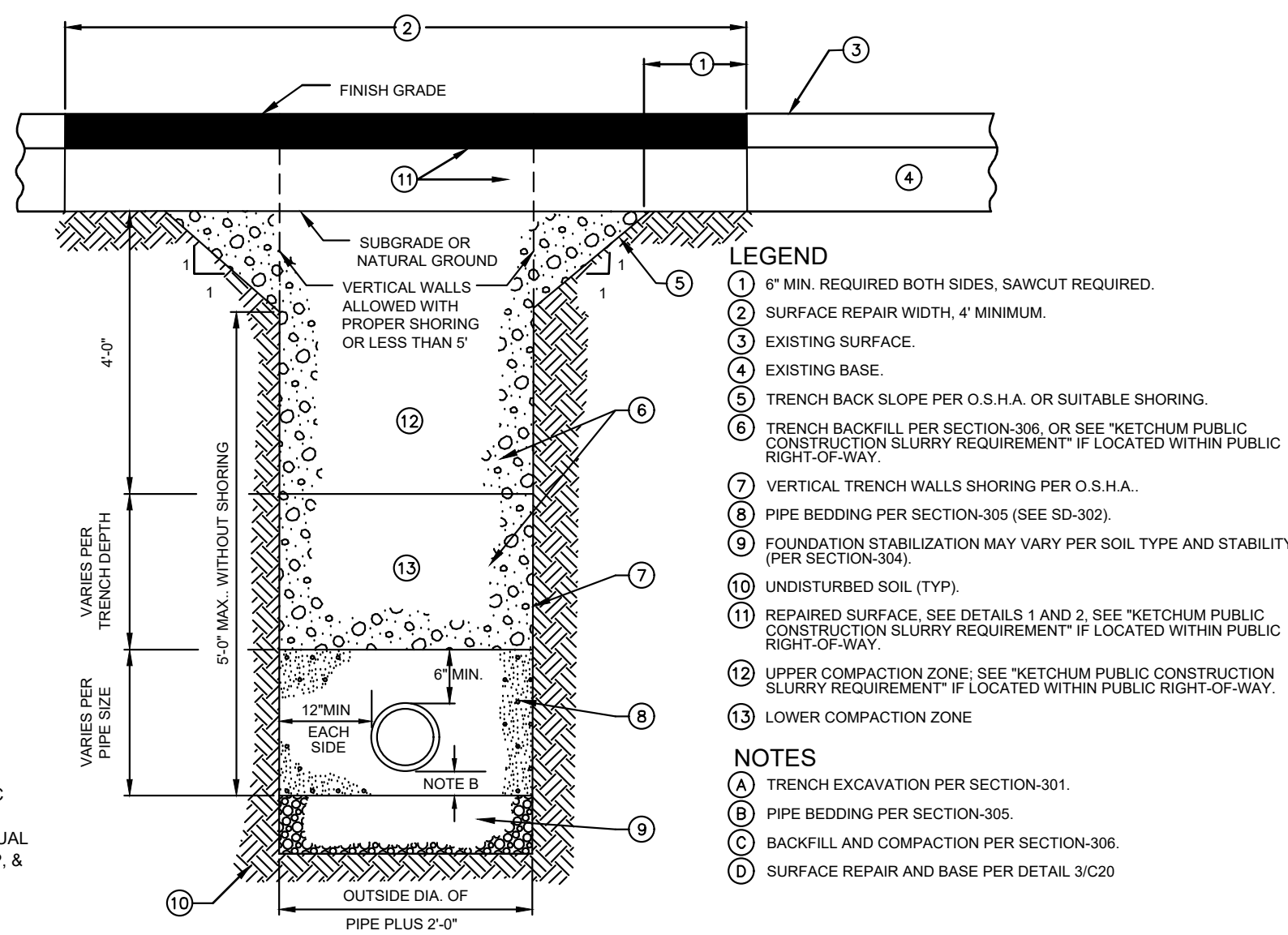
C1.0

CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPCW) AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPCW AND CITY OF KETCHUM STANDARDS ON SITE DURING CONSTRUCTION.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION.
- CONTRACTOR SHALL COORDINATE RELOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) WITH THE APPROPRIATE UTILITY FRANCHISE.
- THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS MAY INCLUDE ENCROACHMENT PERMITS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE).
- ALL CLEARING & GRUBBING SHALL CONFORM TO ISPCW SECTION 201.
- ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPCW SECTION 202. SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE, GRADE, AND CROSS-SECTION SHOWN ON THE PLANS. THE SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-698. THE CONTRACTOR SHALL WATER OR AERATE SUBGRADE AS NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT. IN-LIEU OF DENSITY MEASUREMENTS, THE SUBGRADE MAY BE PROOF-ROLLED TO THE APPROVAL OF THE ENGINEER.
 - PROOF-ROLLING: AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO PLACING COURSE GRAVEL, THE CONTRACTOR SHALL PROOF ROLL THE SUBGRADE WITH A 5-TON SMOOTH DRUM ROLLER, LOADED WATER TRUCK, OR LOADED DUMP TRUCK, AS ACCEPTED BY THE ENGINEER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS, AND/OR AREAS NOT CAPABLE OF COMPACTION ACCORDING TO THESE SPECIFICATIONS. UNSUITABLE OR DAMAGED SUBGRADE IS WHEN THE SOIL MOVES, PUMPS AND/OR DISPLACES UNDER ANY TYPE OF PRESSURE INCLUDING FOOT TRAFFIC LOADS.
 - IF, IN THE OPINION OF THE ENGINEER, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO, OR PROTECTION OF, THE SUBGRADE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR THE DAMAGED SUBGRADE BY OVER-EXCAVATION OF UNSUITABLE MATERIAL TO FIRM SUBSOIL, LINE EXCAVATION WITH GEOTEXTILE FABRIC, AND BACKFILL WITH PIT RUN GRAVEL.
- ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPCW 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPCW SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
- ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPCW 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPCW SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
- ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPCW SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPCW SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPCW SECTION 805.
- ASPHALT SAWCUTS SHALL BE AS INDICATED ON THE DRAWINGS, OR 24" INCHES FROM EDGE OF EXISTING ASPHALT, IF NOT INDICATED OTHERWISE SO AS TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
- TRAFFIC CONTROL SHALL BE PER THE TRAFFIC CONTROL PLAN. CONTRACTOR WILL NEED TO MAINTAIN ACCESS TO ALL PRIVATE PROPERTIES, UNLESS OTHERWISE COORDINATE WITH THE PROPERTY OWNER THROUGH THE CITY ENGINEER.
- ALL CONCRETE WORK SHALL CONFORM TO ISPCW SECTIONS 701, 703, AND 705. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPCW SECTION 703, TABLE 1.C, IMMEDIATELY AFTER PLACEMENT PROTECT CONCRETE BY APPLYING MEMBRANE-FORMING CURING COMPOUND, TYPE 2, CLASS A PER ASTM C 309-94. APPLY CURING COMPOUND PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
- ALL TRENCHING SHALL CONFORM TO ISPCW STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
- PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS; ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.
- CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW), 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 (ISPCW), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.
- ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANS/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 THAN 0.25%.
- THE CONTRACTOR SHALL USE ANS/NSF STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.
- EXISTING CONDITIONS AND BOUNDARY INFORMATION SHOWN HEREON ARE PER A SURVEY CONDUCTED BY GALENA ENGINEERING. TOPOGRAPHIC INFORMATION IS AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED (05/22/19).



- LINE DRAIN NOTES**
- Line drain is suitable for applications for controlling spread in gutter flow conditions or to intercept sheet flow. Typical application is at the street curb or barrier.
 - The frame and grate is suitable for pedestrian and bicycle traffic and rated for H-25 and HS-25 loads.
 - Concrete thickness, type, and amount of reinforcement to be same as adjacent pavement or greater. Perform structural analysis to determine requirements for application.
 - Top of grate to be installed flush to 1/8 in below finished grade. Bevel concrete to top of grate if below flush.

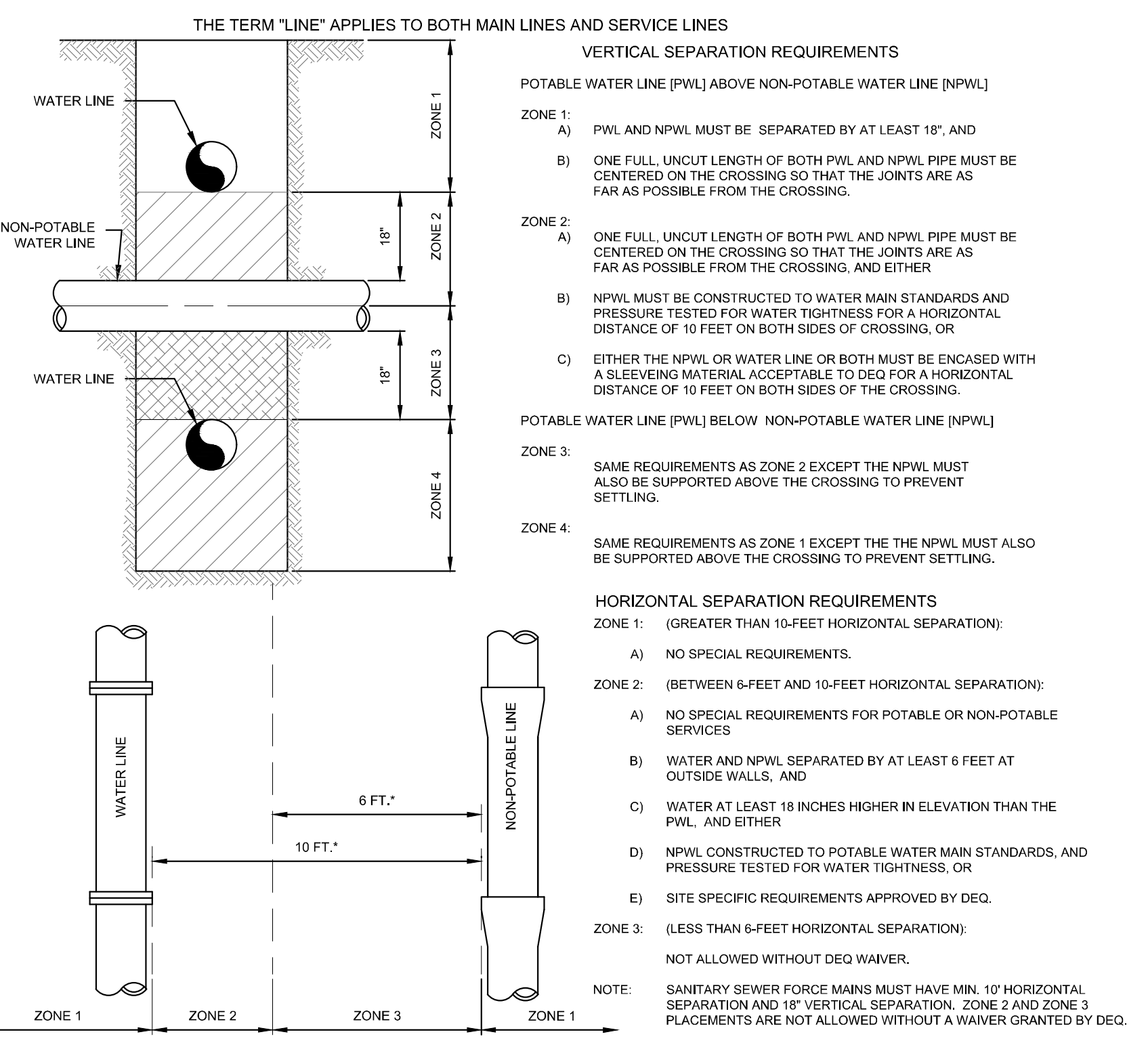


KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT
 IN AREAS WHERE IT IS NECESSARY TO CUT THE ASPHALT PAVEMENT AND DIG A TRENCH FOR BURIAL OF CONDUIT CABLE OR OTHER CITY UTILITY, THE TRENCH SHALL BE BACKFILLED WITH A LEAN CONCRETE MIX TO THE BOTTOM OF FINISH SURFACE MATERIAL, WITH THE FOLLOWING PROPORTIONS OF MATERIALS:

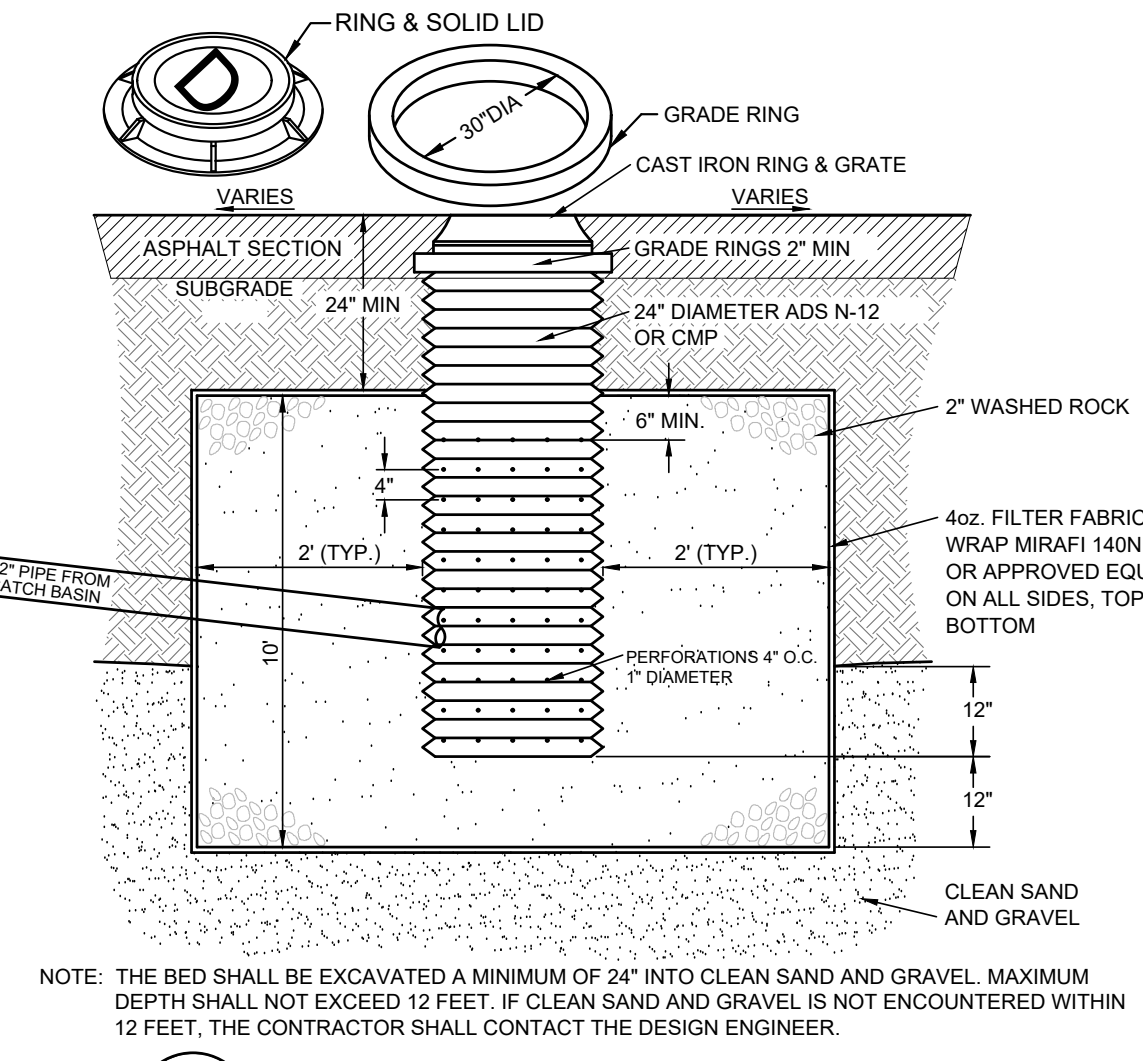
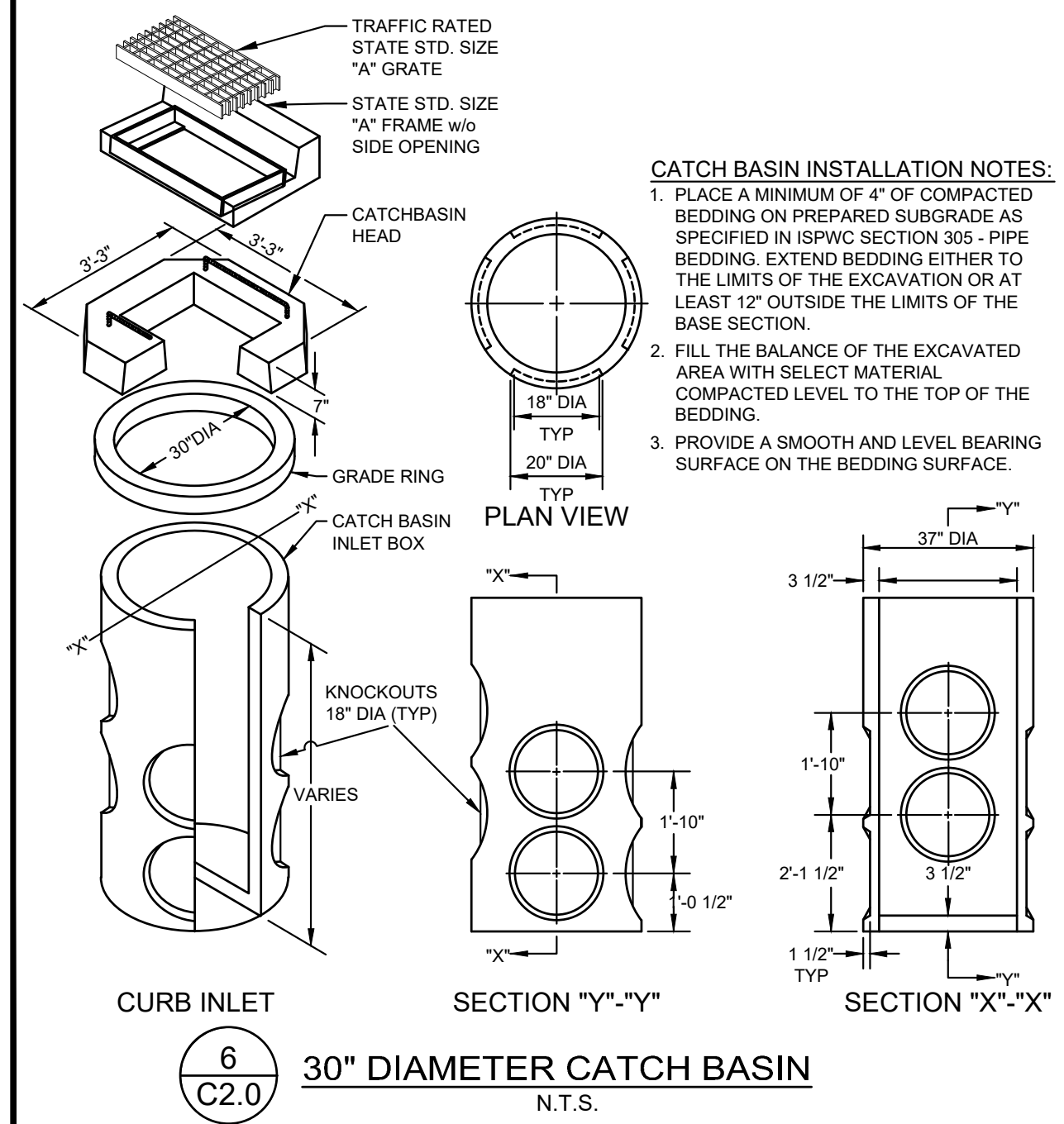
COARSE AGGREGATE (1/2\"/>

WATER CONTENT IS MAXIMUM AND MAY BE REDUCING DOWNWARD. CARES SHALL BE TAKEN TO ASSURE THAT EXCESS WATER IS NOT PRESENT IN THE MIXING DRUM PRIOR TO CHARGING THE MIXER WITH MATERIALS. THOROUGH MIXING WILL BE REQUIRED PRIOR TO DISCHARGE.

NO COMPACTION, VIBRATION OR FINISHING IS REQUIRED. THE LEAN CONCRETE MIX SHALL BE STRUCK OFF AT OR BELOW THE ELEVATION OF THE PLANTMIX SURFACING WITH A SQUARE-NOSE SHOVEL OR SIMILAR HAND TOOL. THE BACKFILL MIX SHALL BE ALLOWED TO SET FOR A MINIMUM OF 2 HOURS BEFORE THE PERMANENT PLANTMIX SURFACING IS PLACED TO COMPLETE THE TRENCH REPAIR. TEMPORARY PLACEMENT OF ASPHALT COLD MIX SURFACING MAY BE NECESSARY TO ACCOMMODATE TRAFFIC WITHIN THE FIRST 2 HOURS OF BACKFILL PLACEMENT PRIOR TO COMPLETING THE PERMANENT REPAIR.



- VERTICAL SEPARATION REQUIREMENTS**
- POTABLE WATER LINE (PWL) ABOVE NON-POTABLE WATER LINE (NPWL)
- ZONE 1:**
- PWL AND NPWL MUST BE SEPARATED BY AT LEAST 18". AND
 - ONE FULL UNCUT LENGTH OF BOTH PWL AND NPWL PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING, AND EITHER
- ZONE 2:**
- ONE FULL UNCUT LENGTH OF BOTH PWL AND NPWL PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING, AND EITHER
 - NPWL MUST BE CONSTRUCTED TO WATER MAIN STANDARDS AND PRESSURE TESTED FOR WATER TIGHTNESS FOR A HORIZONTAL DISTANCE OF 10 FEET ON BOTH SIDES OF CROSSING, OR
 - EITHER THE NPWL OR WATER LINE OR BOTH MUST BE ENCASED WITH A SLEEVEING MATERIAL ACCEPTABLE TO DEQ FOR A HORIZONTAL DISTANCE OF 10 FEET ON BOTH SIDES OF THE CROSSING.
- POTABLE WATER LINE (PWL) BELOW NON-POTABLE WATER LINE (NPWL)
- ZONE 3:**
- SAME REQUIREMENTS AS ZONE 2 EXCEPT THE NPWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.
- ZONE 4:**
- SAME REQUIREMENTS AS ZONE 1 EXCEPT THE NPWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.
- HORIZONTAL SEPARATION REQUIREMENTS**
- ZONE 1:** (GREATER THAN 10-FEET HORIZONTAL SEPARATION)
- NO SPECIAL REQUIREMENTS.
- ZONE 2:** (BETWEEN 6-FEET AND 10-FEET HORIZONTAL SEPARATION)
- NO SPECIAL REQUIREMENTS FOR POTABLE OR NON-POTABLE SERVICES
 - WATER AND NPWL, SEPARATED BY AT LEAST 6 FEET AT OUTSIDE WALLS, AND
 - WATER AT LEAST 18 INCHES HIGHER IN ELEVATION THAN THE NPWL, AND EITHER
 - NPWL CONSTRUCTED TO POTABLE WATER MAIN STANDARDS, AND PRESSURE TESTED FOR WATER TIGHTNESS, OR
 - SITE SPECIFIC REQUIREMENTS APPROVED BY DEQ.
- ZONE 3:** (LESS THAN 6-FEET HORIZONTAL SEPARATION)
- NOT ALLOWED WITHOUT DEQ WAIVER.
- NOTE:** SANITARY SEWER FORCE MAINS MUST HAVE MIN. 10' HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION. ZONE 2 AND ZONE 3 PLACEMENTS ARE NOT ALLOWED WITHOUT A WAIVER GRANTED BY DEQ.



DETAIL SHEET
RITZAU, SECOND AND SECOND BUILDING
 WITHIN THE WEST HALF OF LOT 5, BLK 59, CITY OF KETCHUM, S18, T. 4N., R. 18E., B. M., BLAINE COUNTY, IDAHO
 PROJECT INFORMATION: P:\subproj\1742.dwg Construction\1742_Cul_2019-07-26.dwg 06/20/20 12:28:11 PM
 PREPARED FOR KKL, LLC

DESIGNED BY	CT
DRAWN BY	CT
CHECKED BY	SMF

REUSE OF DRAWINGS: The user of these drawings shall be responsible for obtaining all necessary permits and for any agreement in writing with Galena Engineering, Inc., regarding the reuse of these drawings.

GALENA ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 317 N. River Street
 Hailey, Idaho 83433
 (208) 788-1705
 (208) 788-4612 fax
 email galena@galena-engineering.com

NO.	DATE	BY	REVISIONS
1	08/20/20	SMF	CHANGE SIDEWALK TO PAVERS
2	10/09/20	SMF	CHANGE PAVER DETAIL TO INCLUDE SNOWMELT TUBING

C2.0



City of Ketchum

October 19, 2020

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to Approve Purchase Order #20546 for GE Cimplicity Software Upgrade and Technical Support

Recommendation and Summary

Staff is recommending the Council approve Purchase Order #20546 and adopt the following motion:

"I move to approve Purchase Order #20546 for \$5,951.88 to Gray Matter Systems LLC for the purchase of a GE Cimplicity Software Upgrade and Technical Support License and authorize the mayor to sign the purchase order."

The reasons for the recommendation are as follows:

- The current GE Cimplicity Software v9.0 being used at the wastewater treatment plant is not compatible with Windows 10.
- 24/7 technical support is necessary for this vital software that runs the automated systems at the treatment plant.

Introduction and History

The wastewater treatment facility is controlled by a complex Supervisory Control and Data Acquisition (SCADA) system. The SCADA system is configured to coordinate various equipment activities and treatment processes throughout the entire facility and to notify operators when malfunctions occur. The computer currently running the SCADA system uses the Windows XP operating system which is no longer supported by the manufacturer. The updated computer being installed uses the Windows 10 operating system which is not compatible with the current version of GE Cimplicity software running the SCADA system.

Analysis

In order for the SCADA software to run correctly on the updated computer hardware at the wastewater treatment plant, a GE Cimplicity upgrade to version 11.0 along with the corresponding technical support is necessary.

Sustainability

Not applicable

Financial Impact

This expense will be shared with the Sun Valley Water and Sewer District. Payment for the purchase order will come out of the Computer Software and Professional Services budget line items of the Wastewater Fund.

Attachments:

Purchase Order #20546

Gray Matter Systems Quote Number 00006960



City of Ketchum
City Hall

Purchase Order

Number: 20546
Date: October 19, 2020

Vendor: Gray Matter Systems LLC
5000 Robb Street, Bldg 3A
Wheat Ridge, CO 80033

Quote Ref: 0006960

Quantity	Item # / SKU	Description	Item Cost	Total Cost
1	CI110SSD05000EN	Cimlicity v11.0 Server Standard Development/Runtime 5000-Upgrade/Replace 3-20721201-003-001 (Includes Historian Essentials 1000 Point Add-on)	\$4,509.00	\$4,509.00
1	APN-PREM-PER-AUTO-BDL	Acceleration Plan Bundle – Premier Level for Automation Perpetual License (Renews Annually)	\$1,442.88	\$1,442.88
			Total	\$5,951.88

The City of Ketchum is a tax-exempt political subdivision of the State of Idaho.

Please confirm this City of Ketchum Purchase Order with method of delivery to Mick Mummert, Wastewater Dept. Supervisor, mmummert@ketchumidaho.org or (208) 726-7825.

Please Ship Above Listed Items to:

City of Ketchum WWTP
Attn: Mick Mummert
110 River Ranch Rd
Ketchum, ID 83340

Billing Address:

City of Ketchum
P.O. Box 2315
Ketchum, ID 83340

Order Submitted By:

Neil Bradshaw, Mayor



GRAY MATTER

Please make purchase order out to and remit payment to:

Gray Matter Systems LLC

5000 Robb Street Bldg 3A

Wheat Ridge, CO 80033

*Please reference quote number on your purchase order

Send purchase orders to:

kmilashus@graymattersystems.com

Quote Number 00006960

Prepared By Kristina Milashus

Expiration Date 11/6/2020

Email kmilashus@graymattersystems.com

Account Name CITY OF KETCHUM

Created Date 10/7/2020

Bill To 480 EAST AVE NORTH

KETCHUM, ID 83340

Opportunity Owner Kirk Bennett

Line Item Description	Quantity	Sales Price	Total Price
CI110SSD05000EN: Cimplicity v11.0 Server Standard Development/Runtime 5000-Upgrade/Replace 3-20721201-003-001 (includes Historian Essentials 1000 Point Add-On)	1.00	USD 4,509.00	USD 4,509.00
APN-PREM-PER-AUTO-BDL: Acceleration Plan Bundle - Premier Level for Automation Perpetual License (Renews Annually)	1.00	USD 1,442.88	USD 1,442.88

Total Price USD 5,951.88

Grand Total USD 5,951.88

WASTEWATER FACILITY

TERMS AND CONDITIONS:

GMS Quotes do NOT include TAXES or FREIGHT charges. These applicable costs must be added to the customer Purchase Order before the order will be processed.

Payment Terms: Net 30

F.O.B.: Destination

TERMS AND CONDITIONS

(Acceptance)

Acceptance of Purchaser's order is expressly subject to Seller's terms and conditions of sale, contained herein, which shall take precedence over any other terms and conditions. No contrary, additional or revised provisions or conditions shall be binding on the Seller unless accepted by an Officer of Seller in writing. Should the terms and conditions contained herein differ in any way from the terms and conditions of the Purchaser's order, this acknowledgement shall be construed as a counteroffer and shall not be effective as an acceptance of such order unless Purchaser assents to the terms and conditions contained herein. The failure of Purchaser to object thereto in writing within ten (10) days from

the date of receipt hereof shall constitute assent thereto. The terms and conditions contained herein shall constitute the complete and only agreement between Seller and Purchaser; it being intended by both parties that this document sets forth the entire agreement between the parties hereto as to the purchase of goods and/or services. All orders shall only become legally binding upon acceptance by Seller's main office, located in Warrendale, PA.

(Pricing)

The prices contained in this Proposal and Statement of Work shall be valid for thirty (30) days from the date of receipt, or upon Seller's prior notification of a price change to Purchaser, whichever occurs first. The prices contained herein do not include any federal, state, county local or other taxes levied on proposed goods and/or services, their use or sale, or on this agreement by any jurisdiction either within or outside the United States. Such taxes, where seller is required by law to collect them, whether designated as sales tax, gross receipts tax, occupation tax, etc., will be billed to the Purchaser based on the governing law in effect at the time of delivery unless Purchaser furnishes Seller with a proper Tax Exemption Certificate. Purchaser shall reimburse Seller for any state, county, or local taxes imposed, assessed, billed or becoming due and payable with regard to any goods and/or services furnished on or after the date said goods and/or services are located on Purchaser's premises. The prices contained herein do not include freight charges. Seller shall prepay transportation charges and Purchaser agrees to reimburse Seller for such charges within thirty (30) days of Purchaser's receipt of Seller's invoice. All freight, transportation and shipping charges shall be stated separately from other charges.

All deliveries shall be F.O.B. Seller's facility. Seller will select a carrier to ship Purchaser's order to Purchaser's specified destination, unless Purchaser indicates a

(Delivery)

specific carrier. Any goods, which Purchaser obtains from Seller to replace goods damaged or lost in transit, will be sold to Purchaser at Seller's standard prices in effect at the time of such replacement.

All shipping dates quoted by Seller are ARO (After Receipt of Order) by Seller and reflect shipping dates, not delivery dates to Purchaser's facility. Shipping dates are approximate and are based upon prompt receipt by Seller of all necessary shipping information. Delays due to missing information such as product specification sheets, or credit examination will be in addition to Seller's quoted shipping times and may impact the originally scheduled shipping date. Partial shipments may be made unless specifically prohibited on Purchaser's purchase order. If this contract calls for the shipment of goods in separate lots, or if partial shipments are made as herein authorized, this contract shall be deemed an installation contract within the meaning of the applicable law. Seller does not return Purchaser's acknowledgements.

Any shipment date is an estimate. Under no circumstances shall seller have any liability whatsoever for loss of use, or for any direct, incidental, or consequential damages resulting from delay, regardless of the cause(s).

TERMS AND CONDITIONS

(Ownership of Creative Work)

Seller maintains and holds the exclusive copyright to any and all applications developed, transmitted and/or delivered as part of this agreement. Seller grants to Purchaser, a limited, non-exclusive license to use the application and related documentation in Purchaser's facilities only. Purchaser shall obtain no title, ownership nor any other rights in and to the application or related documentation, nor in or to any algorithms, concepts, designs or ideas requested by or incorporated in the application or related documentation. Purchaser agrees that it shall not; with exception for one (1) back up copy, reproduce, copy or distribute the application or related documentation for any purpose without Seller's written consent.

(Payment Terms)

Unless otherwise agreed to by Seller in writing, all payments are due thirty (30) days from receipt of invoice and due at Seller's main office in Sewickley, PA. Purchaser agrees that Seller specifically retains a security interest under the Uniform Commercial Code in all goods and proceeds thereof to secure payment of all amounts due from Purchaser to Seller. Any payment not received when due are subject to a one and one half percent (1.5%) finance charge per month on the unpaid balance. If the unpaid balance is collected by or through an attorney at law or other licensed entity, Purchaser agrees to pay Seller for all reasonable attorney's fees and/or collection costs.

All purchases shall be subject to the terms and conditions contained herein. If at any time Purchaser fails to submit timely payments, or Seller determines the financial condition of the Purchaser does not justify the terms of payment established, Seller may, at Seller's sole option, require full or partial payment in advance or shall have the right to cancel any purchase order and shall be fully reimbursed for Seller's reasonable and proper cancellation charges. If an outstanding agreement for goods and/or services is terminated for any reason, all outstanding invoices will become due immediately

(Warranties, Limitations of Damages and Remedies)

Purchaser must look solely to all manufacturer warranties for specific information regarding warranties. Seller warrants all applications delivered to be free from defects in material and workmanship at the time of shipment and/or delivery to Purchaser's facility, and for a period of sixty (60) days from time of shipment and/or delivery to Purchaser's facility.

This warranty does not cover any goods and/or services which have been subject to misuse, accident, abuse, neglect, improper installation (installed by other than Seller), storage, and improper maintenance. Any alterations or repairs performed without express written consent of Seller will void the warranty.

Seller shall not be liable for any loss of use, or for any direct, incidental, or consequential damages due to goods and/or services provided. All implied warranties and specifically the implied warranties of merchantability and fitness for a particular purpose are expressly excluded and disclaimed.

The terms of this warranty shall constitute Purchaser's sole and exclusive remedy and Seller's sole and exclusive liability with respect to this agreement. Seller shall have no further obligation or liability upon the expiration of the warranty periods set forth above.

Seller's liability to Purchaser (or that of Seller's Agent/Representative) arising from the supplying of goods and/or services, shall not in any case exceed the cost of the original purchase order.

Indemnification Purchaser shall indemnify and hold Seller, its parent corporations, subsidiaries, affiliates, suppliers, manufacturers, subcontractors, officers, directors, employees, representatives and agents harmless from any liability or damage whatsoever, including any court costs and attorney's fees arising from the use of any goods and/or services supplied by the Seller.

Disputes

At the sole discretion of Seller, Seller may require any controversy, dispute or claim, of whatever kind, arising out of or relating to this agreement be resolved by and in accordance with the Commercial Arbitration Rules of the American Arbitration Association, as from time to time amended and in effect. Any litigation or arbitration arising out of this agreement shall be brought, maintained and administered in Allegheny County, PA.

Should Seller be successful, in part or in whole, in prosecuting or defending any lawsuit or arbitration, then Seller shall be entitled to fully

recover its litigation or arbitration expenses, including attorney's fees.

TERMS AND CONDITIONS Applicable Law

This agreement is made in and shall be governed by the laws of the Commonwealth of Pennsylvania, without giving effect to the conflict of law provisions of the laws of the Commonwealth of Pennsylvania.

Failure to Fully Compensate

Should Purchaser fail to fully compensate Seller for any goods and/or services provided, Seller shall be fully released from any obligations herein or otherwise.

Waiver

The waiver by Seller of any term, condition, or provision hereunder must be in writing and shall not be construed to be a waiver of any other term, condition or provision hereof, nor shall such waiver be deemed a waiver of a subsequent breach of the same term, condition or provision on this order or future orders.

Authority of Sellers Agents

Non-Solicit and Non-Hire

No agent, employee, or representative of Seller has any authority to bind Seller or form a part of the basis of this agreement unless the agent, employee, or representative of Seller is specifically included within this agreement and accepted in writing by an officer of Seller.

Purchaser and Seller agree, for a period of one (1) year after conclusion of purchase, that both parties shall not, without the prior written consent, directly or indirectly solicit, hire, entice, or encourage any person currently employed or who within six (6) months prior to the termination shall have been an employee or consultant of either party, to leave his or her employment or consulting position with the other party, or engage, or attempt or agree to engage, in any capacity, the services of any such person, or aid or assist anyone else to do so.

This document contains proprietary and confidential information belonging to Gray Matter Systems, LLC. Neither this document nor the information disclosed herein is to be reproduced or transferred, in part or in whole, to other documents, or used or disclosed for any other purpose to any third parties.



City of Ketchum

October 19, 2020

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation To Enter into Contract 20550 For Services with Eco Edge LLC

Recommendation and Summary

Staff is recommending the council approve a short-term contract Eco Edge LLC to and adopt the following motion:

I move to authorize the Mayor to sign Contract 20550 with the Eco Edge.

The reasons for the recommendation are as follows:

- The City is contracting with Eco Edge to support Ketchum Sustainability Advisory Committee (KSAC) and the associated city sustainability goals
- The funding was approved in the FY21 adopted budget for sustainability initiatives/projects

Introduction and History

As part of the FY21 budget, the Council authorized funding for sustainability initiatives/projects. The proposed contract provides the scope of work.

Financial Impact

The cost for services is not to exceed \$3,000, payment is made based on the invoices submitted to the City. The Fiscal Year 21 budget includes funding for the proposed services. Approval of this contract would result in \$47,000 available for sustainability efforts.

Attachment
Proposed Contract 20550

ATTACHMENT A

Eco Edge Scope of Work for FY21

Funds Provided: \$3,000

Scope of Work:

- Coordination of GHG inventory and team meetings and drafting of report
- Produce a summary of KSAC accomplishments to date
- Produce an updated draft action list for 2021
- Review staff reports related to sustainability, draft and issue letters to Council to convey KSAC support and reasoning
- Present to Council as needed
- Screen various emails and webinar opportunities for pertinent opportunities for KSAC (e.g. micro bonds, DOE wastewater webinar/program)
- Analyze and report on sustainability performance (if the City resumes benchmarking)
- Correspondence with other organizations and cities to coordinate sustainability efforts and learn from each other
- Monitor Fire Station and new City Hall project progress and opportunities, provide advice as needed
- Coordinate with City staff as needed
- Research as needed

INDEPENDENT CONTRACTOR AGREEMENT 20417

THIS AGREEMENT made and entered into this ____ day of _____, 2020, by and between the CITY OF KETCHUM, IDAHO, a municipal corporation (hereinafter referred to as "Ketchum") and Eco Edge LLC.

FINDINGS

1. Ketchum is a municipal corporation duly organized and existing under the laws of the State of Idaho.
2. ECO EDGE will provide services to the City of Ketchum consistent with the services identified in Attachment A associated with the city's sustainability goals/initiatives and in support of the Ketchum Sustainability Advisory Committee.
3. Pursuant to Idaho Code §§ 50-301 and 50-302, Ketchum is empowered to enter into contracts and take such steps as are reasonably necessary to maintain the peace, good government and welfare of the City.
4. Ketchum has appropriated funds for business development activities for the ECO EDGE in the amount of \$187,200.
5. ECO EDGE desires to enter into an Agreement with Ketchum to provide such services all as hereinafter provided.

NOW, THEREFORE, the parties hereto covenant and agree as follows:

- 1. SERVICES RECEIVED.** ECO EDGE agrees to provide those services described in Attachment A, as an independent contractor. ECO EDGE shall be responsible for all associated taxes, workers compensation and other related expenses.
- 2. TERM.** The term of this Agreement shall commence on October 1, 2020 and shall terminate on the 31st day of December, 2020.
- 3. CONSIDERATION.** In consideration for providing the services as herein provided, Ketchum agrees to pay to ECO EDGE \$1,000 monthly at an hourly billable rate of \$75.00. Payments will be payable within 45 days of submittal of the invoice to the city. The invoice requesting payment shall itemize the specific service provided as identified in Attachment A.
- 4. REPORTING.** With each invoice, ECO EDGE will itemize the services performed, hours associated with the service and the cost for service.
- 5. NOTICES.** All notices to be served pursuant to this Agreement or which are served with regard to this Agreement shall be sent by general mail to the parties at the following addresses:

City Administrator
City of Ketchum
Post Office Box 2315
Ketchum, ID 83340

Sharon Patterson Grant
ECO EDGE
Post Office Box 6205
Ketchum, ID 83340

6. EQUAL EMPLOYMENT OPPORTUNITY. ECO EDGE covenants and agrees that it shall not discriminate against any employee or applicant for employment because of race, religion, color, sex or national origin.

7. TERMINATION. Notwithstanding any contrary provision of this Agreement, either party may terminate this Agreement effective upon thirty (30) days written notice to the other for any reason or no reason. In addition, the parties agree that in the event ECO EDGE refuses or is unable to provide the services set forth hereinabove, the same shall constitute a default under the terms of this Agreement, and that Ketchum shall have the power to terminate this Agreement upon two (2) days' written notice to ECO EDGE. Furthermore, this Agreement shall be terminable by Ketchum upon five (5) days' written notice if ECO EDGE is adjudicated bankrupt, or subject to the appointment of a receiver, or has any of its property attached, or becomes insolvent, or is unable to pay its debts as the same become due. No refund of funds paid shall occur if the Agreement is terminated.

8. NONASSIGNMENT. This Agreement, in whole or in part, shall not be assigned or transferred by ECO EDGE to any other party except upon the prior written consent of Ketchum and approved by the Ketchum City Council.

9. HOLD HARMLESS AGREEMENT. Any contractual obligation entered into or assumed by ECO EDGE or any liability incurred by reason of personal injury and/or property damage in connection with or arising out of ECO EDGE's obligations pursuant to this Agreement shall be the sole responsibility of ECO EDGE, and ECO EDGE covenants and agrees to indemnify and hold Ketchum harmless from any and all claims or causes of action arising out of ECO EDGE's activities and obligations as set forth hereinabove, including, but not limited to, personal injury, property damage and employee complaints.

10. ENTIRE AGREEMENT. This Agreement contains the entire agreement between the parties hereto and shall not be modified or changed in any manner, except by prior written agreement executed by the parties hereto. If any term or provision of this Agreement or application thereof shall be declared invalid or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby and shall remain in full force and effect.

11. SUCCESSION. This Agreement shall be binding upon all successors in interest of either party hereto.

12. LAW OF IDAHO. This Agreement shall be construed in accordance with the laws of the State of Idaho.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the day and year first written above.

Eco Edge LLC

CITY OF KETCHUM

By

By

Sharon Patterson Grant
Owner

Neil Bradshaw
Mayor

ATTEST:

By

Katrin Sharp
Deputy City Clerk



City of Ketchum

October 19, 2020

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Consideration and Approval of Festival of Trees Special Event

Recommendation and Summary

This report includes the special event application, COVID plan and site plan for the Festival of Trees event planned for December 11 from 7:30 a.m. to 10:30 p.m. at Ketchum Town Square. Staff recommends City Council approve or deny the special event application for this event.

"I move to approve/deny the special event application for Festival of Trees."

The reasons for the recommendation are as follows:

- City has adopted the Blaine County risk level plan, which includes the potential for limitations on gatherings at certain risk levels.
- Festival of Trees is planned during the holiday season when visitor population is high.
- Applicant has developed and submitted a COVID plan to manage participants.

Introduction and History

Due to the pandemic, City Council began to approve or deny park reservations and special event applications. Because of the decline in applications, review reverted to city staff for administrative approval, except for those events that may draw a large crowd.

The Festival of Trees event is expected to draw approximately 200 people walking through to view the ten trees decorated for the holidays and up for auction, and to place their bids. Santa and carolers will also be part of the event. There will be food offered for sale and a beverage vendor. Proceeds from the auction go to The Senior Connection in Hailey.

Analysis

Idaho is currently in Stage 4. The Stage 4 protocols direct event planners to use the practices outlined in the previous stages, which include allowing for groups larger than 50 people where physical distancing of six feet can be maintained for employees and attendees, wearing cloth face coverings in public places, providing adequate sanitation services, ensuring frequent disinfection of event location and regular cleaning of high-touch surfaces, limiting close interactions with attendees, among others. Planners should also know the level of disease transmission in the local community and the level of transmission in the areas from which the attendees will travel from.

The City of Ketchum’s Health Order mandating the use of masks in certain situations is still in effect. Council has also adopted the Blaine County Risk Level Plan, which provides Blaine County’s risk level weekly, based on metrics monitored over a 7-day period.

Sustainability Impact

There is no sustainability impact.

Financial Impact

There is no financial impact.

Attachments:

Festival of Trees Special Event Application, COVID Plan and Site Plan



OFFICIAL USE ONLY

SPECIAL EVENT LICENSE APPLICATION

Application instructions, guidelines and procedures can be found at www.ketchumidaho.org/forms

Small Event, Street Party and Medium Event applications due thirty (30) days prior to the event; and Large Event applications due sixty (60) days prior to the event. All events are subject to Council approval. **ONLY COMPLETE APPLICATIONS WILL BE ACCEPTED.**

Completed applications can be submitted via email to jtyo@ketchumidaho.org or by mail or hand delivery to City of Ketchum, P.O. Box 2315, 480 East Ave., N., Ketchum, ID 83340. If you have questions, please contact the Special Events Manager Julian Tyo at (208) 727-5077.

HAVE YOU READ THE GUIDELINES?			
<input checked="" type="checkbox"/> Yes (Please continue.)		<input type="checkbox"/> No (STOP and read the guidelines.)	
WHAT SIZE IS YOUR EVENT?			
<input type="checkbox"/> Street Party (\$100.00)	<input type="checkbox"/> Small Event (\$100.00)	<input checked="" type="checkbox"/> Medium Event* (\$200.00)	<input type="checkbox"/> Large Event* (\$600.00)
*City recommends pre-application meeting prior to application submittal.			
GENERAL INFORMATION			
Event Name: THE FESTIVAL OF TREES		Event Date: DEC 11TH, 2020	
Event Description and Purpose (who is the event supposed to attract, what is the purpose of the event, etc.): A HOLIDAY CHRISTMAS TREE, DECORATED, SILENT AUCTION. ALL PROCEEDS BENEFIT LOCAL NON PROFITS. THERE WILL BE ADDITIONAL EVENTS AS SANTA & CAROLING. AN OPEN COMMUNITY EVENT.			
Location of Event: KETCHUM CITY SQUARE		Alternate Location:	
Expected Number of Participants: 200 to 300		Admission Fee* (per person): NO FEE	
*Ticket sales for entry, registration, etc. for events taking place within Ketchum city limits are subject to sales tax.			
Number of Staff Working at Event: 5		Number of Volunteers Working at Event: 20 to 30	
EVENT COORDINATION			
Have you contacted Visit Sun Valley for information on events taking place on or around the date of your event?			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
List the events taking place on or around the date of your event: WOOD RIVER ORCHESTRA & THE HANUAKKAH DINNER @ GALENA LODGE			
EVENT SCHEDULE			
Set Up	Date: DEC 11TH, 2020	Time: 7:30 am	- ? - ?
Event Starts	Date: DEC 11TH, 2020	Time: 4:30 PM	
Event Ends	Date: DEC 11TH, 2020	Time: 7:30 PM	
Clean	Date: DEC 11TH, 2020	Time: 10:30 PM	

APPLICANT INFORMATION

Organization Name: **THE FESTIVAL OF TREES BY THE EVENT FOR THE SENIOR CONNECTION**

Are you a non-profit corporation? **THE SENIOR CONNECTION** Yes No

Applicant Name: **THE EVENT** Title: **PENNY WEISS - OWNER**

Organization Address: **PO BOX 1326**

City: **SUN VALLEY** State: **ID** Zip: **83353**

Phone: **208 309 2208** Cell:

Email: **theeventsv@icloud.com**

On-Site Contact: **PENNY WEISS & BRITANNY PIESCHL**

Address: **1020 BUSINESS PARK DRIVE SUITE D**

City: **HAILEY** State: **ID** Zip: **83333**

Phone: **208-309-2208 (PENNY)** Cell: **208-830-1688 (BRIT)**

Email: **penny.weiss@me.com** **brittanypieschl@gmail.com**

Emergency Contact: **RICHARD WEISS**

Phone: **208-420-5115** Cell: **||**

Email:

Other Contact (such as media, professional event organizer, event service provider or commercial fundraiser hired for this event):
THE SENIOR CONNECTION 208-788-3468 TERESA UPMAN

USE OF CITY FACILITIES, PARKS AND STREETS

If you are requesting use of city facilities, parks or streets, please indicate below:

PARKS AND TOWN SQUARE

- | | |
|--|--|
| <input type="checkbox"/> Atkinson Park | <input type="checkbox"/> Forest Service Park |
| <input type="checkbox"/> Rotary Park | <input type="checkbox"/> Lucy Loken Park |
| <input type="checkbox"/> Other: | |

Daily Park Reservation Fees: Up to 100 People (\$140) 101 People or More (\$275)

DESIGNATED EVENT LOCATIONS* (\$100)

- | | |
|---|---|
| <input type="checkbox"/> Fourth Street between Leadville and East Avenues | <input type="checkbox"/> First Avenue between River and First Streets |
| <input type="checkbox"/> First Avenue between Second Street and Sun Valley Road | <input type="checkbox"/> First Avenue between Sun Valley Road and Fourth Street |
| <input type="checkbox"/> First Avenue between Fifth and Sixth Streets | <input type="checkbox"/> Picabo Street between Gates Road and Ritchie Drive |
| <input checked="" type="checkbox"/> Washington Avenue between River and First Streets | |

*All other road closures are subject to City Council approval. Road closures on Main Street and on Sun Valley Road, east of Main Street, require an Idaho Transportation Department permit.

Fees for non-designated locations: Street Party - \$100 Medium/Large Events - \$500

List dates, times and location for street closure requests:
DEC 11TH, 2020 FROM 7:30 AM - 10:30 PM / EAST AVE BETWEEN SUN VALLEY RD & 4TH STREET EAST

Name of person supervising street closure: **PENNY WEISS**

Cell Phone: **208 309 2208** Email: **penny.weiss@me.com**

How many staff and volunteers will be managing the street closure? **3**

cell

SENIOR CONNECTION



EAST AVE BETWEEN SUN VALLEY ROAD & 4TH STREET EAST

How will staff and volunteers manage the street closure? (ex.: 1 staff person at entrance and 1 at exit of road closure to manage vendors, 2 staff people to make sure road closure signage is removed after event ends)

3 STAFF CIRCULATING BETWEEN ENTRANCE & EXIT
& MANAGING CLEAN UP.

Have you contacted Mountain Rides to advise of the street closure request? Yes No

*NOTE: The State of Idaho adopted the Manual for Uniform Traffic Control Devices (MUTCD) as a minimum standard for traffic control. The city is legally obligated to require a temporary traffic control plan (TTCP) pursuant to MUTCD standards for anyone using the right-of-ways for any purpose, including special events. A TTCP must be submitted for Street Division review.

Applications will not be accepted without a TTCP prepared by a qualified firm.

Are you requesting camping on public property? Yes* No

*Camping allowed only with written permission from the city and in association with an approved special event license.

STRICT GUIDELINES APPLY

EVENT SITE PLAN

On a separate piece of paper, provide a Site Plan of the event. Site Plan must be scaled to accurately represent the location of all items listed below (if applicable).

<input type="checkbox"/> Alcohol Vendors (A)	<input type="checkbox"/> Barricades (B)	<input type="checkbox"/> Beverage Vendors (BV)
<input type="checkbox"/> Bleachers (BL)	<input type="checkbox"/> Electricity/Generator (EL)	<input type="checkbox"/> Fire Extinguishers (EX)
<input type="checkbox"/> Fire Lane (FL)	<input type="checkbox"/> First Aid/EMS (FA)	<input type="checkbox"/> Food Vendors (FV)
<input type="checkbox"/> Garbage Receptacles (G)	<input type="checkbox"/> Hand Washing Sink (HWS)	<input type="checkbox"/> Portable Toilets (T)
<input type="checkbox"/> Recycling Receptacles (RR)	<input type="checkbox"/> Retail Merchants (RM)	<input type="checkbox"/> Security (P)
<input type="checkbox"/> Stages or Amplified Sound (SO)	<input type="checkbox"/> Tents (X)	<input type="checkbox"/> Trailers, Vehicles, Storage (TR)

TEMPORARY STRUCTURES

Will your event have temporary structures, including 10' x 10' pop-up tents? Yes* No

*Describe the size, number, use and assembly and disassembly plan:

TRANSPORTATION AND PARKING

Where will you direct event attendees to park vehicles?

AROUND KETCHUM

Will the event provide transportation services to the event? Yes* No

*Describe the transportation services:

CITY SERVICES REQUESTS

Police services request for (indicate dates and times needed):

Security Traffic Control Parking Control Escort N/A

The Chief of Police will determine the number of police officers to staff the event. The Chief of Police also determines if police services will be needed at a special event for public safety concerns. Fees may be associated with the need for additional police services.

CITY EMPLOYEE TO MANAGE/MONITOR FIRE PIT ON SQUARE

Fire/EMS services request (indicate dates and times needed):		
<input type="checkbox"/> Ambulance	<input type="checkbox"/> Fire Engine	<input type="checkbox"/> N/A
The Fire Chief will determine availability and approval of the request. The Fire Chief also determines if Fire/EMS services will be needed at a special event for public safety concerns. Fees may be associated with the need for Fire/EMS services.		
Will your event use city infrastructure such as bathrooms and trash receptacles?	<input checked="" type="checkbox"/> Yes*	<input type="checkbox"/> No
*Fees may be associated with the use of city bathrooms and trash receptacles.		
ELECTRICITY, MUSIC AMPLIFICATION AND LICENSING		
Do you have electrical needs?	<input checked="" type="checkbox"/> Yes*	<input type="checkbox"/> No
* The Facilities and Maintenance Division will assist with the request based upon availability. Please note that some areas do not have electricity access.		
Will your event have amplified sound?	<input checked="" type="checkbox"/> Yes*	<input type="checkbox"/> No
*Please review approved noise levels stated in guidelines.		
Will live or prerecorded music be played?	<input checked="" type="checkbox"/> Yes*	<input type="checkbox"/> No
*Licensing fee of \$10.00 is required. Fee may be waived for applicants showing proof of license with the appropriate organization or by certifying that any and all music played or performed is original and free of licensing requirements.		
PORTABLE RESTROOMS AND HANDWASHING		
The applicant is required to provide portable toilets for all events having an anticipated attendance that exceeds the capacity of permanent bathroom facilities at the event location. Handwashing stations may also be required. The City utilizes Satellite Industries, Inc. Restroom Calculator (https://www.satelliteindustries.com/calculator) to estimate the number of additional toilets needed for each event.		
Restroom Company: CLEARCREEK DISPOSAL		
Number of Portable Restrooms: 2	Number of Handwashing Stations: 4	
Restroom Drop Off	Date: DEC 11TH, 2020	Time: 8:00am
Restroom Pick Up	Date: DEC 12TH, 2020	Time: BEFORE NOON
TRASH AND RECYCLING		
Have you contracted for trash dumpster(s)?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
How many? 1	What size? 30 CUBIC YARDS	
Have you contracted for recycling dumpster(s)? CARDBOARD	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
How many? 2 METAL 2 WASTEBIN	What size? 68 GALLONS	
If you need assistance with calculations for trash and recycling dumpsters, please contact Environmental Resource Center for recycling information and Clear Creek Disposal or Independent Rubbish Service for waste disposal information.		
If you marked "no," describe how you will handle trash and recycling materials at the end of your event.		
Name of person supervising trash and recycling: BRITTANY PIESCHL		
Cell Phone: 208 830 1688	Email: brittanypieschl@gmail.com	
How many staff and volunteers will be managing trash and recycling? 3		
How will staff and volunteers manage trash and recycling during and after the event? (ex.: 2 staff dedicated to monitoring containers, all staff members making a sweep through premises after event ends)		
3 STAFF CIRCULATING THROUGHOUT THE EVENT TO MANAGE REFUSE.		

CONCESSIONS

Will any of the following be served at your event:

Alcoholic Beverages Food Merchandise

All vendors should collect state and local sales tax. Vendors serving alcoholic beverages and food must hold a Catering Permit. Sales Tax information and Catering Permits can be obtained from the City Clerk office. **A LIST OF VENDORS PARTICIPATING IN YOUR EVENT MUST BE ATTACHED TO THIS APPLICATION OR SUBMITTED TEN (10) DAYS PRIOR TO EVENT.**

SALE AND DISTRIBUTION OF SINGLE-USE PLASTIC WATER BOTTLES, PLASTIC STRAWS, PLASTIC BAGS, AND TO-GO FOOD CONTAINERS MADE OF PLASTIC OR STYROFOAM IS PROHIBITED AT ALL CITY-OWNED PROPERTIES, CITY-OWNED FACILITIES AND CITY EVENTS. (Resolution 19-013)

BANNERS

If you would like to reserve space for an over the road banner, please submit complete application to the Special Events Manager. Application can be found here: www.ketchumidaho.org/forms

BUSINESS AND/OR PROPERTY OWNER NOTIFICATION

Special events are required to notify businesses and/or property owners of the date, time, venue and purpose of event within five (5) days of city receipt of the special event application. Written notice shall be emailed, mailed or hand-delivered to property owners and businesses adjoining the proposed venue. City staff will provide the list and available contact information. Property owners and businesses have seven (7) days in which to submit comments regarding the proposed special event to the city.

For all events, city staff may elect to provide additional noticing based on the size, location and scope of the event. Additional noticing may include, but is not limited to, newspaper advertisements and physical mailing to adjacent property owners or business owners.

INSURANCE REQUIREMENTS

Attach a certificate of public liability insurance pursuant to the following requirements of Title 12, Chapter 12.32 of the Ketchum Municipal Code. Every applicant, at its sole cost and expense, shall obtain and maintain in full force and effect throughout the entire term of the licensed special event public liability insurance in the amount of one million dollars (\$1,000,000.00) per person and one million dollars (\$1,000,000.00) per accident. In addition, every applicant, at its sole cost and expense, shall obtain and maintain public liability insurance for property damage in the amount of one million dollars (\$1,000,000.00). Certificates of such insurance shall be filed concurrently with the application for the special event and will include an endorsement stating that the City of Ketchum is named as an additional insured and that said insurance will not be canceled or altered by the insurance company or applicant without ten (10) days prior written notice of such intended alteration or cancellation to the City. Current certificates of such insurance shall be kept on file at all times during the term of the special event. (Ord. 669 § 7, 1995)

SIGNIFICANT EVENT CHANGES

Has this event been approved in the City of Ketchum in previous years? Yes* No

*If yes, please indicate any significant changes to the event request since its last approval:

HAVE YOU ATTACHED OR OBTAINED THE FOLLOWING?

<input type="checkbox"/> Payment & Deposit	<input type="checkbox"/> Proof of Insurance	<input type="checkbox"/> Temporary Traffic Control Plan
<input type="checkbox"/> Site Plan	<input type="checkbox"/> ITD Permit	<input type="checkbox"/> Alcohol Beverage Catering Permit
<input type="checkbox"/> City Sales Tax Permit	<input type="checkbox"/> Notification Form	<input type="checkbox"/> Health Department Permit
<input type="checkbox"/> Vendor List	<input type="checkbox"/> Proof of Music License	<input type="checkbox"/> Other

It is the applicant's responsibility to contact agencies outside of Ketchum that may be involved in the permit, inspection, sales, convenience or assistance process connected with your event. Those agencies may include but are not limited to the Idaho Power Company, Intermountain Gas, Idaho Alcohol Beverage Control Board, Idaho Highway Patrol and Blaine County Recreation District (a separate permit is required for use of any portion of the Wood River Trail System).

AUTHORIZATION OF APPLICANT

I have reviewed the completed application and know the contents thereof to be true. I represent and warrant that I have the lawful authority and authorization to execute this application and attached indemnity agreement, for and on behalf of the entity applying for the special event license. I have reviewed the conditions of the Ketchum Municipal Code, Title 12, Chapter 12.32 and do hereby agree to the terms set forth therein. Furthermore, I acknowledge that if I fail to so comply with the criteria and conditions set forth in Title 12, Chapter 12.32, my special event license will be revoked.

Pursuant to Resolution No. 08-123, any direct costs incurred by the city of Ketchum to review this application will be the responsibility of the applicant. Costs include but are not limited to engineer review, noticing and copying costs associated with the application. The city will require a retainer to be paid by the applicant at the time of application submittal to cover said associated costs. Following a decision or other closure of an application, the applicant will either be reimbursed for unexpended funds or billed for additional costs incurred by the city.

The City of Ketchum reserves the right to revoke any permit and/or cancel any event or park reservation as deemed necessary in order to protect the public health and safety. In event of cancellation the City will reasonably work with the event or park reservation holder to accommodate rescheduling.

Signature of Applicant: 

Date: 9/1/2020

LICENSE FEES		
Event Category	Event Fees	Amount or N/A
Application Fee	\$100, \$200 or \$600	\$ 200
Road Closure Fee	\$100 or \$500	\$
Park Reservation Fee (per day)	\$140 or \$275	\$
Facility Fee (per day)	\$150 or N/A	\$ 150
Music License Fee	\$10 or attach proof of licensure	\$ 10
	TOTAL FEES	\$
Deposit (Separate check required.)	\$250	\$250

INDEMNIFICATION AGREEMENT

In connection with sponsoring the event described in the attached application, a "Special Event" to be held in Ketchum, and as a condition of obtaining a license therefore, _____, (hereafter referred to as "Applicant"), agrees that Applicant shall indemnify and save and hold harmless the City of Ketchum, (hereafter referred to as "City"), City officials, agents and employees from and for any and all losses, claims, actions, judgments for damages, or injury to persons or property and losses and expenses caused or incurred by Applicant, its servants, agents, employees, guests, and business invitees and not caused by or arising out of the tortious conduct of City or its officials, agents or employees. In addition, Applicant shall maintain and specifically agrees that it will maintain, throughout the course of the "Special Event" liability insurance in which City shall be named insured in the minimum amount as specified in Title 12, Chapter 12.32. The limits of insurance shall not be deemed a limitation of the covenants to indemnify and save and hold harmless City from and for all such losses claims, actions, or judgments for damages or liability to persons or property. Applicant shall provide City with a Certificate of Insurance evidencing Applicant's compliance with the requirements of this paragraph and file such proof of insurance with the Special Events Manager.

DATED this 16 day of SEPTEMBER, 2020

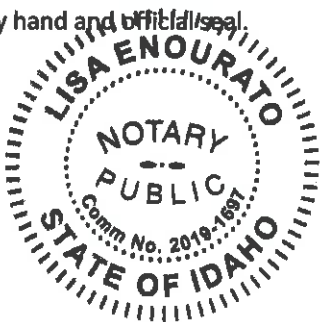
Signature of Applicant: 

STATE OF IDAHO

County of Blaine

On this 16th day of September, 2020, before me, a Notary Public in and for the State of Idaho, personally appeared Brittany Pieschl, known to me or proved to me upon satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.

WITNESS my hand and official seal.



Notary Public: 

Residing at: Harvey, ID

Commission expires: 8/12/25

Published on *City of Ketchum Idaho* (<https://www.ketchumidaho.org>)

[Home](#) > [COVID-19 Plan for Events & Park Reservations](#) > [Webform results](#) > Submission #11

Submission information

Form: [COVID-19 Plan for Events & Park Reservations](#) [1]
Submitted by Visitor (not verified)
Wed, 09/30/2020 - 1:30pm
184.183.113.175

Idaho Rebounds Guidance

Acknowledgement

By checking this box, I confirm that I have reviewed the Idaho Rebounds Guidance for Safe Gatherings and Public Events in Idaho.

Event/Reservation Information

What is the name of your event/reservation?

The Festival of Trees

Where will the event/reservation take place?

Ketchum Town Square

How many participants will attend?

200

From which states/regions will participants be arriving from?

Local/ Idaho

What are your protocols for participants arriving from COVID hotspots?

We are not anticipating anyone arriving from hot spots. However, at the entry, we will be taking temperatures. We have hand sanitizer stations. We will have a COVID protocol sign on display letting our guests know to use hand sanitizer, if you do need a mask one can be provided, practice safe distancing, if you are sick, please stay home.

Where will participants be staying if they are non-residents?

We don't expect residents not from here, but the event will not be over night.

Will you allow participants to attend who are experiencing COVID symptoms?

No

Will you provide face masks, hand sanitizer, hand washing stations or gloves for participants?

Yes

Who will provide food/beverage at your event/reservation (if applicable)?

A professional Caterer

Have your food/beverage providers issued assurance that they will follow state-issued and CDC protocols that are in place during your event/reservation (if applicable)?

Yes

Have your event contractors (tents, tables, chairs, portable toilets, florists, band/dj, etc.) provided assurance they will be following state-issued and CDC protocols that are in place during your event?

Yes

Site Plan

Upload Site Plan Here

Terms & Conditions

Signature

Penny Weiss

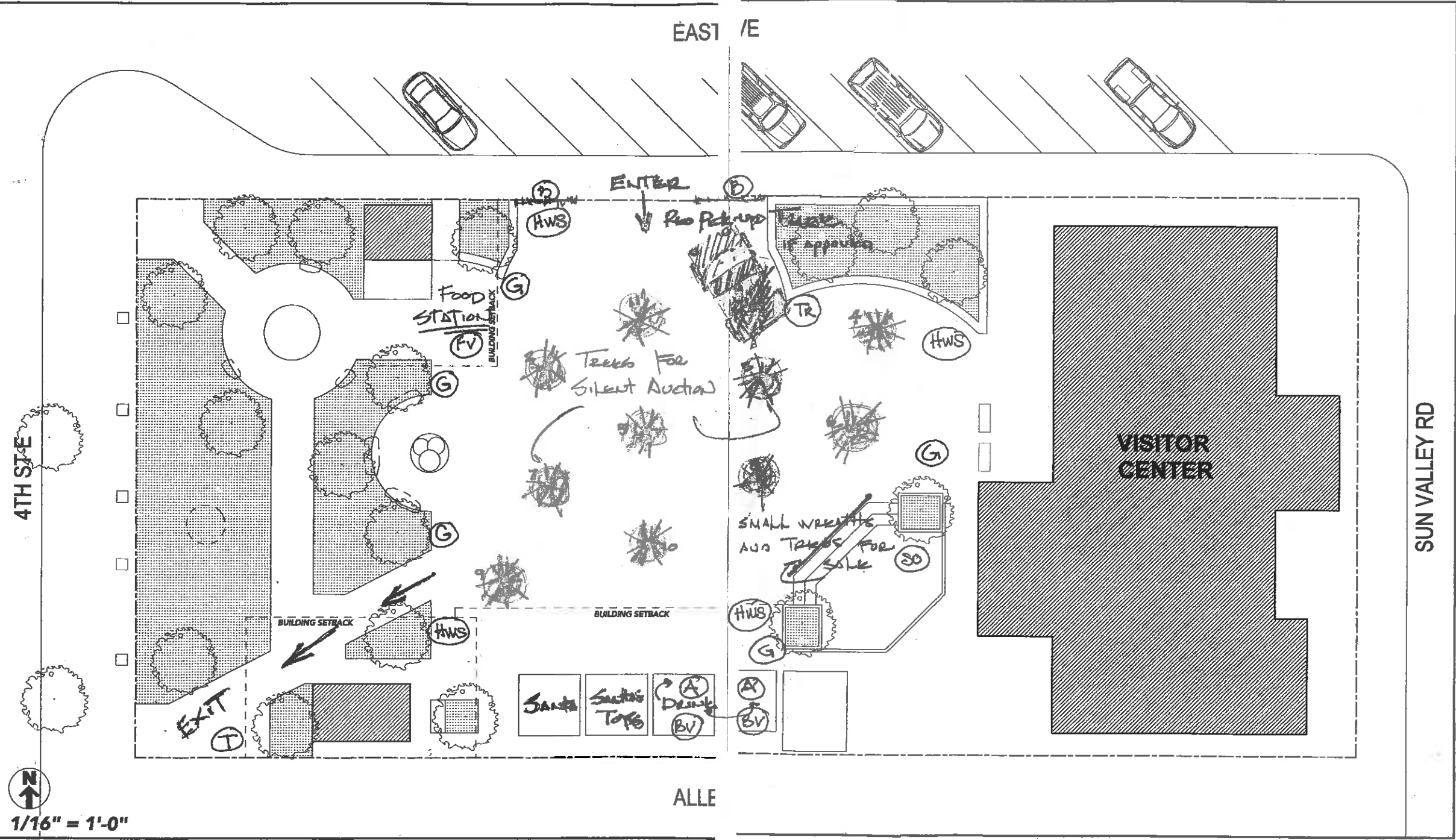
Acknowledgement

By checking this box, I understand and agree to the above terms.

Source URL: <https://www.ketchumidaho.org/node/40911/submission/5531>

Links

[1] <https://www.ketchumidaho.org/administration/webform/covid-19-plan-events-park-reservations>



1/16" = 1'-0"

KETCHUM TOWN SQUARE

EVENT TENT LOCATIONS AND CLEARANCES

10'x10'
TENT



City of Ketchum

October 19, 2020

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation To Approve Encroachment Agreement 20548 with Jack Bariteau Jr. for 391 First Avenue

Recommendation and Summary

Staff is recommending the council approve Encroachment Agreement 20548 and adopt the following motion:

I move to authorize the Mayor to approve the Encroachment Agreement 20548 with Jack Bariteau Jr. for the project located at 391 First Avenue.

The reasons for the recommendation are as follows:

- The improvements were discussed and reviewed as part of the development agreement approved for the proposed project at 391 First Avenue.
- The project has submitted for a building permit, and prior to issuance of the permit, the encroachment agreement must be approved by City Council.
- The property owner is responsible for installation, maintenance and repair of the improvements including the snow melt system in the public sidewalks and alley.

Introduction and History

As part of the new development under construction at 391 First Avenue (1st Avenue and 4th Street), the owner is proposing installation of a snow melt system in the sidewalks on 4th Street and First Avenue around the property and in front of the property at 331 First Avenue. The City has agreed to fund design and installation of the pavers and snow melt in front of 331 First Avenue to ensure continuity along the First Avenue block. With this project, and the project located at 311 First Avenue, the entire block will consist of pavers and snow melt.

Additional improvements are proposed along 4th Street and First Avenue consisting of planters, irrigation, and trees. This agreement also includes installation of pavement with snow melt in the remaining portion of the public alley adjoining 191 Sun Valley Road and 311 First Avenue. The agreement obligates the owner of 391 First Avenue to maintain and repair all the permitted improvements. In the event the snow melt system is not functioning, the owner will be responsible for snow removal. The obligations are documented in the encroachment agreement.

The agreement also permits the owner to construct improvements in the alley behind 391 First Avenue and 160 4th Street until such time as the alley vacation is recorded. After the alley is vacated, the improvements are no longer in city right of way and become private improvements. Under the development agreement conditions of approval, the alley is not vacated until the project is completed.

Analysis

As conditioned, the proposed improvements will be in working order during the winter. The system will limit the accumulation of snow and ice on the sidewalks and remaining portion of the public alley.

Sustainability

The project developer indicates installation of snow melt is more sustainable than plowing and hauling the snow to another location. Others believe installation of snow melt is not a sustainable approach because of the use of natural gas and greenhouse gas emissions. The decision to allow snow melt in the sidewalk and alley is a Council decision.

Financial Impact

There is a financial impact in that the city has agreed to fund the portion of the pavers and snow melt in front of 331 First Avenue. The agreement sets forth the terms of the funding. Funding for this improvement will come from the FY 21 capital improvement budget.

Attachments:

Encroachment Agreement 20548

WHEN RECORDED, PLEASE RETURN TO:

**OFFICE OF THE CITY ATTORNEY
CITY OF KETCHUM
POST OFFICE BOX 2315
KETCHUM, IDAHO 83340**

RIGHT-OF-WAY ENCROACHMENT AGREEMENT 20548

THIS AGREEMENT, made and entered into this ___ day of _____, by and between CITY OF KETCHUM, IDAHO, a municipal corporation ("Ketchum"), whose address is Post Office Box 2315, Ketchum, Idaho and JACK E BARITEAU JR., as Trustee of THE JACK E. BARITEAU JR., SEPARATE PROPERTY TRUST, dated October 2, 1996 and Main Drive Properties, LLC, a Tennessee limited liability company, (collectively referred to as "Owner"), whose address is Post Office Box 84, Sun Valley, Idaho 83353.

RECITALS

WHEREAS, Owner is the owner of real property described as 391 First Avenue North, Lots 1 and 2 of RE-DIVISION OF LOTS 1 & 2, Block 57, ORIGINAL KETCHUM TOWNSITE, according to the official plat thereof, record as Instrument No. 191607, records of Blaine County, Idaho ("Subject Property"), located within the City of Ketchum, State of Idaho; and as shown on Exhibit "A" attached hereto as Lot 1B after the Subject Property is replatted and,

WHEREAS, Owner wishes to construct a snow melt system under sidewalk pavers, planters, drainage, irrigation, trees, and all related and approved improvements within the City of Ketchum rights-of-way directly adjacent and abutting to Owner's property on First Avenue North and on Fourth Street as shown on Exhibit A: and,

WHEREAS, Until such time as the alley abutting properties identified as Owner's Property; and 160 West Fourth Street is vacated, Ketchum permits the installation of retaining walls, a public stairwell and public utilities and as shown in Exhibit "A" . After the alley is vacated, such improvements will be owned and maintained by the Owner; and,

WHEREAS, Owner wishes to install a snow melt system and plant mix pavement in the public right of way alley adjacent to 311 First Avenue; 331 First Avenue; and 171 West Sun Valley Road as shown in Exhibit "A" attached hereto and incorporated herein (collectively referred to as the "Improvements"); and,

WHEREAS Ketchum finds that said Improvements will not impede the use of said public right-of-way at this time and approves of the use of said public right-of-way subject to the terms and provisions of this Agreement;

NOW, THEREFORE, in contemplation of the above stated facts and objectives, it is hereby agreed as follows:

TERMS AND CONDITIONS

1. Ketchum shall permit Owner to install and maintain the Improvements identified in Exhibit "A" within the public rights-of-way of First Avenue North and Fourth Street located directly adjacent to the real properties located at 391 and 331 First Avenue North in Ketchum Idaho,. Improvements include a snow melt system under sidewalk pavers, planters, drainage, irrigation, and trees. Ketchum permits improvements for so long as Owner maintains said Improvements in a good repair and in a safe manner, and unless and until Ketchum in good faith requires the removal of all or some part of the Improvements to complete necessary modifications to the public right of way.

2. Ketchum shall permit Owner to install and maintain the Improvements identified in Exhibit "A" within the public alley right-of-way that is directly adjacent to ; the east side of 171 West Sun Valley Road and the west side of 311 First Avenue North and 331 First Avenue North in Ketchum Idaho. Improvements consist of snow melt and plant mix pavement. Ketchum permits improvements for so long as Owner maintains said Improvements in a good repair and in a safe manner, and unless and until Ketchum in good faith requires the removal of all or some part of the Improvements to complete necessary modifications to the public right-of-way.

3. Until such time as the alley is vacated, Ketchum hereby permits Owner to excavate the public alley right-of-way directly behind and adjacent to Owner's east property line and up to the west property line of 160 West Fourth Street and complete the alley right-of-way improvements as shown on Exhibit "A" attached hereto. Once the alley vacation is final, Owner shall assume ownership and responsibility for all improvements in the vacated alley.

4. Owner shall pay for the cost of all of right of way improvements as shown on Exhibit "A" at its sole expense, with the exception that Ketchum shall reimburse Owner for all design and construction costs of the sidewalk, snow melt system, curb and gutter and other improvements required by Ketchum that begins at the property line separating 391 and 331 First Avenue North and ends at the property line separating 331 and 311 First Avenue North. Owner shall provide Ketchum a written estimate of such costs prior to commencing work. Owner and Ketchum shall mutually agree to the estimated costs. Reimbursement of these costs shall be made within ninety (90) days of receipt of Owner's written demand by Ketchum. Owner shall provide a complete accounting of all costs of this work to Ketchum with Owner's written notice.

5. The removal of all Owner improvements if so directed by Ketchum shall be at the sole expense of the Owner unless otherwise necessitated by the future development and or redevelopment of the properties located at 331 First Avenue North and 171 West Sun Valley Road. Redevelopment or development of these properties may impact or disturb Owner's original public alley right-of-way improvements and Owner's maintenance responsibilities described below. If, and when an individual property owner of 331 First Avenue North, 160 West Fourth Street and or 171 West Sun Valley Road, has applied for and been granted approval by Ketchum for the development, redevelopment and construction of improvements on such property owner's respective property, Ketchum agrees that as a condition of such future approval, that the applicant shall notify Owner in writing of the need to disturb all or a portion of the public alley improvements made by Owner. Owner and Ketchum agree to cooperate and coordinate with each respective

property owner related to the proposed improvement work that will disturb the improvements in the public alley right-of-way as shown on Exhibit "A" and each respective property owner shall be responsible for reimbursing Owner for any repair or restoration to the public alley right-of-way improvements so as to not interfere or cause Owner to not fulfill its obligations for the operation and maintenance of the public alley improvements as described herein. Ketchum agrees to make this obligation a condition of any future development, redevelopment or improvement approvals granted to the property owners identified by property address herein above.

6. Owner shall be responsible for the following:
 - a. Maintenance, repair and replacement of the snow melt system and all related improvements within the rights-of-way on First Avenue North, Fourth Street and the public alley right-of-way bordering the properties as shown on Exhibit "A" due to failures from installation, use, or other damage to the snow melt system. The Owner shall be responsible for removal of snow on the public sidewalks and alley where the snow melt is located in the event the snow melt system fails to operate or requires repair or replacement. Such maintenance, repair, replacement, and snow removal shall be at Owner's expense and shall be an obligation of Owner or Owner's property manager and occur within 48 hours of notice by Ketchum unless a longer period of time is agreed to by Owner and Ketchum. If the snow melt system is not operating, Owner shall Remove snow from the public right of way within 48 hours of Ketchum requesting removal. .
 - b. Maintenance, repair, and replacement, of the pavers, planters and trees located in the public rights-of-way on First Avenue North and Fourth Street and directly adjacent to 391 First Avenue North and 331 First Avenue North . Such maintenance, repair, and replacement shall be at Owner's expense and occur within 48 hours of notice by Ketchum unless a longer period of time is agreed to by Owner and Ketchum.
 - c. Until the vacation of the public alley right-of-way by Ketchum behind 391 First Avenue North is recorded in Blaine County, Owner shall be responsible for snow removal until such time as the snow melt system is operational in the public alley right-of-way bordered by the properties located at 311 First Avenue North, 331 First Avenue North and 171 West Sun Valley Road. Snow removal requirements may be adjusted during the period of construction with approval by Ketchum. Owner shall maintain access to the Idaho Power temporary sector power box located at the northwest corner of the alley behind 391 First Avenue, including snow removal, until the public alley right-of-way vacation is recorded.

7. In consideration of Ketchum allowing Owner to maintain the Improvements in the public right-of-way, Owner agrees to indemnify and hold harmless Ketchum from and against any and all claims of liability for any injury or damage to any person or property arising from the Improvements constructed, installed and maintained in the public right-of-way unless arising from the willful misconduct or gross negligence of Ketchum. Owner shall further indemnify and hold Ketchum harmless from and against any and all

claims arising from any material breach or default in the performance of any obligation on Owner's part to be performed under this Agreement, or arising from any negligence of Owner or Owner's agents, contractors or employees and from and against all costs, attorney's fees, expenses and liabilities incurred in the defense of any such action or proceeding brought thereon. In the event any action or proceeding is brought against Ketchum by reason of such claim, Owner, upon written notice from Ketchum, shall defend Ketchum at Owner's expense by counsel satisfactory to Ketchum. Owner, as a material part of the consideration to Ketchum, hereby assumes all risk of damages to property or injury to persons in, upon or about the Improvements constructed, installed and maintained in the public right-of-way arising from the construction, installation and maintenance of said Improvements and Owner hereby waives all claims in respect thereof against Ketchum except those arising from the willful misconduct or gross negligence of Ketchum.

8. Ketchum shall not be liable for injury to Owner's business or loss of income therefrom or for damage which may be sustained by the person, goods, wares, merchandise or property of Owner, its tenants, employees, invitees, customers, agents or contractors or any other person in or about the Subject Property caused by or resulting from the Improvements constructed, installed, removed or maintained in the public right-of-way.

9. Owner understands and agrees that by maintaining the Improvements in the public right-of-way pursuant to this Agreement, Owner obtains no claim or interest in said public right-of-way which is adverse to that of Ketchum and that Owner obtains no exclusive right to said public right-of-way nor any other right to use the public right-of-way not specifically described herein.

10. This Agreement shall be a covenant running with the Subject Property and the terms and provisions hereof shall inure to the benefit of and be binding upon the parties and the respective heirs, personal representatives, successors and assigns of the parties hereof.

11. In the event either party hereto retains an attorney to enforce any of the rights, duties and obligations arising out of this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party reasonable attorney's fees at the trial and appellate levels and, whether or not litigation is actually instituted.

12. This Agreement shall be governed by, construed, and enforced in accordance with the laws and decisions of the State of Idaho. Venue shall be in the District Court of the fifth Judicial District of the State of Idaho.

13. This Agreement sets forth the entire understanding of the parties hereto and shall not be changed or terminated orally. It is understood and agreed by the parties hereto that there are no verbal promises or implied promises, agreements, stipulations or other representations of any kind or character pertaining to the Improvements maintained in the public right-of-way other than as set forth in this Agreement.

14. No presumption shall exist in favor of or against any party to this Agreement as the result of the drafting and preparation of this document.

15. This Agreement shall be recorded with the Blaine County Recorder by Ketchum.

16. The parties fully understand all of the provisions of this Agreement, and believe them to be fair, just, adequate, and reasonable, and accordingly accept the provisions of this Agreement freely and voluntarily.

OWNER:

CITY OF KETCHUM:

By: _____

By: _____

Jack Barieau Jr., as trustee of The
Jack E. Bariteau Jr. Separate Trust
u/a/d/ October 2, 1996

Neil Bradshaw, Mayor

ATTEST:

Grant Gager
City Clerk

STATE OF _____,)
)
County of _____.) ss.

On this ____ day of _____, 2020, before me, the undersigned Notary Public in and for said State, personally appeared _____, known to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public for _____
Residing at _____
Commission expires _____

STATE OF _____,)
)
County of _____.) ss.

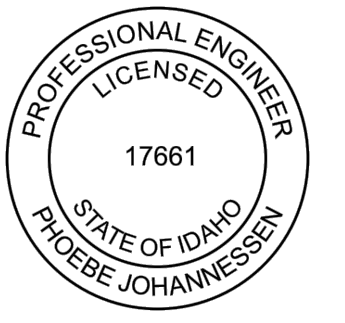
STATE OF IDAHO)
)
County of Blaine) ss.

On this ____ day of _____, 2020, before me, the undersigned Notary Public in and for said State, personally appeared NEIL BRADSHAW, known or identified to me to be the Mayor of the CITY OF KETCHUM, IDAHO, and the person who executed the foregoing instrument on behalf of said municipal corporation and acknowledged to me that said municipal corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.

Notary Public for _____
Residing at _____
Commission expires _____

EXHIBIT "A"



REVISIONS	DATE	BY
No.		
DESCRIPTION		



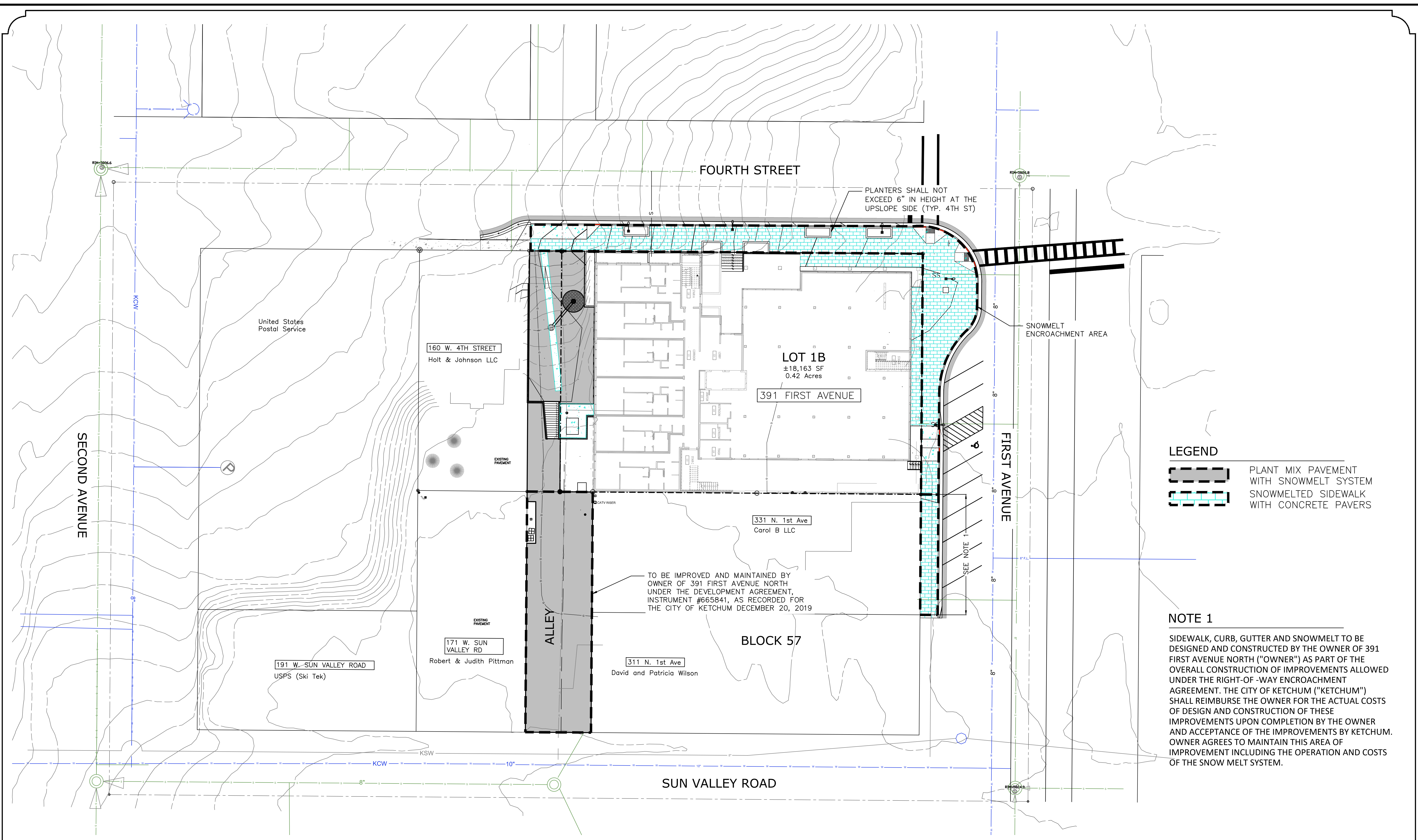
PREPARED BY:
BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733 100 BELL DRIVE
KETCHUM, IDAHO 83340
(208) 726-9512
FAX 726-9514
WEB: WWW.BMA5B.COM
MAIL: WWW.BMA5B.COM

**ENCROACHMENT AND ALLEY
MAINTENANCE**
KETCHUM BLOCK 57 LOT 1B
T4N, R17E, SEC 13, B.M., KETCHUM, IDAHO
PREPARED FOR: JACK BARITEAU

DRAWN BY: PLJ
DESIGNED BY: PLJ
CHECKED BY: CPL
DATE: 10/13/20
PROJECT NO.: 18114

DRAWING NO.

EXHIBIT A



PLANTERS SHALL NOT EXCEED 6" IN HEIGHT AT THE UPSLOPE SIDE (TYP. 4TH ST)

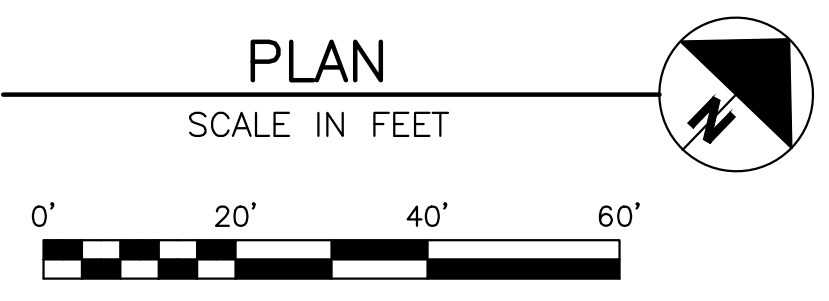
SNOWMELT ENCROACHMENT AREA

LEGEND

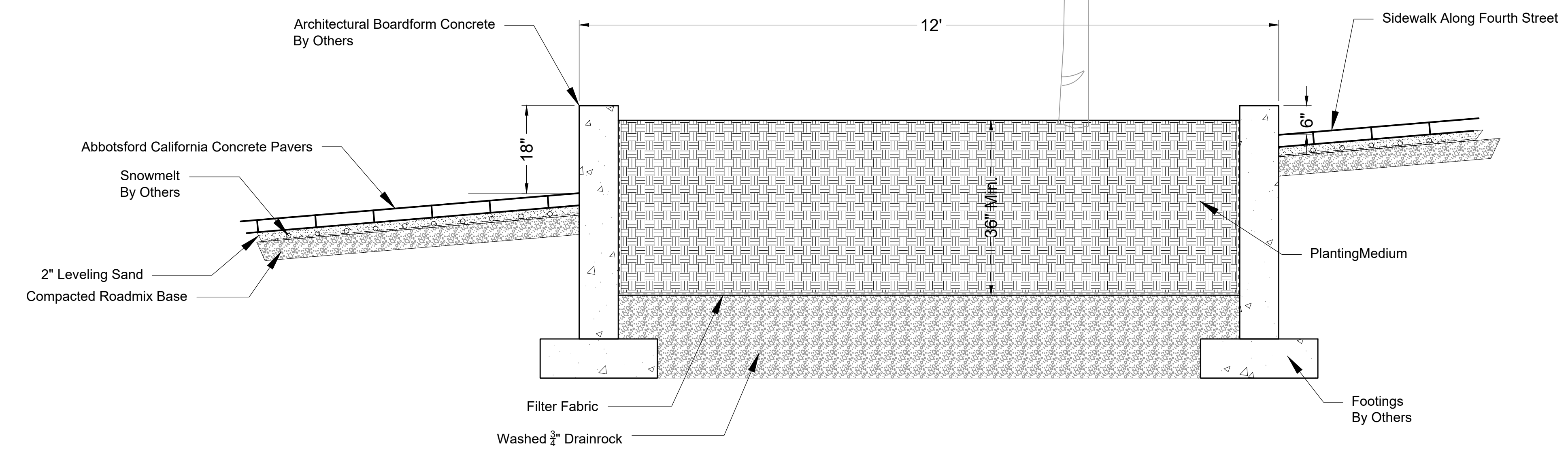
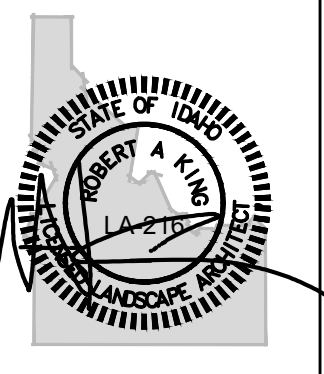
- [Hatched Pattern] PLANT MIX PAVEMENT WITH SNOWMELT SYSTEM
- [Blue Hatched Pattern] SNOWMELTED SIDEWALK WITH CONCRETE PAVERS

NOTE 1
SIDEWALK, CURB, GUTTER AND SNOWMELT TO BE DESIGNED AND CONSTRUCTED BY THE OWNER OF 391 FIRST AVENUE NORTH ("OWNER") AS PART OF THE OVERALL CONSTRUCTION OF IMPROVEMENTS ALLOWED UNDER THE RIGHT-OF-WAY ENCROACHMENT AGREEMENT. THE CITY OF KETCHUM ("KETCHUM") SHALL REIMBURSE THE OWNER FOR THE ACTUAL COSTS OF DESIGN AND CONSTRUCTION OF THESE IMPROVEMENTS UPON COMPLETION BY THE OWNER AND ACCEPTANCE OF THE IMPROVEMENTS BY KETCHUM. OWNER AGREES TO MAINTAIN THIS AREA OF IMPROVEMENT INCLUDING THE OPERATION AND COSTS OF THE SNOW MELT SYSTEM.

TO BE IMPROVED AND MAINTAINED BY OWNER OF 391 FIRST AVENUE NORTH UNDER THE DEVELOPMENT AGREEMENT, INSTRUMENT #665841, AS RECORDED FOR THE CITY OF KETCHUM DECEMBER 20, 2019



C:\BMA\Ketchum\18114\block_57\18114_Civil_18114_Civil.dwg, 10/13/2020 3:01:57 PM



FOURTH STREET RAISED PLANTERS — Scale: 3/4" = 1' - 0"
 TYPICAL CONSTRUCTION



City of Ketchum

October 19, 2020

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to approve Right-of-Way Encroachment Agreement 20536 with Idaho Power for a temporary sector box and underground power lines in the City Right-of-Way.

Recommendation and Summary

Staff is recommending the Council approve the attached Encroachment Agreement 20536 and adopt the following motion:

"I move to authorize the Mayor to sign Encroachment Agreement 20536 with Idaho Power."

The reasons for the recommendation are as follows:

- The encroachment is necessary to facility construction of the property
- Construction the encroachment will have no impact on pedestrian or public access
- The duration of the temporary sector box permitted will be 24 months from execution of the agreement.

Introduction and History

To facilitate construction of the mixed-use building located at 391 N First Ave., also referred to as First and Fourth, Idaho Power would like to relocate the existing underground power lines and install a temporary three phase sector box in the alley between 4th and Sun Valley Road west of 1st Ave. The overall project involves tying into the existing underground powerlines in 4th Street, relocating approximately 120 feet of underground power in a 4" conduit within the alley, and installing a temporary sector box. The temporary sector box is an above ground structure 30" tall x 66" long x 22" wide in and proposed to be placed in the alley ROW until construction of the building has progressed to permit relocation of the sector box adjacent to the new building. The underground power lines and conduit will continue to remain in place following relocation of the sector box.

City code requires a right-of-way encroachment permit for any encroachment in the public right-of-way. These agreements are intended to help protect the City in the event the proposed encroachments were to ever pose an issue requiring repair, relocation, or removal of the encroachment. In this case the sector box is a temporary encroachment necessary for construction and permitted for a maximum of 24 months.

Analysis

Staff has reviewed the layout of the proposed utilities. Though the sector box is placed within the City alley ROW the City does not maintain this portion of the alley during winter months and it will not impact operations.

Financial Impact

There is no financial impact resulting from approval of this encroachment agreement.

Attachments:

Encroachment Agreement 20536

WHEN RECORDED, PLEASE RETURN TO:

**OFFICE OF THE CITY CLERK
CITY OF KETCHUM
POST OFFICE BOX 2315
KETCHUM, IDAHO 83340**

RIGHT-OF-WAY ENCROACHMENT AGREEMENT 20536

THIS AGREEMENT, made and entered into this ____ day of ____, 2020, by and between the CITY OF KETCHUM, IDAHO, a municipal corporation ("Ketchum"), whose address is Post Office Box 2315, Ketchum, Idaho and _____, representing IDAHO POWER COMPANY, (collectively referred to as "Owner"), whose address is 1221 West Idaho St., Boise, ID 83702

RECITALS

WHEREAS, Owner wishes to permit placement of a temporary sector box and underground electrical power lines in the public alley right-of-way between 3rd St. and 4th St. west of 1st Ave. These improvements are shown in Exhibit "A" attached hereto and incorporated herein (collectively referred to as the "Improvements"); and,

WHEREAS, Ketchum finds that said Improvements will not impede the use of said public right-of-way at this time subject to the terms and provisions of this Agreement;

WHEREAS, the Owner will restore the sidewalk, street, curb and gutter and any landscaping back to the original condition acceptable to the Streets and Facilities Director;

NOW, THEREFORE, in contemplation of the above stated facts and objectives, it is hereby agreed as follows:

TERMS AND CONDITIONS

1. Ketchum shall permit Owner to install a temporary sector box and power infrastructure identified in Exhibit "A" within the public alley right-of-way between between 3rd St. and 4th St. west of 1st Ave., until notified by Ketchum to remove the infrastructure at which time Owner shall remove infrastructure at Owner's expense. Placement of the temporary sector box is permitted for a maximum of 24 months from the date of execution of this agreement at which time the sector box will need to be relocated to private property or removed at Owner's expense.

2. Owner shall be responsible for the maintenance of said Improvements and shall repair said improvements within 48 hours upon notice from Ketchum that repairs are needed.

3. Owner shall be responsible for restoring the sidewalk, curb and gutter and landscaping that is altered due to the construction and installation of the facilities, to the satisfaction of the Director of Streets and Facilities.

4. In consideration of Ketchum allowing Owner to maintain the Improvements in the public right-of-way, Owner agrees to indemnify and hold harmless Ketchum from and against

any and all claims of liability for any injury or damage to any person or property arising from the Improvements constructed, installed and maintained in the public right-of-way. Owner shall further indemnify and hold Ketchum harmless from and against any and all claims arising from any breach or default in the performance of any obligation on Owner's part to be performed under this Agreement, or arising from any negligence of Owner or Owner's agents, contractors or employees and from and against all costs, attorney's fees, expenses and liabilities incurred in the defense of any such action or proceeding brought thereon. In the event any action or proceeding is brought against Ketchum by reason of such claim, Owner, upon notice from Ketchum, shall defend Ketchum at Owner's expense by counsel satisfactory to Ketchum. Owner, as a material part of the consideration to Ketchum, hereby assumes all risk of damages to property or injury to persons in, upon or about the Improvements constructed, installed and maintained in the public right-of-way arising from the construction, installation and maintenance of said Improvements and Owner hereby waives all claims in respect thereof against Ketchum.

5. Ketchum shall not be liable for injury to Owner's business or loss of income therefrom or for damage which may be sustained by the person, goods, wares, merchandise or property of Owner, its tenants, employees, invitees, customers, agents or contractors or any other person in or about the Subject Property caused by or resulting from the Improvements constructed, installed, removed or maintained in the public right-of-way.

6. Owner understands and agrees that by maintaining the Improvements in the public right-of-way pursuant to this Agreement, Owner obtains no claim or interest in said public right-of-way which is adverse to that of Ketchum and that Owner obtains no exclusive right to said public right-of-way nor any other right to use the public right-of-way not specifically described herein.

7. In the event either party hereto retains an attorney to enforce any of the rights, duties and obligations arising out of this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party reasonable attorney's fees at the trial and appellate levels and, whether or not litigation is actually instituted.

8. This Agreement shall be governed by, construed, and enforced in accordance with the laws and decisions of the State of Idaho. Venue shall be in the District Court of the fifth Judicial District of the State of Idaho.

9. Subject to Section 13 below, this Agreement sets forth the entire understanding of the parties hereto and shall not be changed or terminated orally. It is understood and agreed by the parties hereto that there are no verbal promises or implied promises, agreements, stipulations or other representations of any kind or character pertaining to the Improvements maintained in the public right-of-way other than as set forth in this Agreement.

10. No presumption shall exist in favor of or against any party to this Agreement as the result of the drafting and preparation of this document.

11. This Agreement shall be recorded with the Blaine County Recorder by Ketchum.

12. The parties fully understand all the provisions of this Agreement, and believe them to be fair, just, adequate and reasonable, and accordingly accept the provisions of this Agreement freely and voluntarily.

13. Notwithstanding any other provision of this Agreement, this Agreement shall be subject in all respects to the terms of the Franchise Agreement between Owner and Ketchum set forth in Ketchum Ordinance No. 1092 adopted by Ketchum on May 7, 2012, as such Franchise Agreement may be amended, extended or replaced by a new franchise agreement in the future ("Franchise Agreement"), and in the event of any conflict or uncertainty between the terms of this Agreement and the Franchise Agreement, the Franchise Agreement shall control.

OWNER:

CITY OF KETCHUM:

By: _____

By: _____
Neil Bradshaw
Its: Mayor

STATE OF _____,)
) ss.
County of _____.)

On this ____ day of _____, 2020, before me, the undersigned Notary Public in and for said State, personally appeared _____, known to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public for _____
Residing at _____
Commission expires _____

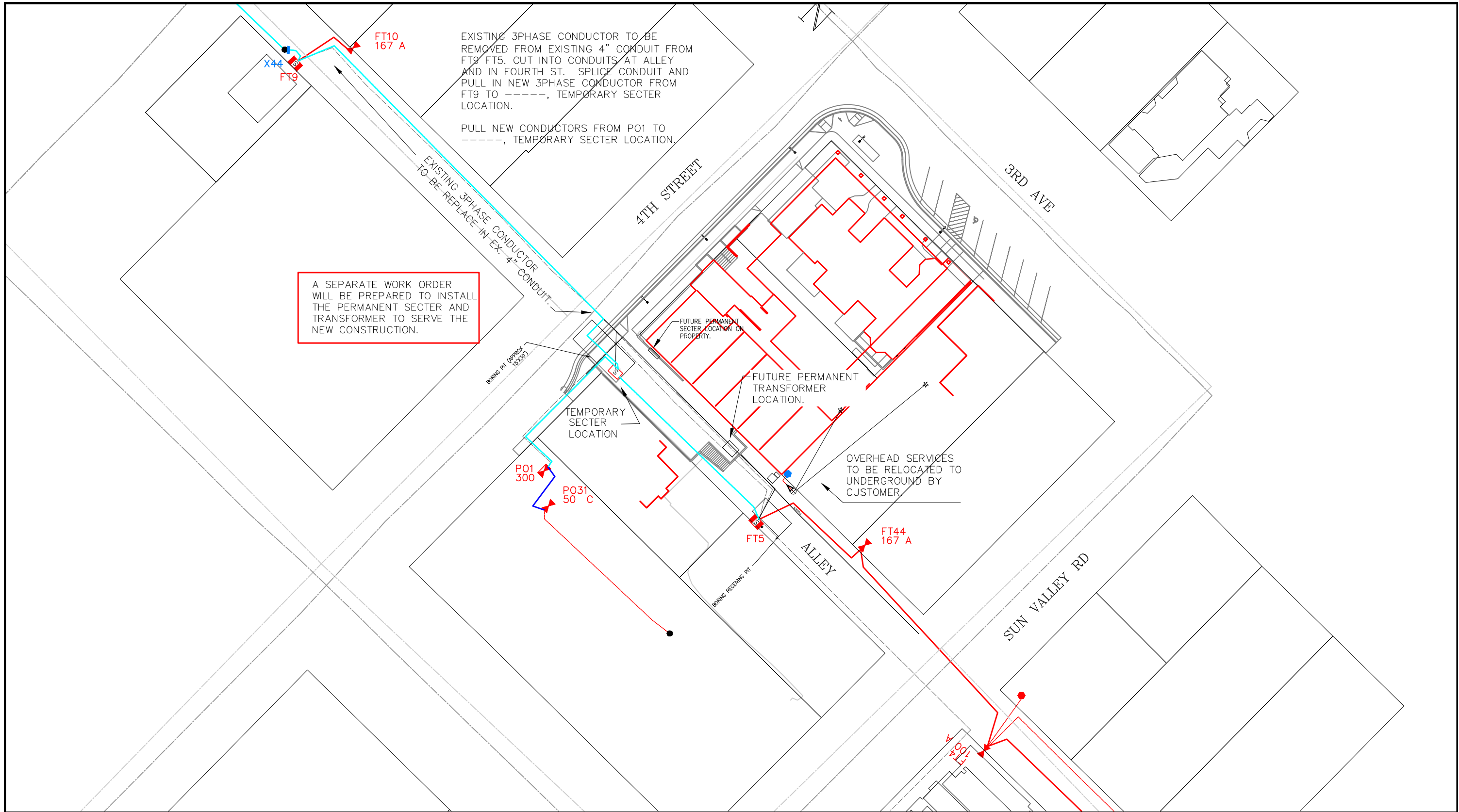
STATE OF IDAHO)
) ss.
County of Blaine)

On this ___ day of _____, 2020, before me, the undersigned Notary Public in and for said State, personally appeared NEIL BRADSHAW, known or identified to me to be the Mayor of the CITY OF KETCHUM, IDAHO, and the person who executed the foregoing instrument on behalf of said municipal corporation and acknowledged to me that said municipal corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.

Notary Public for _____
Residing at _____
Commission expires _____

EXHIBIT "A"



Job Title: FIRST & 4TH HOUSING-391 N 1ST AVE/KET UG FAC FOR MIXED USE PROJ	SWPP:-----	Feeder Map File Name: KCHM1103	Surveyed or GPS: SURVEYED	Customer: _____	Date: _____
Additional Description: RECONSTRUCT EXISTING UNDERGROUND 3PHASE POWER FOR CONSTRUCTION	Qua 1	Twn 04N	Rng 17E	Sec 13	BM BM
Additional Description: OF NEW MIXED USE BUILDING.	State ID	County Blaine		Construction Date: -----	Operating Voltage: 12.5kV
Joint Use Attachment: NO Pre-Built Date: ----- Built as Designed: -----			FDR By: ----- Date: ----- ArcFM By: ----- Date: -----		
			Designer: CDC0468 Design No: 0000142918 Work Order No: 27555550		



City of Ketchum

October 16, 2020

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Discussion and Direction to Staff on Expansion of Winter Parking Pilot Effort & Curbside Pickup Spots

Recommendation and Summary

Staff is requesting council direction regarding the expansion of last year's winter overnight parking pilot program as well as the expansion of curbside pickup spots.

The reasons for the request are as follows:

- Enable residents and visitors additional parking options to decrease instances of Driving Under the Influence.
- Decrease the financial impact to those who get towed and make it more convenient to retrieve their vehicle.
- With increased positive COVID rates and potential further indoor gathering regulations, it is important to aid businesses with additional curbside pickup locations.

Introduction and History

Winter Parking Regulations

City code currently prohibits overnight parking in the downtown core to allow for safe and efficient removal of snow. Historically, those who violated this law, had their vehicles towed to an impound lot. The average annual total number of tows has been between 50-60. The owner of the vehicle would be charged \$250 and then coordinate with tow operator to retrieve vehicle from secured tow lot. There was an additional \$50 daily charge for storage.

Last year the city started a pilot effort to be more user friendly to both residents and visitors. Specifically, the Washington Avenue parking lot was designated even/odd nights for overnight parking. In addition, First Avenue between River Street and First Street was designated as the tow lot for vehicles parked on the wrong side in the Washington Avenue parking lot. Since it was the first year of the pilot and new to residents and visitors, the city felt it was important to keep the towing fee as low as possible, the location of the vehicle close to the lot, and easily accessible.

This year, staff is proposing to maintain those elements and the following expansion components:

- Discontinue the practice of towing to a lot and instead relocate cars to First Avenue between River and First Street in the middle parking spots. Individuals would still need to pay \$90 tow fee and \$40 parking ticket. It is also important to remember the historical city impound lot is currently being used for construction parking associated with the new Fire Station.

- Designation of Second Avenue between Fourth and Fifth streets as even/odd night parking. Staff analyzed several blocks to offer an option on the north end of town. Based on topography, parking demands and construction projects, staff is recommending Second Avenue.

Staff is also exploring the concept of designating a portion of a street on the east side of downtown for bar/tavern workers. This street would be one of the last streets to be plowed so that workers have more time to conduct tasks after the closure of the facility without fear of being towed.

Curbside Pickup Spots

Several of these spots were designated this past spring during the early COVID re-opening stages. As the Council considers potential indoor group size limits due to increased positive rates in the county, staff felt it was important for the city to be proactive in designating additional spots to support our business community. City code enforcement staff is currently conducting a quick block by block assessment to determine the proper number of spots.

Analysis/Next Steps

Based on the Council's direction, staff would like to engage the broader community for feedback regarding this expanded winter parking pilot effort.

The Traffic Authority would hold a special meeting on October 28th to take up both items for action. The Authority would receive formal public testimony (email, Zoom, or in person) on the winter parking pilot. During the November 2nd Council meeting, staff would present an amendment to the city's parking code. Staff would then implement a multi-faceted public education effort to inform residents/visitors, businesses and workers regarding these options.

Should the expanded winter parking pilot move forward, staff would track the following metrics to help gauge the success of the project:

- Number of DUI citations
- Level of satisfaction from residents/adjacent businesses
- Impact to snow removal operations and safety
- Financial impact to city

Sustainability Impact

There is no sustainability impact.

Financial Impact

Should the city have to conduct double tows (move vehicle twice), there might be a financial impact.

**CITY OF KETCHUM
PUBLIC HEALTH EMERGENCY ORDER 20-04
(REQUIRING FACE COVERINGS, LIMITING GROUP GATHERINGS,
REQUIRING SOCIAL DISTANCING AND SIGNAGE)**

WHEREAS, COVID-19 is a respiratory disease that can result in serious illness or death, is caused by the SARS-CoV-2 virus, which is a new strain of coronavirus that had not been previously identified in humans and can easily spread from person to person. The virus is spread between individuals who are in close contact with each other through respiratory droplets; and

WHEREAS, on January 30, 2020, the International Health Regulations Emergency Committee of the World Health Organization declared the outbreak of COVID-19 a public health emergency of international concern; and

WHEREAS, on and after March 13, 2020, Idaho Governor Brad Little signed a declaration of emergency for the State of Idaho in response to concerns that cases of COVID-19 are imminent in Idaho and issued a series Orders addressing public health measures to slow the spread of COVID-19 including the Idaho Rebounds Plan; and

WHEREAS, on March 18, 2020 the Mayor of the City of Ketchum declared a local disaster emergency, and on March 23, 2020 the Ketchum City Council adopted the Declaration as per the Disaster Preparedness Act (Title 46, Chapter 10 of the Idaho Code), due to the threat that COVID-19 poses to the health and welfare of the residents of Ketchum; and

WHEREAS, on March 23, 2020, the Council adopted Ordinance 1207 establishing emergency powers that provide the authority, purpose, and intent of emergency powers to address the threat of COVID-19; and

WHEREAS, on September 29, 2020, the Council adopted Ordinance 1212 renewing the emergency powers and providing for the authority, purpose, and intent of emergency powers to address the threat of COVID-19; and

WHEREAS, infection rates in Idaho have significantly increased in urban areas in recent weeks, and Blaine County and the City of Ketchum are experiencing a rise in the numbers of verified cases of COVID-19; and

WHEREAS, the emergency services and local healthcare facilities have limited capacity to handle a significant increase in COVID-19 confirmed cases in Blaine County; and

WHEREAS, the CDC recommends that people maintain social distancing and wear cloth face coverings in public settings, especially when other social distancing measures are difficult to maintain; and

WHEREAS, there is a continuing and urgent need to protect all residents, employees and visitors in the city of Ketchum from the risks relating to the COVID-19 pandemic through the protection provided by wearing facial coverings and practicing social distancing; and

WHEREAS, the Mayor and City Council find it necessary to enact additional regulations to strengthen guidelines, to slow the community spread, and to protect the health, safety, and welfare of individuals living, working and visiting the city of Ketchum; and

WHEREAS, this Public Health Emergency Order 2020-04 was considered and approved by the City Council in accordance with provisions of Ordinance 1212;

NOW, THEREFORE, the Mayor and City Council do hereby adopt the following regulations, which shall supersede and replace all prior Public Health Emergency Orders issued by the City of Ketchum, and which shall be in effect until rescinded, superseded or amended by the Mayor or City Council.

SECTION 1. FACE COVERINGS

Every person, shall, when in any indoor or outdoor public place, completely cover their nose and mouth when members of the public are physically present for otherwise unprotected social interaction.

1. **DEFINITIONS:** For purposes of this Public Health Emergency Order “public place” shall mean any place open to all members of public without specific invitation, including but not necessarily limited to, retail business establishments, government offices, medical, educational, arts and recreational institutions, public transportation, including taxi cabs and ridesharing vehicles. “Members of the public” shall mean persons not therein employed, present without invitation.
2. **EXEMPTIONS:**
 - a. Children under the age of 5.
 - b. Persons who cannot medically tolerate wearing a face covering. A person is not required to provide documentation demonstrating that the person cannot medically tolerate wearing a face covering.
 - c. Persons who are hearing impaired, or communicating with a person who is hearing impaired, where the ability to see the mouth is essential for communication.
 - d. Persons, including on-duty law-enforcement officers, for whom wearing a face covering would create a risk to the person related to their work, as determined by local, state, or federal regulators or workplace safety guidelines.

- e. Persons who are obtaining a service involving the nose, face, or head for which temporary removal of the face covering is necessary to perform the service.
- f. Persons who are eating or drinking at a restaurant or other establishment that offers food or beverage service, so long as the person is able to maintain a distance of 6 feet away from persons who are not members of the same household or party as the person.
- g. Outdoor public places where people can employ social distancing as recommended by CDC.

SECTION 2. GROUP SIZE LIMITATIONS & SOCIAL DISTANCING MANDATE

All gatherings of non-household members shall maintain sixty-four (64) square feet of space per person in every indoor and outdoor space. No indoor gathering may exceed ten (10) persons, and no outdoor gathering may exceed fifty (50) persons, which limitations shall apply to all public and private property, private residences, business establishments of any and all type, unless herein below exempted.

1. DEFINITIONS: For purposes of this Public Health Order, “indoor” space shall mean any roofed space with two or more walls or impermeable vertical barriers preventing natural airflow and/or confining natural movement of air through said space, whether public or private. Rooms within a building, are separate “indoor” spaces. An “Outdoor” space is any other place, not an indoor space, that is owned by any single entity, public or private.
2. EXEMPTIONS:
 - a. Schools and school property.
 - b. Grocery stores.
 - c. Healthcare facilities.
 - d. Households with family units of more than ten (10) people that permanently reside together.
 - e. Institutional facilities operated by government, taxing districts and/or genuine non-profit organizations.
 - f. Any other private business, open to the public without specific invitation, that has adopted, implemented and posted written instructions at all entrances, and in other prominent public places, clearly visible throughout the business, COVID-19 mitigation strategies, enforced by the business, including at a minimum, provision of hand sanitizer or hand washing stations at all entrances and the ability to maintain 64 square feet of space per person in every indoor and outdoor space therein and on said premises.
 - g. Businesses who have submitted a detailed plan, approved by the city, which demonstrates additional actions/measures utilizing CDC best practice mitigation measures for that specific industry.

SECTION 3. PENALTIES

Any person who violates any provision of this Order, shall be guilty of an infraction, punishable by a fine of \$100.

SECTION 4. EFFECTIVE DATE AND SUNSET DATE

This Emergency Order shall take effect at 12:00 a.m., on October 20, 2020 and shall remain in effect until rescinded, superseded or amended by the Mayor or City Council.

Passed and approved by the Ketchum City Council on the 19^h day of October 2020.

APPROVED:

Neil Bradshaw
Mayor

ATTEST

Katrin Sharp, Deputy City Clerk



City of Ketchum

October 19th, 2020

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to hold a public hearing and approve the Lot Line Shift Preliminary Plat and Waiver Request to readjust the lot lines between two existing parcels, 131 Topaz Street and 151 Topaz Street

Recommendation and Summary

Staff recommends the City Council hold a public hearing and approve the Lot Line Shift Preliminary Plat and Waiver Request application by Galena Engineering, on behalf of Fritz Haemmerle and Reli Haemmerle, to reconfigure the lot lines between two existing parcels, 131 Topaz Street and 151 Topaz Street.

151 Topaz is a tax-lot 1.19 acres in size, contains a single-family residence (built 1951), and is an existing double-frontage lot with street frontage on both Topaz and Emerald Streets. 131 Topaz is Lot 1 of Shelby Dukes subdivision, is currently vacant, is 0.215 square feet in size and has frontage on Topaz Street only. The entirety of Topaz Street traverses the subject parcels, city right-of-way does not currently exist in this location. The majority of Emerald Street traverses the parcel addressed 151 Topaz, only a minimal length of city right-of-way (created and dedicated to the City with the platting of The Timbers condominiums) exists along the western portion of the parcel.

The Lot Line Shift action would reduce 151 Topaz to 0.76 acres in size and enlarge 131 Topaz to 0.43 acres in size. The proposed reconfiguration would also provide dedication of city right-of-way on both Topaz and Emerald Street for the entire lengths of both lots. However, the action as proposed would change 131 Topaz from a single-frontage lot into a double-frontage lot. The subdivision code prohibits the creation of new “double-frontage” lots and the property owners have requested a waiver from this standard.

City staff support granting the waiver request as part of this action because of the dedication of right-of-way to the city. See Figure 2 (next page) for the proposed right-of-way dedication. Additional analysis related to the waiver request is contained in Attachment D, Draft Findings of Fact, Conclusions of Law, and Decision.



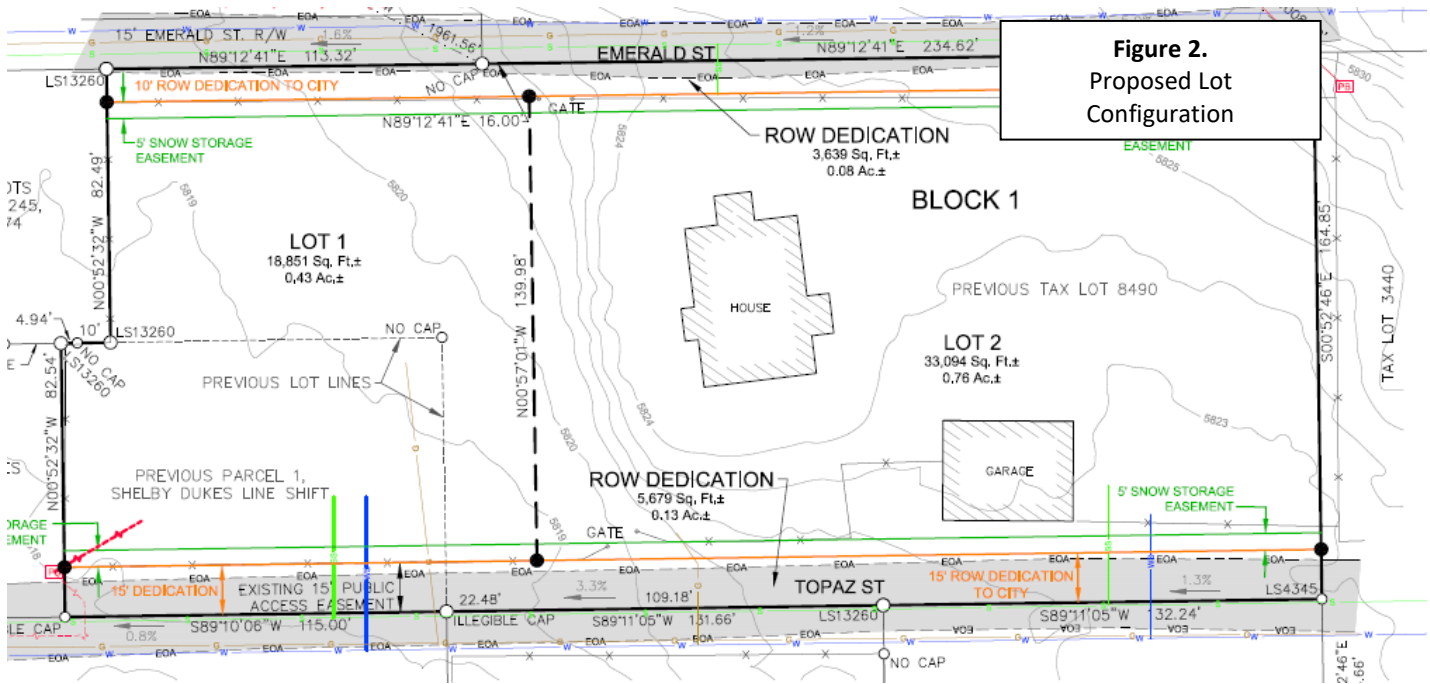


Figure 2.
Proposed Lot
Configuration

Recommended motion: "I move to approve the Gem Street Subdivision Lot Line Shift Preliminary Plat and Waiver Request application, subject to conditions 1-7 contained in the draft Findings of Fact, Conclusions of Law, and Decision and to adopt the draft Findings as presented."

The reasons for the recommendation are as follows:

- The request to subdivide meets all applicable standards for Lot Line Shift Preliminary Plats contained in Ketchum Municipal Code's Subdivision (Title 16) and Zoning (Title 17) regulations.
- The Planning and Zoning Commission recommended approval of the Preliminary and Waiver Request at their September 15th, 2020 meeting.
- Reconfiguring 131 Topaz into a double-frontage lot allows for the property owner to accomplish the goal of creating a more suitable building envelope and allows the city to obtain right-of-way that will facilitate and improve city operations in the vicinity, such as snow plowing and snow storage.
- The property owners have agreed to impose additional easements on both parcels as a result of this readjustment of lot lines, including new 5' wide snow storage easements along the street frontage of both parcels. Additionally, the property owners have agreed to enter into an indemnification agreement with the city prior to recording the Lot Line Shift Final Plat; the indemnification agreement will indemnify the city for any damages to existing fences which are located within the new easement areas being created.

Financial Impact

None at this time.

Attachments:

- A. Application
- B. Preliminary Plat dated July 2020
- C. Application for Waiver of Requirements dated August 5, 2020
- D. Draft Findings of Fact, Conclusions of Law, and Decision

Attachment A.
Application



City of Ketchum
Planning & Building

LLS - Preliminary Plat

Subdivision Application

OFFICIAL USE ONLY	
Application Number:	P25-071
Date Received:	8-6-20
By:	mp
Fee Paid:	95000
Approved Date:	
By:	

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

APPLICANT INFORMATION			
Name of Proposed Subdivision: Gem Street Subdivision			
Owner of Record: Fritz and Reli Haemmerle			
Address of Owner: PO Box 3154, Hailey, ID 83333			
Representative of Owner: Sean Flynn / Galena Engineering			
Legal Description: Tax Lot 8490 and Parcel 1, Shelby Dukes Line Shift			
Street Address: 131 and 151 Topaz Street			
SUBDIVISION INFORMATION			
Number of Lots/Parcels: 2			
Total Land Area: 61,264 sf			
Current Zoning District: LR			
Proposed Zoning District: LR			
Overlay District: None			
TYPE OF SUBDIVISION			
Condominium <input type="checkbox"/>	Land <input checked="" type="checkbox"/>	PUD <input type="checkbox"/>	Townhouse <input type="checkbox"/>
Adjacent land in same ownership in acres or square feet: 10,861 sf			
Easements to be dedicated on the final plat: A 15' City Row Dedication along Topaz Street, a 10' ROW Dedication along Emerald St, and 5' snow storage easements adjacent each street.			
Briefly describe the improvements to be installed prior to final plat approval: Utility connections will be installed for Lot 1			
ADDITIONAL INFORMATION			
All lighting must be in compliance with the City of Ketchum's Dark Sky Ordinance			
One (1) copy of Articles of Incorporation and By-Laws of Homeowners Associations and/or Condominium Declarations			
One (1) copy of current title report and owner's recorded deed to the subject property			
One (1) copy of the preliminary plat			
All files should be submitted in an electronic format.			

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

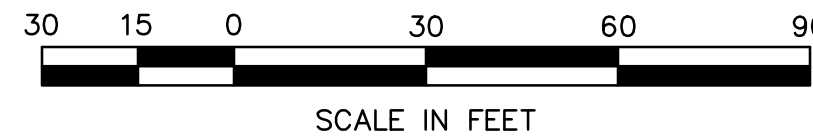
Sean Flynn Sean Flynn / Galena Engineering 08/05/2020
Applicant Signature Date

Attachment B.
Preliminary Plat dated July 2020

A PLAT SHOWING GEM STREET SUBDIVISION

WHEREIN THE LOT LINE BETWEEN TAX LOT 8490 AND PARCEL 1, SHELBY DUKES LINE SHIFT, ARE SHIFTED AS SHOWN HEREON
LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

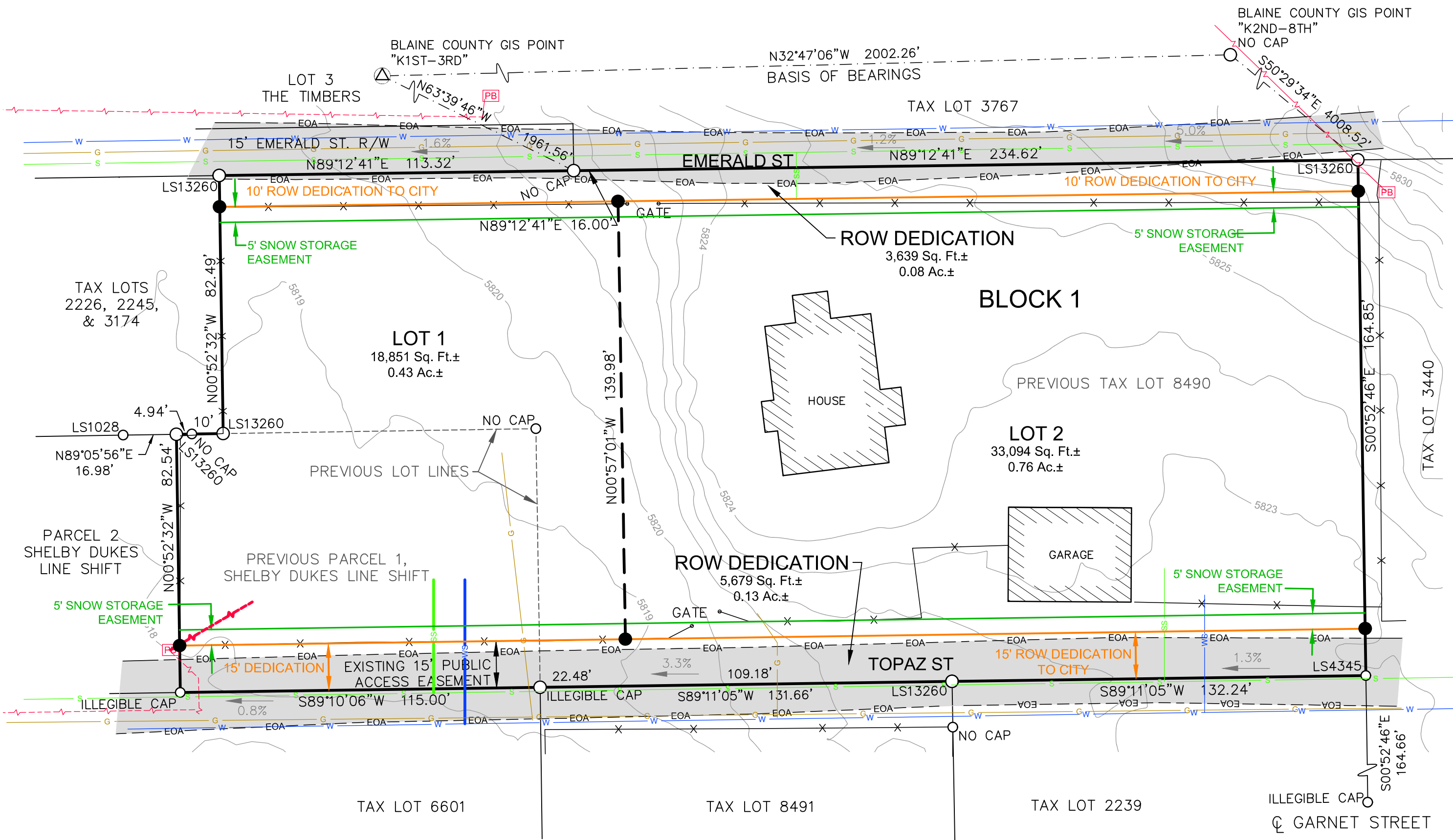
JULY 2020



SCALE: 1" = 30'

LEGEND

- Property Boundary
- Proposed Lot Line
- Adjoiner's Lot Line
- Proposed Right of Way Dedication
- Proposed 5' Snow Storage Easement
- Previous Lot Line
- Fence Line
- Edge of Asphalt Line
- GIS Tie Line
- 1' Contour Interval per 2017 LIDAR data
- Existing Sewer Main
- Existing Sewer Service
- Proposed Sewer Service
- Existing Water Main
- Existing Water Service
- Proposed Water Service
- Existing Gas Line
- Existing Overhead Power Line
- Existing Buried Power Line
- Proposed Buried Power Line
- Existing Asphalt
- Existing Structure
- Found Aluminum Cap on 5/8" Rebar
- Found 5/8" Rebar
- Found 1/2" Rebar
- Set 5/8" Rebar, P.L.S. 16670
- 1.3% Approximate Existing Drainage Direction and Grade
- Existing Power Transformer

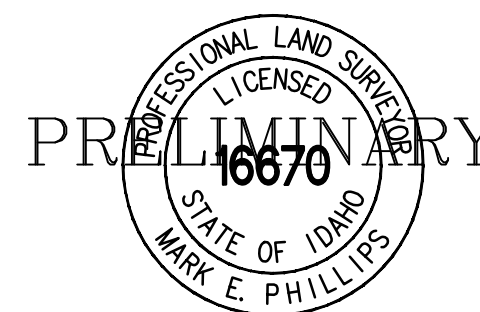


SURVEY NARRATIVE & NOTES

1. The purpose of this survey is to shift the lot lines between Tax Lot 8490 and Parcel 1, Shelby Dukes Line Shift, as shown hereon. The boundary shown is based on found monuments and the Record of Survey for Tax Lots 8265, 2241, 2246, and Parcel 1, Shelby Dukes Line Shift, Instrument Number 652396, records of Blaine County, Idaho. All found monuments have been accepted. Additional Documents used in the course of this survey include; Warranty Deeds, Instrument Numbers 132181, 132252, 229345, & 285434, all records of Blaine County, Idaho.
2. Except as specifically stated or depicted on this map, this survey does not purport to reflect any of the following which may be applicable to subject real property: natural hazards, encroachments, wetlands, easements, building setbacks, restrictive covenants, subdivision restrictions, zoning or any other land-use regulations. An independent title search has not been performed by the surveyor for this project.
3. The current zoning is Limited Residential. Refer to the City of Ketchum Zoning Ordinance for more information about this zone and required setbacks.
4. The owners and subdividers are Fritz and Reli Haemmerle, PO Box 3154, Hailey, ID 83333. The representative is Sean Flynn, Galena Engineering, Inc., 317 N River St., Hailey, ID 83333.
5. As shown hereon, there are existing fences within the proposed snow storage easements. Said fences will be allowed to remain until their respective lots are developed. At that time, the fences will be required to be removed from the snow storage easements, and these easements will be required to be kept clear of obstructions..
6. A 5' Utility Easement exists adjacent all exterior lot lines and centered along all interior lot lines.
7. Parking of cars and other vehicles is prohibited along Emerald and Topaz Street within the areas shown to be dedicated to the City, or within any asphalted areas of the Streets.

HEALTH CERTIFICATE: Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a Certificate of Disapproval.

Date _____ South Central Public Health District



MARK E. PHILLIPS, P.L.S. 16670

GEM STREET SUBDIVISION

GALENA ENGINEERING, INC.
HAILEY, IDAHO

SHEET 1 OF 2

Job No. 6817-01

Attachment C.

Application for Waiver of Requirements dated August 5, 2020



8-7-20

File Number: P20-074

APPLICATION FOR A WAIVER OF REQUIREMENTS

Name: Fritz & Reli Haemmerle

Phone No. (business): 208-578-0520 (home): _____

Mailing Address: PO Box 3154, Hailey ID, 83333

Project Address: 131 and 151 Topaz Street

Legal Description: Tax Lot 8490 and Parcel 1, Shelby Dukes Line Shift

Zoning Designation: LR

Overlay District: Flood ___ Avalanche ___ Pedestrian ___ Mountain ___

Please state with particularity the matters the applicant seeks waiver or deferral:

16.04.040.F.5, which does not allow for double frontage lots

Please state how the waiver or deferral would not be detrimental to the public welfare, health and safety nor injurious to property owners in the immediate area.

The waiver is being requested given the existing conditions and the need to dedicate sufficient right of way to the City and provide snow storage, along with being able to have a suitable building envelope. It is not anticipated that this waiver will be detrimental to the public welfare, health and safety, nor be injurious to property owners in the immediate area.

Applicant's Signature: Sean Tly
Representative's _____
w/ Galena Engineering

Date: 08/05/20

Attachment D.

Draft Findings of Fact, Conclusions of Law, and Decision



City of Ketchum
Planning & Building

IN RE:)
)
Gem Street Subdivision Lot Line Shift) **KETCHUM CITY COUNCIL**
Lot Line Shift Preliminary Plat) **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND**
Date: October 19th, 2020) **DECISION**
)
File Number: 20-071 and P20-074)

PROJECT: Gem Street Subdivision LLS

FILE NUMBER: P20-071 and P20-074

REPRESENTATIVE: Sean Flynn, P.E., Galena Engineering

OWNER: Fritz Haemmerle and Reli Haemmerle

REQUEST: Preliminary Plat Lot Line Shift to reconfigure two existing lots and waiver request to allow the creation of a new double-frontage lot

ASSOCIATED PERMITS: P20-074 (Waiver Request)

LOCATION: 131 Topaz Street (Lot 1, Shelby Dukes Subdivision) and 151 Topaz Street (FR SE SW TI 8490)

ZONING: Limited Residential (LR)

OVERLAY: None

NOTICE: A public hearing was held with the Ketchum City Council on October 19th, 2020; Notice was mailed to properties within a 300 ft radius of the subject property and all political subdivisions on September 30th, 2020. Notice was published in the September 30th, 2020 edition of the Idaho Mountain Express.

FINDINGS OF FACT

1. On October 19th, 2020, the Ketchum City Council considered the readjustment of lot lines and waiver request during a public hearing and approved the applications.
2. The subject properties are located in the Limited Residential (LR) zoning district.
3. The proposed readjusted lots will meet all required zoning and dimensional standards. The waiver request to allow proposed Lot 1, Gem Street Subdivision, to become a double-frontage lot is warranted due Findings of Fact detailed in Tables 3 and 4. Proposed Lot 2, Gem Street Subdivision, is an existing double-frontage lot.

Table 1: City Department Comments

City Department Comments			
Compliant			City Standards and City Department Comments
Yes	No	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire: No comment.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City Engineer and Streets Department: No comment.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Utilities: No comment.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Building: No comment.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Planning and Zoning: Comments are denoted throughout the Findings.

Table 2: Dimensional Standards

Compliance with Zoning and Dimensional Standards				
Compliant			Standards and Findings	
Yes	No	N/A	Ketchum Municipal Code Standard	City Standards and Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Minimum Lot Area
			Staff Comment	Required: 9,000 square feet minimum Proposed: Lot 1 will be 18,851 square feet, Lot 2 will be 33,094 square feet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Lot Width
			Staff Comment	Required: 80' average Proposed: Both lots 1 and 2 will exceed 100' in width.

Table 3: Waiver Standards

16.04.130.A and 16.04.130.B				
Compliant			Standards and Findings	
Yes	No	N/A	City Code	City Standards and Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.130.A	<p>A. General Requirements: Waiver of any of the requirements of this chapter may be granted by the council on a case by case basis upon the recommendation of the commission. Application for such waiver(s) must be in writing and must show that there are special physical characteristics or conditions affecting the property in question where literal enforcement of this chapter would result in undue hardship not the result of actions by the subdivider, and that the waiver would not be detrimental to the public welfare, health and safety, nor injurious to property owners in the immediate area.</p>
			Findings	<p>The applicant requested the waiver in writing, see Application for a Waiver of Requirements, dated August 5, 2020, in project file. This application was given a separate application number, P20-074.</p> <p>The waiver request is to allow an existing single-frontage lot, addressed 131 Topaz Street, to become a double-frontage lot via the readjustment of lot lines action. Granting the waiver will allow the lot to have a depth of 139.93' after 10' of right-of-way is dedicated along the northern portion of the parcel and 15' of right-of-way is dedicated along the southern portion of the parcel.</p> <p>The LR zoning district requires a 15' front setback and a 20' rear setback. If the approximately 140' deep lot were split in equal halves, the result would be two lots with 70' of depth; after required setbacks are accounted for (15' front + 20' rear), the available building envelope would be only 35' in depth on each lot. By creating one lot instead of two lots the city can gain dedication of significant right-of-way and the property owner gains a more functional building envelope.</p> <p>The waiver request is not detrimental to the public welfare, health or safety and is not injurious to property owners in the immediate area.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.130.B	<p>B. Application For Waiver: Applications shall be made to the administrator in writing at the time of subdivision application. Such waiver, together with such related data and maps as are necessary to fully illustrate the relief sought, shall be filed at that time. Such application shall be processed and considered with the preliminary plat application.</p>
				<p>An application for the waiver request (P20-074) was submitted concurrently with the Lot Line Shift Preliminary Plat application. The submittal materials are of sufficient detail to illustrate the relief sought.</p>

Table 4: Preliminary Plat Requirements

Preliminary Plat Requirements				
Present on Preliminary Plat?			Standards	
Yes	No	N/A	City Code	City Standards and Findings
<input type="checkbox"/>	X	<input type="checkbox"/>	16.04.030.C.1	The subdivider shall file with the administrator copies of the completed subdivision application form and preliminary plat data as required by this chapter.
			Findings	All required items are present.
<input type="checkbox"/>	X	<input type="checkbox"/>	16.04.030.J	Application and Preliminary Plat Contents: The preliminary plat, together with all application forms, title insurance report, deeds, maps, and other documents reasonably required, shall constitute a complete subdivision application. The preliminary plat shall be drawn to a scale of not less than one inch equals one hundred feet (1" = 100') and shall show the following:
			Findings	All items are present.
X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .1	The scale, north point and date.
			Findings	Present
X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030. J .2	The name of the proposed subdivision.
			Findings	Present
X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030. J.3	The name and address of the owner of record, the subdivider, and the engineer, surveyor, or other person preparing the plat.
			Findings	Present
X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030. J.4	Legal description of the area platted.
			Findings	Present
X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030. J .5	The names and the intersecting boundary lines of adjoining subdivisions and parcels of property.
			Findings	Present
X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030. J.6	A contour map of the subdivision with contour lines and a maximum interval of two feet (2') to show the configuration of the land based upon the United States geodetic survey data, or other data approved by the city engineer.
			Findings	Present

X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030. J.7	The scaled location of existing buildings, water bodies and courses and location of the adjoining or immediately adjacent dedicated streets, roadways and easements, public and private.
			Findings	Present
X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J .8	Boundary description and the area of the tract.
			Findings	Present
X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.9	Existing zoning of the tract.
			Findings	Present
X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.10	The proposed location of street rights of way, lots, and lot lines, easements, including all approximate dimensions, and including all proposed lot and block numbering and proposed street names.
			Findings	<ul style="list-style-type: none"> • The Plat includes a 15' dedication of right-of-way on Topaz street, with a 5' snow storage easement located parallel to the front property line. • The Plat indicates a 10' dedication of right-of-way on Emerald Street, with a 5' snow storage easement located parallel to the front property line.
X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J .11	The location, approximate size and proposed use of all land intended to be dedicated for public use or for common use of all future property owners within the proposed subdivision.
			Findings	Present
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.030.J .12	The location, size and type of sanitary and storm sewers, water mains, culverts and other surface or subsurface structures existing within or immediately adjacent to the proposed sanitary or storm sewers, water mains, and storage facilities, street improvements, street lighting, curbs, and gutters and all proposed utilities.
			Findings	No such improvements existing in the immediate vicinity of the subject lots.
X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J .13	The direction of drainage, flow and approximate grade of all streets.
			Findings	Present for both Emerald and Topaz Streets.
X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030. J .14	The location of all drainage canals and structures, the proposed method of disposing of runoff water, and the location and size of all drainage easements, whether they are located within or outside of the proposed plat.
			Findings	N/A – no canals or drainage easements are present. No grading will occur with this development action, no changes to site drainage is proposed.
X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030. J.15	Vicinity map drawn to approximate scale showing the location of the proposed subdivision in reference to existing and/or proposed arterials
			Findings	Vicinity map included in the project file.
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.030. J.16	The boundaries of the floodplain, floodway and avalanche overlay district shall also be clearly delineated and marked on the preliminary plat or a note provided if the entire project is in the floodplain, floodway or avalanche overlay district.
			Findings	N/A

<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.030. J.17	Building envelopes shall be shown on each lot, all or part of which is within a floodway, floodplain, or avalanche zone; or any lot that is adjacent to the Big Wood River, Trail Creek, or Warm Springs Creek; or any lot, a portion of which has a slope of twenty five percent (25%) or greater; or upon any lot which will be created adjacent to the intersection of two (2) or more streets.
			Findings	N/A
X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030. J .18	Lot area of each lot.
			Findings	Present
X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030. J .19	Existing mature trees and established shrub masses.
			Findings	An exhibit with an aerial photo showing trees and shrubs was provided with the prior application and copied to this project file.
X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030. J .20	To be provided to Administrator: 20. Subdivision names shall not be the same or confused with the name of any other subdivision in Blaine County, Idaho and shall be approved by the Blaine County Assessor.
			Findings	Subdivision name is unique.
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.030. J .21	All percolation tests and/or exploratory pit excavations required by state health authorities.
			Findings	NA
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.030. J .22	A copy of the provisions of the articles of incorporation and bylaws of homeowners' association and/or condominium declarations to be filed with the final plat of the subdivision.
			Findings	N/A, this action is a Lot Line Adjustment between two existing lots.
X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030. J .23	A current title report shall be provided at the time that the preliminary plat is filed with the administrator, together with a copy of the owner's recorded deed to such property.
			Findings	Provided and included in project file.
X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030. J .24	A digital copy of the preliminary plat shall be filed with the administrator.
			Findings	Provided and included in project file.

<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.A	<p>Required Improvements: The improvements set forth in this section shall be shown on the preliminary plat and installed prior to approval of the final plat.</p> <p>Construction design plans shall be submitted and approved by the city engineer.</p> <p>All such improvements shall be in accordance with the comprehensive plan and constructed in compliance with construction standard specifications adopted by the city.</p> <p>Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.</p>
			Findings	No improvements are required as this action is a Readjustment of Lot Lines between two existing lots.
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.B	<p>Improvement Plans: Prior to approval of final plat by the commission, the subdivider shall file two (2) copies with the city engineer, and the city engineer shall approve construction plans for all improvements required in the proposed subdivision. Such plans shall be prepared by a civil engineer licensed in the state.</p>
			Findings	N/A
		X	16.04.040.C	<p>Prior to final plat approval, the subdivider shall have previously constructed all required improvements and secured a certificate of completion from the city engineer. However, in cases where the required improvements cannot be constructed due to weather conditions or other factors beyond the control of the subdivider, the city council may accept, in lieu of any or all of the required improvements, a performance bond filed with the city clerk to ensure actual construction of the required improvements as submitted and approved. Such performance bond shall be issued in an amount not less than one hundred fifty percent (150%) of the estimated costs of improvements as determined by the city engineer. In the event the improvements are not constructed within the time allowed by the city council (which shall be one year or less, depending upon the individual circumstances), the council may order the improvements installed at the expense of the subdivider and the surety. In the event the cost of installing the required improvements exceeds the amount of the bond, the subdivider shall be liable to the city for additional costs. The amount that the cost of installing the required improvements exceeds the amount of the performance bond shall automatically become a lien upon any and all property within the subdivision owned by the owner and/or subdivider.</p>
			Findings	N/A

<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.D	As Built Drawing: Prior to acceptance by the city council of any improvements installed by the subdivider, two (2) sets of as built plans and specifications, certified by the subdivider's engineer, shall be filed with the city engineer. Within ten (10) days after completion of improvements and submission of as built drawings, the city engineer shall certify the completion of the improvements and the acceptance of the improvements, and shall submit a copy of such certification to the administrator and the subdivider. If a performance bond has been filed, the administrator shall forward a copy of the certification to the city clerk. Thereafter, the city clerk shall release the performance bond upon application by the subdivider.
			Findings	N/A
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.E	Monumentation: Following completion of construction of the required improvements and prior to certification of completion by the city engineer, certain land survey monuments shall be reset or verified by the subdivider's engineer or surveyor to still be in place. These monuments shall have the size, shape, and type of material as shown on the subdivision plat. The monuments shall be located as follows: <ol style="list-style-type: none"> 1. All angle points in the exterior boundary of the plat. 2. All street intersections, points within and adjacent to the final plat. 3. All street corner lines ending at boundary line of final plat. 4. All angle points and points of curves on all streets. 5. The point of beginning of the subdivision plat description.
			Findings	N/A

X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.F	<p>Lot Requirements:</p> <ol style="list-style-type: none"> 1. Lot size, width, depth, shape and orientation and minimum building setback lines shall be in compliance with the zoning district in which the property is located and compatible with the location of the subdivision and the type of development, and preserve solar access to adjacent properties and buildings. 2. Whenever a proposed subdivision contains lot(s), in whole or in part, within the floodplain, or which contains land with a slope in excess of twenty five percent (25%), based upon natural contours, or creates corner lots at the intersection of two (2) or more streets, building envelopes shall be shown for the lot(s) so affected on the preliminary and final plats. The building envelopes shall be located in a manner designed to promote harmonious development of structures, minimize congestion of structures, and provide open space and solar access for each lot and structure. Also, building envelopes shall be located to promote access to the lots and maintenance of public utilities, to minimize cut and fill for roads and building foundations, and minimize adverse impact upon environment, watercourses and topographical features. Structures may only be built on buildable lots. Lots shall only be created that meet the definition of "lot, buildable" in section 16.04.020 of this chapter. Building envelopes shall be established outside of hillsides of twenty five percent (25%) and greater and outside of the floodway. A waiver to this standard may only be considered for the following: <ol style="list-style-type: none"> a. For lot line shifts of parcels that are entirely within slopes of twenty five percent (25%) or greater to create a reasonable building envelope, and mountain overlay design review standards and all other city requirements are met. b. For small, isolated pockets of twenty five percent (25%) or greater that are found to be in compliance with the purposes and standards of the mountain overlay district and this section. 3. Corner lots outside of the original Ketchum Townsite shall have a property line curve or corner of a minimum radius of twenty five feet (25') unless a longer radius is required to serve an existing or future use. 4. Side lot lines shall be within twenty degrees (20°) to a right angle or radial line to the street line. 5. Double frontage lots shall not be created. A planting strip shall be provided along the boundary line of lots adjacent to arterial streets or incompatible zoning districts. 6. Every lot in a subdivision shall have a minimum of twenty feet (20') of frontage on a dedicated public street or legal access via an easement of twenty feet (20') or greater in width. Easement shall be recorded in the office of the Blaine County recorder prior to or in conjunction with recordation of the final plat.
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			Findings	<p>Re: #5, 151 Topaz is an existing, non-conforming double-frontage lot. This Readjustment of Lot Lines would create an additional double frontage lot (131 Topaz), which is not permitted. However, the applicant has submitted a Waiver Request consistent with the requirements of Title 16 to request a waiver from this standard. The Commission recommended approval of the waiver request.</p> <p>#2, 3, 4 are N/A.</p> <p>Standards #1, and #6 have been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.G	<p>G. Block Requirements: The length, width and shape of blocks within a proposed subdivision shall conform to the following requirements:</p> <ol style="list-style-type: none"> 1. No block shall be longer than one thousand two hundred feet (1,200'), nor less than four hundred feet (400') between the street intersections, and shall have sufficient depth to provide for two (2) tiers of lots. 2. Blocks shall be laid out in such a manner as to comply with the lot requirements. 3. The layout of blocks shall take into consideration the natural topography of the land to promote access within the subdivision and minimize cuts and fills for roads and minimize adverse impact on environment, watercourses and topographical features. 4. Except in the original Ketchum Townsite, corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the intersection of the streets.
			Findings	No new blocks are being created. NA.
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.H.1	<p>H. Street Improvement Requirements:</p> <ol style="list-style-type: none"> 1. The arrangement, character, extent, width, grade and location of all streets put in the proposed subdivision shall conform to the comprehensive plan and shall be considered in their relation to existing and planned streets, topography, public convenience and safety, and the proposed uses of the land;
			Findings	No new streets are proposed. NA.
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.H.2	<p>2. All streets shall be constructed to meet or exceed the criteria and standards set forth in chapter 12.04 of this code, and all other applicable ordinances, resolutions or regulations of the city or any other governmental entity having jurisdiction, now existing or adopted, amended or codified;</p>
			Findings	No new streets are proposed, only dedicated on right-of-way.
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.H.3	<p>3. Where a subdivision abuts or contains an existing or proposed arterial street, railroad or limited access highway right of way, the council may require a frontage street, planting strip, or similar design features;</p>
			Findings	NA the subdivision does not contain an existing or propose a new arterial street, railroad, or limited access highway.
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.H.4	<p>4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods;</p>

			Findings	NA, the construction of a new street is not proposed.
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.H.5	5. Street grades shall not be less than three-tenths percent (0.3%) and not more than seven percent (7%) so as to provide safe movement of traffic and emergency vehicles in all weather and to provide for adequate drainage and snow plowing;
			Findings	NA, the construction of a new street is not proposed.
X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.H.6	6. In general, partial dedications shall not be permitted, however, the council may accept a partial street dedication when such a street forms a boundary of the proposed subdivision and is deemed necessary for the orderly development of the neighborhood, and provided the council finds it practical to require the dedication of the remainder of the right of way when the adjoining property is subdivided. When a partial street exists adjoining the proposed subdivision, the remainder of the right of way shall be dedicated;
			Findings	Dedication parallel to the property lines with street frontage is proposed.
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.H.7	7. Dead end streets may be permitted only when such street terminates at the boundary of a subdivision and is necessary for the development of the subdivision or the future development of the adjacent property. When such a dead end street serves more than two (2) lots, a temporary turnaround easement shall be provided, which easement shall revert to the adjacent lots when the street is extended;
			Findings	NA, the construction of a new street is not proposed.
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.H.8	8. A cul-de-sac, court or similar type street shall be permitted only when necessary to the development of the subdivision, and provided, that no such street shall have a maximum length greater than four hundred feet (400') from entrance to center of turnaround, and all cul-de-sacs shall have a minimum turnaround radius of sixty feet (60') at the property line and not less than forty five feet (45') at the curb line;
			Findings	NA, the construction of a new street is not proposed.
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.H.9	9. Streets shall be planned to intersect as nearly as possible at right angles, but in no event at less than seventy degrees (70°);
			Findings	NA, the construction of a new street is not proposed.
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.H.10	10. Where any street deflects an angle of ten degrees (10°) or more, a connecting curve shall be required having a minimum centerline radius of three hundred feet (300') for arterial and collector streets, and one hundred twenty five feet (125') for minor streets;
			Findings	NA, the construction of a new street is not proposed.
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.H.11	11. Streets with centerline offsets of less than one hundred twenty five feet (125') shall be prohibited;
			Findings	NA, the construction of a new street is not proposed.

<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.H.12	12. A tangent of at least one hundred feet (100') long shall be introduced between reverse curves on arterial and collector streets;
			Findings	NA
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.H.13	13. Proposed streets which are a continuation of an existing street shall be given the same names as the existing street. All new street names shall not duplicate or be confused with the names of existing streets within Blaine County, Idaho. The subdivider shall obtain approval of all street names within the proposed subdivision from the County Assessor's office before submitting same to council for preliminary plat approval;
			Findings	NA
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.H.14	14. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills;
			Findings	NA
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.H.15	15. Street patterns of residential areas shall be designed to create areas free of through traffic, but readily accessible to adjacent collector and arterial streets;
			Findings	NA
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.H.16	16. Reserve planting strips controlling access to public streets shall be permitted under conditions specified and shown on the final plat, and all landscaping and irrigation systems shall be installed as required improvements by the subdivider;
			Findings	NA
X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.H.17	17. In general, the centerline of a street shall coincide with the centerline of the street right of way, and all crosswalk markings shall be installed by the subdivider as a required improvement;
			Findings	Dedication of ROW is proposed to be offset from property lines fronting existing streets.
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.H.18	18. Street lighting shall be required consistent with adopted city standards and where designated shall be installed by the subdivider as a requirement improvement;
			Findings	N/A streetlights are not required in this zoning district.
X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.H.19	19. Private streets may be allowed upon recommendation by the commission and approval by the Council. Private streets shall be constructed to meet the design standards specified in subsection H2 of this section and chapter 12.04 of this code;
			Findings	Dedication of right-of-way in front of the subject parcels is required and proposed.
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.H.20	20. Street signs shall be installed by the subdivider as a required improvement of a type and design approved by the Administrator and shall be consistent with the type and design of existing street signs elsewhere in the City;
			Findings	N/A

<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.H.21	21. Whenever a proposed subdivision requires construction of a new bridge, or will create substantial additional traffic which will require construction of a new bridge or improvement of an existing bridge, such construction or improvement shall be a required improvement by the subdivider. Such construction or improvement shall be in accordance with adopted standard specifications;
			Findings	N/A
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.H.22	22. Sidewalks, curbs and gutters shall be required consistent with adopted city standards and where designated shall be a required improvement installed by the subdivider;
			Findings	N/A sidewalks, curb and gutter are not required in this zoning district.
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.H.23	23. Gates are prohibited on private roads and parking access/entranceways, private driveways accessing more than one single-family dwelling unit and one accessory dwelling unit, and public rights-of-way unless approved by the City Council; and
			Findings	N/A no gates are proposed in this subdivision application.
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.H.24	24. No new public or private streets or flag lots associated with a proposed subdivision (land, planned unit development, townhouse, condominium) are permitted to be developed on parcels within the Avalanche Zone
			Findings	N/A
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.I	I. Alley Improvement Requirements: Alleys shall be provided in, commercial and light industrial zoning districts. The width of an alley shall be not less than twenty feet (20'). Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be provided to permit safe vehicular movement. Dead end alleys shall be permitted only within the original Ketchum Townsite and only after due consideration of the interests of the owners of property adjacent to the dead end alley including, but not limited to, the provision of fire protection, snow removal and trash collection services to such properties. Improvement of alleys shall be done by the subdivider as required improvement and in conformance with design standards specified in subsection H2 of this section.
			Findings	N/A parcels are not located in a commercial or industrial zone.

X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.J.1	<p>J. Required Easements: Easements, as set forth in this subsection, shall be required for location of utilities and other public services, to provide adequate pedestrian circulation and access to public waterways and lands.</p> <p>1. A public utility easement at least ten feet (10') in width shall be required within the street right-of-way boundaries of all private streets. A public utility easement at least five feet (5') in width shall be required within property boundaries adjacent to Warm Springs Road and within any other property boundary as determined by the City Engineer to be necessary for the provision of adequate public utilities.</p>
			Findings	Snow storage easements are indicated as required by city staff.
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.J.2	<p>2. Where a subdivision contains or borders on a watercourse, drainageway, channel or stream, an easement shall be required of sufficient width to contain such watercourse and provide access for private maintenance and/or reconstruction of such watercourse.</p>
			Findings	N/A parcels do not border a waterway, drainageway, channel or stream.
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.J.3	<p>3. All subdivisions which border the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a ten foot (10') fish and nature study easement along the riverbank. Furthermore, the Council shall require, in appropriate areas, an easement providing access through the subdivision to the bank as a sportsman's access. These easement requirements are minimum standards, and in appropriate cases where a subdivision abuts a portion of the river adjacent to an existing pedestrian easement, the Council may require an extension of that easement along the portion of the riverbank which runs through the proposed subdivision.</p>
			Findings	N/A parcels do not border a waterway.
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.J.4	<p>4. All subdivisions which border on the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a twenty five foot (25') scenic easement upon which no permanent structure shall be built in order to protect the natural vegetation and wildlife along the riverbank and to protect structures from damage or loss due to riverbank erosion.</p>
			Findings	N/A parcels do not border a waterway.
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.J.5	<p>5. No ditch, pipe or structure for irrigation water or irrigation wastewater shall be constructed, rerouted or changed in the course of planning for or constructing required improvements within a proposed subdivision unless same has first been approved in writing by the ditch company or property owner holding the water rights. A written copy of such approval shall be filed as part of required improvement construction plans.</p>
			Findings	N/A
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.J.6	<p>6. Nonvehicular transportation system easements including pedestrian walkways, bike paths, equestrian paths, and similar easements shall be dedicated by the subdivider to provide an adequate nonvehicular transportation system throughout the City.</p>
			Findings	N/A

X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.K	<p>K. Sanitary Sewage Disposal Improvements: Central sanitary sewer systems shall be installed in all subdivisions and connected to the Ketchum sewage treatment system as a required improvement by the subdivider.</p> <p>Construction plans and specifications for central sanitary sewer extension shall be prepared by the subdivider and approved by the City Engineer, Council and Idaho Health Department prior to final plat approval. In the event that the sanitary sewage system of a subdivision cannot connect to the existing public sewage system, alternative provisions for sewage disposal in accordance with the requirements of the Idaho Department of Health and the Council may be constructed on a temporary basis until such time as connection to the public sewage system is possible. In considering such alternative provisions, the Council may require an increase in the minimum lot size and may impose any other reasonable requirements which it deems necessary to protect public health, safety and welfare.</p>
			Findings	<p>151 Topaz is connected to municipal sewer.</p> <p>131 Topaz is not currently connected to municipal sewer but because it is an existing lot and this action is a readjustment of existing lot lines connection is not required at this time.</p>
X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.L	<p>L. Water System Improvements: A central domestic water distribution system shall be installed in all subdivisions by the subdivider as a required improvement. The subdivider shall also be required to locate and install an adequate number of fire hydrants within the proposed subdivision according to specifications and requirements of the City under the supervision of the Ketchum Fire Department and other regulatory agencies having jurisdiction. Furthermore, the central water system shall have sufficient flow for domestic use and adequate fire flow. All such water systems installed shall be looped extensions, and no dead end systems shall be permitted. All water systems shall be connected to the Municipal water system and shall meet the standards of the following agencies: Idaho Department of Public Health, Idaho Survey and Rating Bureau, District Sanitarian, Idaho State Public Utilities Commission, Idaho Department of Reclamation, and all requirements of the City.</p>
			Findings	<p>151 Topaz is connected to municipal water.</p> <p>131 Topaz is not currently connected to municipal water but because it is an existing lot and this action is a readjustment of existing lot lines connection is not required at this time.</p>
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.M	<p>M. Planting Strip Improvements: Planting strips shall be required improvements. When a predominantly residential subdivision is proposed for land adjoining incompatible uses or features such as highways, railroads, commercial or light industrial districts or off street parking areas, the subdivider shall provide planting strips to screen the view of such incompatible features. The subdivider shall submit a landscaping plan for such planting strip with the preliminary plat application, and the landscaping shall be a required improvement.</p>
			Findings	<p>N/A, this is readjustment of lot lines of existing lots and none of the conditions described by this standards are applicable.</p>

<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.N.1	<p>N. Cuts, Fills, And Grading Improvements: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts, fills, alterations of topography, streams, drainage channels, and disruption of soils and vegetation. The design criteria shall include the following:</p> <p>1. A preliminary soil report prepared by a qualified engineer may be required by the commission and/or Council as part of the preliminary plat application.</p>
			Findings	Item #1, soil report, not required by staff as area is already platted and this is a small-scale readjustment of lot lines.
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.N.2	<p>2. Preliminary grading plan prepared by a civil engineer shall be submitted as part of all preliminary plat applications. Such plan shall contain the following information:</p> <p>a. Proposed contours at a maximum of five foot (5') contour intervals. b. Cut and fill banks in pad elevations. c. Drainage patterns. d. Areas where trees and/or natural vegetation will be preserved. e. Location of all street and utility improvements including driveways to building envelopes. f. Any other information which may reasonably be required by the Administrator, commission or Council to adequately review the affect of the proposed improvements.</p>
			Findings	N/A, no grading will occur. This is a readjustment of lot lines for existing lots.
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.N.3	<p>3. Grading shall be designed to blend with natural landforms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.</p>
			Findings	N/A, no grading will occur. This is a readjustment of lot lines for existing lots.
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.N.4	<p>4. Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for open space for the benefit of future property owners within the subdivision.</p>
			Findings	NA
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.N.5	<p>5. Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such times as such revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion.</p>
			Findings	No disturbance will occur. This action is a readjustment of lot lines for existing lots.

<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.N.6	<p>6. Where cuts, fills, or other excavations are necessary, the following development standards shall apply:</p> <p>a. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability.</p> <p>b. Fills shall be compacted to at least ninety five percent (95%) of maximum density as determined by AASHO T99 (American Association of State Highway Officials) and ASTM D698 (American Standard Testing Methods).</p>
			Findings	No disturbance will occur. This action is a readjustment of lot lines for existing lots.
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.0	<p>O. Drainage Improvements: The subdivider shall submit with the preliminary plat application such maps, profiles, and other data prepared by an engineer to indicate the proper drainage of the surface water to natural drainage courses or storm drains, existing or proposed. The location and width of the natural drainage courses shall be shown as an easement common to all owners within the subdivision and the City on the preliminary and final plat. All natural drainage courses shall be left undisturbed or be improved in a manner that will increase the operating efficiency of the channel without overloading its capacity. An adequate storm and surface drainage system shall be a required improvement in all subdivisions and shall be installed by the subdivider. Culverts shall be required where all water or drainage courses intersect with streets, driveways or improved public easements and shall extend across and under the entire improved width including shoulders.</p>
			Findings	There are no culverts or drainage improvements in the vicinity.
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.P	<p>P. Utilities: In addition to the terms mentioned in this section, all utilities including, but not limited to, electricity, natural gas, telephone and cable services shall be installed underground as a required improvement by the subdivider. Adequate provision for expansion of such services within the subdivision or to adjacent lands including installation of conduit pipe across and underneath streets shall be installed by the subdivider prior to construction of street improvements.</p>
			Findings	N/A – extension of utilities is not required as this is a readjustment of lot lines between existing lots.
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.Q	<p>Q. Off Site Improvements: Where the off site impact of a proposed subdivision is found by the commission or Council to create substantial additional traffic, improvements to alleviate that impact may be required of the subdivider prior to final plat approval, including, but not limited to, bridges, intersections, roads, traffic control devices, water mains and facilities, and sewer mains and facilities.</p>
			Findings	N/A

<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.R	R. Avalanche And Mountain Overlay: All improvements and plats (land, planned unit development, townhouse, condominium) created pursuant to this chapter shall comply with City of Ketchum Avalanche Zone District and Mountain Overlay Zoning District requirements as set forth in Title 17 of this Code.
			Findings	N/A property is not in Avalanche or Mountain Overlay.
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.S	S. Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.
			Findings	N/A

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation organized under Article XII of the Idaho Constitution and the laws of the State of Idaho, Title 50, Idaho Code.
2. Under Chapter 65, Title 67, of the Idaho Code the City has passed a subdivision ordinance, Title 16.
3. The Council has authority to review and approve of the applicant's Lot Line Shift Preliminary Plat with waiver request pursuant to Chapter 16.04 of Ketchum Code Title 16.
4. The project **does** meet the standards of approval under Chapter 16.04 of Subdivision Code Title 16.

DECISION

THEREFORE, the Ketchum City Council **approves** this Preliminary Plat application this Monday, October 19th, 2020 subject to the following conditions:

1. An indemnification agreement, indemnifying the city for damages to the existing fences located on both lots, shall be recorded prior to recording the Final Plat and the instrument number for the Agreement shall be indicated on the Final Plat; and
2. In accordance with Ketchum Municipal Code 17.132.010.C.1, existing non-compliant exterior lighting fixtures shall be brought into conformance with the Dark Sky ordinance prior to recordation of the Final Plat; and
3. The recorded plat shall show a minimum of two Blaine County Survey Control Monuments with ties to the property and an inverse between the two monuments. The Survey Control Monuments shall be clearly identified on the face of the map; and
4. An electronic CAD file shall be submitted to the City of Ketchum prior to final plat signature by the City Clerk. The electronic CAD file shall be submitted to the Blaine County Recorder's office concurrent with the recording of the Plat containing the following minimum data:
 - a. Line work delineating all parcels and roadways on a CAD layer/level designated as "parcel";

- b. Line work delineating all roadway centerlines on a CAD layer/level designated as “road”; and
- c. Line work that reflects the ties and inverses for the Survey Control Monuments shown on the face of the Plat shall be shown on a CAD layer/level designated as “control”; and,

5. All information within the electronic file shall be oriented and scaled to Grid per the Idaho State Plane Coordinate System, Central Zone, NAD1983 (1992), U.S. Survey Feet, using the Blaine County Survey Control Network. Electronic CAD files shall be submitted in a “.dwg”, “.dgn” or “.shp” format and shall be submitted digitally to the City on a compact disc. When the endpoints of the lines submitted are indicated as coincidental with another line, the CAD line endpoints shall be separated by no greater than 0.0001 drawing units; and

6. The applicant shall provide a copy of the recorded final plat to the Department of Planning and Building for the official file on the application;

7. Failure to record a Final Plat within two (2) years of Council’s approval of a Preliminary Plat shall cause the Preliminary Plat to be null and void.

Findings of Fact **adopted** this 19th day of October, 2020.

Neil Bradshaw, Mayor, City of Ketchum

Katrin Sharp, City Clerk



City of Ketchum

October 19, 2020

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation To Consider Emergency Ordinance 1213

Recommendation and Summary

Staff is recommending council consideration of emergency Ordinance 1213 and if supportive, adoption of the following motions:

- I move to waive the first and second reading of Emergency Ordinance 1213
- I move to adopt Emergency Ordinance 1213 and read by title only

The reasons for the recommendation are as follows:

- Historic or culturally significant structures identified in the 2005 Archaeological and Historic Survey Report for Ketchum (Survey) and the 2006 Ketchum Historic Preservation Commission Recommended Heritage Sites (Heritage Site List) are currently threatened with demolition.
- Development inquires have occurred on multiple properties identified on the Survey and Heritage Site List.
- Properties with historic or culturally significant structures identified on the Survey and Heritage Site List have recently sold and new owners may not be aware of the significance of the existing structure.
- The Planning and Zoning Commission identified an immediate need to prepare a list of significant structures that embody the history and character of Ketchum and establish measures to protect such structures before they are lost.
- Demolition permits submitted before October 15, 2020 will not be impacted by the proposed ordinance.

Introduction and History

Recently, the Planning and Building Department has handled multiple development inquires, and the Planning and Zoning Commission has reviewed several development projects, on properties identified as historic or culturally significant in Ketchum. Currently, Ketchum Municipal Code Section 15.16.040 sets forth the process for demolition of a building or structure that is fifty (50) years of age or older or a building or structure that has been documented in the city of Ketchum windshield survey of historic properties dated August 2005, by Walsworth And Associates and subsequent amendments, revisions, and updates. The process does not prevent the demolition of a historic structure. A historic structure may be demolished provided a 60-day demolition waiting period occurs that includes:

- A notice of intent to demolish is published in the newspaper, the demolition notice is posted on the site and all property owners within 300 feet of the property are noticed of the demolition.

- A demolition permit may be issued at the end of the 60-day notice period or upon execution of a signed agreement to move the building to another site.

Staff is requesting Council consideration of an emergency ordinance to pause major alteration or demolition of historical or culturally significant structures for 182 days. During this period the City Council, Planning and Zoning Commission and staff would facilitate community input, update 2005 Archaeological and Historic Survey Report inventory and consider measures to protect historic and culturally significant structures in Ketchum. Consideration will be given to restoring the Ketchum Historic Preservation Commission as identified in Chapter 4.08 of the Ketchum Municipal Code.

Historic preservation has been a topic within Ketchum for over 30 years. In 1989, the City Council adopted Ordinance 511 that provided for the identification and preservation of historic sites in Ketchum, the establishment of the Ketchum Historic Preservation Commission (HPC) and their duties and responsibilities. Originally, the Commission consisted of five members and was increased to six members through Ordinance 512. Ketchum Municipal Code Chapter 4.08 sets forth the current membership for the HPC (seven members) and the powers, duties, and responsibilities. It is unclear when the HPC was disbanded. Based on city files it appears the HPC no longer existed after 2007/08.

During the period when the HPC was active, the Commission prepared the 2005 Archaeological and Historic Survey Report (Attachment B) for the city of Ketchum and surrounding area and in 2006, the Commission identified sites contained in the Survey in addition to other sites as Recommended Heritage Sites (Attachment C). Ketchum also obtained the status of a Certified Local Government (CLG), and to date, retains that designation. A CLG is defined by the Idaho State Historic Preservation Office as:

“Certified Local Government (CLG) communities are those that shown a commitment to historic preservation. They have done this by adopting a local ordinance and creating a historic preservation commission. The program is a dynamic partnership between local governments, the Idaho State Historic Preservation Office (SHPO), and the National Park Service (NPS). It assists local communities in preserving their unique historic character. The Certified Local Government program also provides technical assistance and small grants to local governments. Most importantly, communities use the grants to preserve their historic resources for future generations. The CLG program gives local communities a more active level of participation in the National Register of Historic Places program and a greater say in any federally funded projects in their area.”

The 2014 Comprehensive Plan identifies 10 core values for Ketchum and the #3 value is Community Character Preservation. The Plan includes a vision to *“Protect and support our architectural heritage through appropriate historic preservation standards and guidelines.”* Policy CD-1.2 of the Plan states, *“Individual buildings and sites of historical, architectural, archaeological, or cultural significance should be identified and considered for protection. The City should encourage the private sector to preserve and rehabilitate buildings and sites through local landmark designation, public improvements, guidelines, and other tools.”*

During the summer, the Planning and Zoning Commission reviewed several projects that included demolition of culturally significant structures. The Commission expressed concern about the pace of demolition and the loss of community character and requested a discussion on the issue. On October 13th the Commission had a robust discussion about the loss of cultural and historic structures in Ketchum and the need to take immediate action. The Commission expressed the following:

- The city is at a crossroads and if action is not taken now, Ketchum will lose its character and connection to its history.
- There is a need to identify significant structures and establish measures to protect them.
- Outreach that includes the City Council, Planning and Zoning Commission and the community should occur to identify the significant structures and develop protection measures.

Analysis

Presented for Council consideration is an emergency ordinance (Attachment A) to pause, for a period of 182 days, the demolition and significant exterior modifications to structures within the Community Core Zoning District (CC) that are identified as historically and culturally significant in the 2005 Archaeological and Historic Survey Report and the 2006 Ketchum Historic Preservation Commission Recommended Heritage Sites. A list of those sites is included in Attachment B to the proposed emergency ordinance. The 2005 and 2006 lists consisted of 96 sites. Based on a recent survey, 16 structures have been demolished or significantly altered since the lists were prepared in 2005 and 2006 leaving 82 remaining properties.

As proposed, any application filed on or after October 15, 2020 for a planning, building or demolition permit for a property on the list would be subject to the emergency ordinance. Dangerous building conditions that imperil the health or safety of the public, as determined by the Building Official and the Director of Planning and Building, would be exempt from the ordinance.

During the 182 period, the city will undertake a community process to update the 2005 Survey, and engage the community, City Council and the Planning and Zoning Commission in a process to identify options such as historic designations for buildings that prohibit demolition, limitations on exterior remodels while permitting interior remodels, relocation of buildings, and other options that would provide protections for historic and culturally significant structures in Ketchum.

Sustainability

Historic preservation and sustainability are linked together. Preservation and reuse of historic buildings reduces resource and material consumption, puts less waste in landfills, and consumes less energy than demolishing buildings and constructing new ones.

Financial Impact

There is no financial impact associated with the adoption of the proposed ordinance. Funding will be required to update the 2005 Survey and identify preservation options and potentially retain a consultant to assist with development of options and an ordinance.

Attachments:

Attachment A: Proposed Emergency Ordinance 1213

Attachment B: 2005 Archaeological and Historic Survey Report for Ketchum

Attachment C: 2006 Ketchum Historic Preservation Commission Recommended Heritage Sites

ORDINANCE 1213

AN EMERGENCY ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO FINDING AN IMMINENT PERIL TO THE PUBLIC HEALTH, SAFETY, OR WELFARE EXISTS REQUIRING ADOPTION OF AN EMERGENCY MORATORIUM PURSUANT TO IDAHO CODE SECTION 67-6523 TO PROHIBIT THE ACCEPTANCE OR ISSUANCE OF ANY PLANNING, BUILDING AND DEMOLITION PERMIT APPLICATION OR PERMIT FOR THE DEMOLITION, REMOVAL OR SIGNIFICANT ALTERATION OF HISTORICAL AND CULTURALLY SIGNIFICANT BUILDING IN THE COMMUNITY CORE (CC) ZONING DISTRICT; PROVIDING FOR PUBLICATION BY SUMMARY; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE AND A SUNSET DATE.

WHEREAS, Idaho Code Section 67-6523 authorizes local jurisdictions to enact emergency ordinances and adopt moratoria when the local governing board finds imminent peril to the public health, safety, or welfare; and

WHEREAS, Idaho Code Section 67-4601 states, in pertinent part, “the legislature of this state has determined that the historical, archaeological, architectural and cultural heritage of the state is among the most important environmental assets of the state and furthermore that the rapid social and economic development of contemporary society threatens to destroy the remaining vestiges of this heritage, it is hereby declared to be the public policy and in the public interest of this state to engage in a comprehensive program of historic preservation, undertaken at all levels of the government of this state and its political subdivisions, to promote the use and conservation of such property for the education, inspiration, pleasure and enrichment of the citizens of this state.”; and

WHEREAS, the city of Ketchum (“City”) conducted an Archaeological and Historic Survey Report in 2005 that identified 241 potential historically significant structures in Ketchum including 80 structures in the Community Core (CC); and

WHEREAS, since the 2005 Survey Report was prepared 16 structures in the community core have been demolished; and

WHEREAS, the 2005 Survey Report and the 2006 Historic Preservation Commission Recommended Heritage Sites identified 96 properties in the Community Core District as historically and culturally significant; and

WHEREAS, none of the historical and culturally significant buildings within the Community Core are subject to local historic protections, therefore any of the buildings could be demolished or removed at any time; and

WHEREAS, demolition of historical and culturally significant structures in the Community Core would occur before the City could begin the process to preserve the significant structures in the Community Core; and

WHEREAS, the imminent threat to historical and culturally significant structures in the Community Core and the loss of important historical and cultural assets, necessitates the immediate imposition of a moratorium on the demolition, removal, or significant alteration of buildings within the Community Core District, as identified by the map attached hereto as Exhibit A and more particularly described in Exhibit B; and

WHEREAS, the moratorium is temporary in nature and shall expire one hundred and eighty-two (182) days after the adoption of this emergency ordinance; and

WHEREAS, during the pendency of this ordinance, the City will begin a public process to explore the development and creation of a historic preservation ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KETCHUM, IDAHO:

Section 1. There shall now be a moratorium upon the acceptance or issuance of any planning, building, or demolition permit filed on or after October 15, 2020 for the demolition or moving of buildings under Ketchum Municipal Code for the buildings within the area depicted by Exhibit A and more particularly described in Exhibit B.

Section 2. There shall now be a moratorium upon the acceptance or issuance of any planning, building, or demolition permit filed on or after October 15, 2020 that would result in the significant alteration of the exterior of a building under Ketchum Municipal Code for the buildings within the area depicted by Exhibit A and more particularly described in Exhibit B.

Section 3. This moratorium shall not apply to dangerous building conditions that would imperil the health or safety of the public as determined by the Building Official and the Director of Planning and Building.

Section 4. Findings:

- a. The above “WHEREAS” clauses are adopted as findings and incorporated into this ordinance;
- b. This ordinance is necessary to protect the general welfare of the citizens of the city of Ketchum from the loss of significant historical and cultural assets within the Community Core;
- c. The historical, cultural, and architectural integrity of the Community Core depicted in Exhibit A and more particularly described in Exhibit B serves the general welfare of the citizens of the city of Ketchum;
- d. The historical, cultural, and architectural integrity of the Community Core depicted by Exhibit A and more particularly described in Exhibit B is imminently imperiled by the expressed intention of several property owners to demolish structures described in Exhibit B;

- e. There are currently no protections in place to preserve the buildings in the Community Core. As such, demolition or removal would occur without sufficient time for the city of Ketchum to initiate planning functions authorized under the Idaho Local Land Use Planning Act;
- f. Negative, long term impacts would occur to the general welfare of the public if the buildings depicted within Exhibit A and more particularly described in Exhibit B, are destroyed or removed.

Section 5. This ordinance establishing a moratorium shall be in full force and effect from and after its passage and approval, and shall remain in effect for a period not to exceed one hundred eighty-two (182) days from its effective date, pursuant to Idaho Code Section 67-6523 and Boise City Code Section 11-02-02.3.B.

Section 6. The notice requirement generally applicable to ordinances that requires three (3) readings is neither practical nor necessary, in light of the nature of this ordinance, and pursuant to Idaho Code Section 67-6523.

Section 7. Pursuant to the affirmative vote of one-half (1/2) plus one (1) of the members of the City Council, the rule requiring two (2) separate readings by title and one (1) reading in full be, and the same is hereby, dispensed with, and accordingly, this ordinance shall be in full force and effect immediately upon its passage and approval.

PASSED BY THE CITY COUNCIL and APPROVED by the MAYOR OF KETCHUM IDAHO, on this 19th day of October 2020.

APPROVED:

Neil Bradshaw, Mayor

ATTEST:

Katrin Sharp, Deputy City Clerk



Zoning selection
Zoning Districts
AF Agricultural & Forestry

0 50 100 200 300
Feet
1 inch equals 100 feet



COMMUNITY CORE/WARM SPRINGS ROAD COMMUNITY CORE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY
CC 1a		Nancy Parry Family Practice /Falandro Property (George Castle Complex)	431 Walnut Ave.		T4N, R18E, S18	1950's	1 story log house with metal roof	Good	Settlement; Medicine; Commerce/Trade	IE
CC 1b		Jenifer's of Australia/Eich Antiques/ Falandro Property (George Castle Complex)	431 ½ Walnut Ave.		T4N, R18E, S18	1930's	1 story log cabin with metal roof	Good	Settlement; Commerce/Trade	IE
CC 2		Maude's / Property (Colonel's Restaurant)	391 Walnut Ave.		T4N, R18E, S18	1940's	1 story wood frame building with metal roof	Good	To be demo for Walnut and 4th Mixed-Use Building	IE
CC 3		Gold Mine (Community Library)	331 Walnut Ave.		T4N, R18E, S18	1957	1 story wood frame & brick building with slanted metal roof	Very good	Commerce/Trade	IE
CC 4		Jiva Salon/Siegel Property (Lister's Fally & Troutner Re-Design)	231 Walnut Ave.		T4N, R18E, S18	1930's	1 story wood frame house with wood shake roof	Good	Settlement; Commerce/Trade	IE
CC 5		Abel (Mary Brooks) Property	160 East Ave. North		T4N, R18E, S18	1940's	1 story wood frame house	Good	Currently a vacant lot	IE
CC 6		SPUR Foundation/Medical Offices /Steve Cook Property (Goicochea)	180 East Ave. North		T4N, R18E, S18	1940's	1 story wood frame house	Good	Settlement; Commerce/Trade	IE
CC 7	13-16098	Elephant's Perch/Rosso Property (George Lewis Home)	280 East Ave. North		T4N, R18E, S18	1882	2 story wood frame house with metal roof	Poor	Settlement; Commerce/Trade	IE
CC 8		Big Wood Café/Avventura/Wiggins Property (Sanger House)	380 East Ave. North		T4N, R18E, S18	1884	1 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE
CC 9	13-16105	Ketchum Grille/Stone Property (EB Williams House)	520 East Ave. North		T4N, R18E, S18	1884	1 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE
CC 10	13-16120	The Picket Fence/Cahen Property (Thornton House)	560 East Ave. North		T4N, R18E, S18	1912	1.5 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE
CC 11		Monkey Business Property	591 East Ave. North		T4N, R18E, S18	1930's	1 story wood frame house with metal roof; detached single car wood frame garage with metal roof	Poor	Settlement; Commerce/Trade	IE
CC 12		Panda Property	515 East Ave. North		T4N, R18E, S18	1940's	2 story wood frame building with metal roof	Poor	Settlement; Commerce/Trade	IE
CC 13	13-16097	Sisilli Property (James McCoy/ Fran Gooding House)	111 East Ave. North		T4N, R18E, S18	1884 & 1940's	2 story wood frame & stucco house with metal roof	Poor	Settlement; Commerce/Trade	IE

COMMUNITY CORE/WARM SPRINGS ROAD COMMUNITY CORE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY
CC 14		Clear Creek Property	140 Leadville Ave. North		T4N, R18E, S18	1940's	1 story wood frame building with metal roof	Poor	Settlement; Commerce/Trade	IE
CC 15	13-16113	Sable Property (Alonzo Price/Esther Fairman House)	180 Leadville Ave. North	LT 4 BK 22	T4N, R18E, S18	1928	1.5 story wood frame house; detached wood frame garage both with metal roof	Excellent	Settlement	E; Criterion A, B & C
CC 16	13-16126	Ketchum Realty (Sanger House)	200 Leadville Ave. North		T4N, R18E, S18	1929	1.5 story wood frame house with metal roof	Poor	To be Demo October 2020	IE
CC 17		Majors Property	240 Leadville Ave. North		T4N, R18E, S18	1940's	2 story wood frame house with metal roof	Poor	Settlement; Commerce/Trade	IE
CC 18	13-16128	River Ranch (Tomason House/Kate Knight's Antiques)	491 Leadville Ave. North		T4N, R18E, S18	1915	1 story wood frame house with metal roof	Poor	Settlement; Commerce/Trade	IE
CC 19	13-16139	McCann, Daech, Fenton (MDF) (Albert Griffith Warehouse & Grocery Annex)	271 Leadville Ave. North		T4N, R18E, S18	1900 to 1938	1.5 story wood frame duplex with metal roof	Poor	Settlement; Commerce/Trade	IE
CC 20		Vintage Restaurant/ MDF property (Bert Cross Cabin)	271 ½ Leadville Ave. North		T4N, R18E, S18	1925	1 story log cabin with metal roof	Poor	Settlement; Commerce/Trade	IE
CC 21		Argyros/Next Stage Theater (Sun Valley Motors)	120 South Main		T4N, R18E, S18	1940's	2 story masonry structure with metal roof	Poor	Argyros Performing Arts	IE
CC 22	13-1034	Rocky Mt Hardware/Chapter One Bookstore (Isaac Lewis First National Bank)	160-180 North Main		T4N, R18E, S18	1880	2 story brick building with roof top apartment	Poor	Commerce/Trade	IE
CC 24	TIM 115	Main Strip T's (old liquor store)	240 North Main		T14N, R18E, S18	1940's	1 story wood frame building	Poor	Part of Warfield Brewery	IE
CC 23	13-16122 13-16141	The Casino building & cabin in alley (Ketchum Kamp Hotel)	220 North Main		T4N, R18E, S18	1900 1925	2 story wood frame & log building	Poor	Recreation/ Tourism; Commerce/Trade	IE
CC 25	TIM 114	Expressions in Gold (old restaurant)	260 North Main		T4N, R18E, S18	1940's	1 story wood frame building	Poor	Part of Warfield Brewery	IE
CC 26	TIM 113	Warfield/Roosevelt Grille/Werry Family Trust (Ted Werry)	Main Street and Sun Valley Road		T4N, R18E, S18	1930's	2 story brick building	Poor	Commerce/Trade	IE
CC 27	13-1268	Enoteca/Starbucks (Comstock & Clark/Lane Mercantile)	300 North Main Street		T4N, R18E, S18	1887	2 story brick building	Very Good	Commerce/Trade	IE
CC 28	switch	Sturtevants (Helm Property)	340 North Main		T4N, R18E, S18	1940's	2 story wood frame & stucco building with metal roof	Poor	Commerce/Trade	IE

COMMUNITY CORE/WARM SPRINGS ROAD COMMUNITY CORE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY
CC 29	TIM 112	Pioneer Saloon/ Duffy Witmer Property (The Commerce Club)	308 North Main		T4N, R18E, S18	1945	1 story wood frame & stucco building	Poor	Commerce/Trade	IE
CC 30	13-13742	SV Culinary/Iconoclast Books (Lewis/Lemon/Greenhow & Rumsey/Griffith Grocery/Golden Rule)	211 North Main	527' LT 4 BK 18	T4N, R18E, S18	1884 1897	2 story brick building	Excellent	Commerce/Trade	E; Listed
CC 31	13-004288	Limelight Hotel/Bald Mt. Hot Springs	151 South Main		T4N, R18E, S18	1929	1 story log cabins (main lodge & plunge destroyed)	Poor	Limelight Hotel	E; Listed
CC 32		The Covey/Daily Automatic (Obenchain House)	520 Washington Ave.		T4N, R17E, S13	1930's	1 story frame house with metal roof	Good	Settlement; Commerce/Trade	IE
CC 33	13-16134	Moss Gardens (Shurtz House Property; Chinese Gardens)	680 Washington Ave.		T4N, R17E, S13	1900 to 1935	1 story historic log barn; modern 2 story building & parking lot	Good	Settlement; Commerce/Trade	IE
CC 34		The Community School (Flowers)	706 Washington Ave.		T4N, R17E, S13	1909 to 1939	1.5 story wood frame house with metal roof	Good	Settlement; Culture and Society	IE
CC 35		Taylor Made Pottery	760 Washington Ave.		T4N, R17E, S13	1930's	1 story wood frame house with metal roof	Poor	Settlement; Commerce/Trade	IE
CC 36		Obenchain Property	791 Washington Ave.		T4N, R17E, S13	1930's	Complex of buildings; 1 story log house, 1 story log cabin, log garage	Good	Settlement	IE
CC 37		Mullins Property	731 Washington Ave.		T4N, R17E, S13	1930's	1 story log house with metal roof	Good	Settlement	IE
CC 38		Cosgriff Property (McCoy Complex)	631 Washington Ave.		T4N, R17E, S13	1930's	1 story log house; 1.5 story log & board & batten house both with metal roofs	Good	Demolished	IE
CC 39		Rod Tatsuno Property	571 Washington Ave.		T4N, R17E, S13	1947	1 story wood frame house with metal roof	Good	Settlement	IE
CC 40		ERC Property (Mary Simpson House)	531 Washington Ave.		T4N, R17E, S13	1940's	1 story wood frame house with metal roof	Good	Settlement	IE
CC 41		Ikaunieks' Salon	491 Washington Ave.		T4N, R17E, S13	1940's	1 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE
CC 42		Property	461 Washington Ave.		T4N, R17E, S13	1940's	1 story wood frame house with metal roof	Good	Settlement	IE
CC 43		Property (Battis House)	431 Washington Ave.		T4N, R17E, S13	1940's	1 story wood frame & stucco house with metal roof	Good	Settlement	IE

COMMUNITY CORE/WARM SPRINGS ROAD COMMUNITY CORE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY
CC 44	13-16132 10 BN 120	Forest Service Park	Washington Ave. & First Street		T4N, R18E, S18	1933	Former USFS Administrative Complex; two 1 story wood frame warehouses, one 1 story corrugated metal warehouse, wood frame pump house, wood frame garage, and two 1 story wood frame dwellings all with metal roofs	Excellent	Agriculture; Government; Recreation/Tourism	E, Criterion A & C
CC 45		Strega	360 1st Ave.		T4N, R18 E, S18	1940's	1 story wood frame building with metal roof	Good	Settlement; Commerce/Trade	IE
CC 46	13-16177	Taste of Thai/Felix's Restaurant (McAtee House)	380 1st Ave.		T4N, R17E, S13	1930's	1 story wood frame house with metal roof	Good	Settlement; Commerce/Tra	IE
CC 47		Property (Pyrah House)	460 1st Ave.		T4N, R17E, S13	1940's	1.5 story wood frame house with metal roof	Good	Settlement	IE
CC 48		Condos/ Property	518 1st Ave.		T4N, R17E, S13	1940's	2 story wood frame & stucco house with metal roof. Tyrolean motifs on outside walls	Poor	To be demo 1st and 4th Mixed-Use Building	IE
CC 49		Wood River Hospice Duplex/? Property	507 1st Ave. 511 1st Ave.		T4N, R17E, S13	1935	1 story wood frame duplex	Good	Settlement	IE
CC 50		Antiquities	331 1st Ave.		T4N, R17E, S13	1940's	1 story wood frame building with metal roof	Good	Settlement	IE
CC 51	13-16130	Parking Lot/Ziegler Property (Carl Brandt House)	211 First St.		T4N, R17E, S13	1930	1 story wood frame house, wood frame shed, both with metal roofs (moved to property)	Poor	URA Parking Lot	IE
CC 52	13-16150	Property	111 First St. 113 First St.		T4N, R17E, S13	1940's	1 story wood frame house, single car garage with metal roofs	Good	Settlement	IE
CC 53		Property	591 Second St.		T4N, R18E, S18	1940's	1 story wood frame house with metal roof	Good	Settlement	IE
CC 54		The Sun Club (Brass Ranch House)	571 Second St.		T4N, R18E, S18	1920's to 1930's	1 story wood frame & stucco house with metal roof	Good	Settlement; Culture and Society	IE
CC 55		Durance Cycle	131 Second St.		T4N, R17E, S13	1940's	1 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE
CC 56		Ketchum Office Club/ Property	160 Second St.		T4N, R17E, S13	1940's	1 story wood frame house with metal roof	Good	Demolished	IE

COMMUNITY CORE/WARM SPRINGS ROAD COMMUNITY CORE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY
CC 57		Chapter One/Emerick & Associates /Bobbie Alfs Property (First Telephone Company & Dick Alfs Fly Shop)	340 Second St.		T4N, R18E, S18	1930 's to 1940's	2 story wood frame & stucco building with metal roof. Tyrolean motifs on outside walls	Good	Commerce/Trade	IE
CC 58	13-16125	Griffith/ Conger Compound (Albert Griffith House)	380 Second St.		T4N, R18E, S18	1929	2 story wood frame house, 2 story wood frame garage, corrugated metal shed/garage all with metal roofs	Excellent	Settlement; Commerce/Trade (shed only)	E; Criterion A, B & C
CC 59	13-16117	Lee-Gilman/Sisilli Property/UPS Store (James Shaw & Obenchain House)	480 Second St.		T4N, R18E, S18	1910	1 story wood frame house, metal shed, metal roofs	Good	Settlement; Commerce/Trade	IE
CC 60		Country Cousin (Fagan)	411 Sun Valley Rd.		T4N, R18E, S18	1940's	2 story log building with metal roof, attached single car garage/apartment	Good	Settlement; Commerce/Trade	IE
CC 61	13-16103	TnT Taproom/Bobby Burns (Dynamite Shed)	271 Sun Valley Rd.		T4N, R18E, S18	1880	2 story wood frame & stucco building with metal roof	Good	Culture and Society; Commerce/Trade	IE
CC 62		Mixed=-Use Building/Vacant/Former Ketchum Flowers (Mary Simpson/The Norge Laundromat)	231 Sun Valley Rd.		T4N, R18E, S18	1940's	1 story wood frame & stucco building with metal roof	Good	231 Sun Valley Rd Mixed-Use Building	IE
CC 63	13-16108	Antiques/T Shirt Shop /Former River Run Auto Parts (Sabala House)	151 Sun Valley Rd.		T4N, R18E, S18	1930's	1 story wood frame building with metal roof	Poor	Settlement; Commerce/Trade	IE
CC 64		Smoky Mt. Pizza (Womack House & Ed Scott's Ski Shop)	200 Sun Valley Rd.		T4N, R18E, S18	1895	1 story wood frame building with metal roof	Poor	Commerce/Trade	IE
CC 65		Gallert and Gold Mine Consign/Burnsie's Bocca/ Falandro Property (George Castle Complex)	591 Fourth St. East		T4N, R18E, S18	1930's to 1950's	1 story log cabin complex with metal roof (former motel)	Good	Recreation/Tourism; Commerce/Trade	IE
CC 66	13-16179	Rippo/Java on Fourth (Paul Sugasa House)	191 Fourth St. East		On the line of T4N, R17E, S13 T4N, R18E, S18	1940's	1.5 story wood frame & stucco house with metal roof	Good	Settlement; Commerce/Trade	IE
CC 67		MESH Gallery/Room & Board (Our Lady of the Snows Catholic Church)	420 Fourth St. East		T4N, R18E, S18	1885	2 story wood frame building with metal roof	Poor	Culture and Society; Commerce/Trade	IE
CC 68		American West Gallery	520 Fourth St. East		T4N, R18E, S18	1930's	1 story wood frame building with metal roof	Good	Bigwood Square	IE

COMMUNITY CORE/WARM SPRINGS ROAD COMMUNITY CORE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY
CC 69	13-16099	City of Ketchum (Bonning Cabin)	591 Fifth St. East OR Alpine Lane & Fifth St.		T4N, R18E, S18	1880	1 story log cabin with metal roof (moved to property)	Good	Settlement	IE
CC 71		Pioneer West/Resource Salon (Gloria Battis House)	100 Fifth St.		On the line of T4N, R17E, S13 T4N, R18E, S18	1940's	1 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE
CC 70		Property (Obenchain House)	520 ½ Fifth St.		T4N, R17E, S13	1940's	1 story log & wood frame house, metal roof	Good	Silver Creek Outfitters Parking Lot	
CC 72	13-16178	Property (Willie Helmings House & Fix It Shop)	140 Fifth St.		T4N, R17E, S13	1930's	1 story wood frame & stucco house, shed with metal roofs. Tyrolean motifs on outside main residence walls	Good	Settlement	IE
CC 73	13-WS 011	Sawtooth Brewery/Globus Noodles (Leon Bilboa House)	291 Sixth St.		T4N, R17E, S13	1947	1 story wood frame building with wood shingle roof	Good	Settlement; Commerce/Trade	IE
CC 74	13-WS 012	Old Goatd Hardware/Webster Pottery	Sixth St./ Warm Springs Rd.		T4N, R17E, S13	1900	2 story corrugated metal outbuilding renovated into shop/apartment (moved to site)	Poor	Agriculture; Settlement; Commerce/Trade	IE
CC 75		Lefty's Bar & Grill	231 Sixth St.		T4N, R17E, S13	1940's	1 story wood frame building with metal roof	Good	Settlement; Commerce/Trade	IE
CC 76		Property	111 A Sixth St. 111 B Sixth St.		T4N, R17E, S13	1940's	2 story wood frame duplex with metal roof	Good	Settlement	IE
CC 77		Hall-Brown/ Property	121 Sixth St. (Listed as 111 on house)		T4N, R17E, S13	1940's	1 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE
CC 78		Ketch/ Property (Alice Roundy House)	131 Sixth St.		T4N, R17E, S13	1940's	1 story frame house with metal roof	Good	Ketch Building	IE
CC 79		Peter Mowatt Apartments	120 Sixth St.		T4N, R17E, S13	1940's	Complex of three units all 1 story wood frame with metal roofs	Good	Demolished	IE
CC 80		Property (Davis House)	111 Seventh St.		T4N, R17E, S13	1940's	1 story log house with metal roof	Good	Settlement	IE

COMMUNITY CORE/WARM SPRINGS ROAD COMMUNITY CORE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY
WS 2		Grumpy's and Laundromat	860 Warm Springs Rd.		T4N, R18E, S18	1938	1 story wood frame house with metal roof; 1 story shed on single car garage with metal roof.	Good	Settlement, Trade	IE
WS 4		Cook Book Restaurant/Mama Inez/Community Church	271 E 7 th St		T4N, R18E, S18	1932	1 story wood frame house with metal roof;	Good	Society & Culture; Commerce/Trade	IE
WS 5		Fisher House (Residence)	731 Warm Springs Rd		T4N, R18E, S18	1900	1 story wood frame house with metal roof;	Good	Settlement, Trade	IE
WS 6		Von Hagen Property	771 Warm Springs Rd		T4N, R18E, S18	1900-1947	Small wood frame shed with metal roof	Good	Settlement	IE
WS 7		Sun Summit	791 Warm Springs Rd		T4N, R18E, S18	1900	1 story wood frame house with brick chimney and metal roof	Good	Settlement / Trade	IE

Properties on 2006 Historic Preservation Commission Recommended Heritage Sites

		Christiana's Restaurant	Walnut and Sun Valley Road		Block 44 Lot 5					
		Christina's	520 E 2 nd St		Block 42					
		Old Gas Station (Ricos)	200 N Main St		Block 3					
		Sawtooth Club	231 N Main St		Block 18 Lot 3					
		Formula Sports	460 N Main St		Bloc 5 Lot 4					
		Girl Friday	440 East Ave N							
		Sister	100 N Leadville Ave							
		Kneadery (Sydney Venable Home)	260 Leadville		Block 23 Lot 3	1912				
		Obenchain House	520 Washington Ave		Bloc 15 Lot 5					
		Sun Valley Outfitters	415 E Sun Valley Rd							

ARCHAEOLOGICAL AND HISTORIC SURVEY REPORT

2005 KETCHUM RECONNAISSANCE SURVEY
BLAINE COUNTY, IDAHO



Prepared for:
Planning and Zoning Department & Historic Preservation Commission
City of Ketchum
P.O. Box 2315
Ketchum, Idaho

Administered Under a Grant from
The Certified Local Government Program & Idaho State Historic Preservation Office
210 Main Street
Boise, Idaho 83701

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With Assistance from Jeanne Flowers and Richard B. Meyer

AUGUST 2005

SUMMARY

Project Title: 2005 Ketchum Reconnaissance Survey

Author: Claudia Taylor Walsworth, M.A.
Walsworth and Associates
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P.O. Box 1248
Ketchum, Idaho 83340
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Investigation Type: Windshield or Reconnaissance (Class II)

Project Locations: City of Ketchum and adjacent areas of impact

Legal Descriptions:

<u>Township</u>	<u>Range</u>	<u>Section</u>
4 North	18 East	18, 19, 30
4 North	17 East	11, 12, 13

Quadrangles: 1967 Sun Valley; 1967 Griffin Butte, Idaho 7.5'

Survey Date(s): May 23 to 31; June 2, 3, 4, 8, 12, 15, & 16; July 1, 12, 3, 17, & 23

Total No. Sites: 241

NRHP Eligible Sites: 37

A. KEY INFORMATION

1. **Project Name:** 2005 Ketchum Reconnaissance Survey
2. **Report No. :** TBA
3. **Associated Agencies:** Idaho SHPO, City of Ketchum for CLG Grant
4. **Author of Report:** Claudia Taylor Walsworth, M.A.
5. **Date of Report:** August 2005
6. **County:** Blaine
7. **Legal Description:** Township 4 North, Range 17 East, Sections 11, 12, 13; Township 4 North, Range 18 East, Sections 18, 19, 30 of the Boise Base Meridian.

B. PROJECT DESCRIPTION

The City of Ketchum retained Walsworth and Associates to conduct a windshield or reconnaissance survey of the city of Ketchum as part of the Idaho State Historic Preservation Office's (SHPO) Certified Local Government (CLG) Program. Limited survey information exists on historic properties within the City of Ketchum. The goal of the reconnaissance survey was to make field determinations on existing sites, buildings, structures, features, and objects that were built within the past 50 years that are either potentially eligible to the National Register of Historic Places (NRHP), have local historical significance or interpretive potential. The survey focused on historic commercial, residential, industrial, agricultural, and recreational properties built or used between 1880 and 1956.

A secondary goal of the survey was to identify historic properties recorded during the 1990 CLG Reconnaissance Survey that have been moved, obliterated or are slated for demolition. As part of the inventory process, historic properties within the City of Ketchum's Impact Zones were also included such as McHanville, Adams Gulch, Warm Springs Ranch, and western portions of Sun Valley Road. At the request of the Idaho SHPO, Walsworth and Associates also gathered information on properties potentially eligible to the NRHP in the near future, from 2006 to 2010.

The products from the 2005 reconnaissance survey will be used to identify historic areas for thematic or multiple properties documentation (MPD), to identify historic properties for future NRHP nominations, and to recommend other properties for preservation goals or public educational forums. It has been suggested at recent meetings of the Ketchum Historic Preservation Commission (KHPC) that data generated from the 2005 reconnaissance survey will be used to plan and develop incentive programs to garner support for historic preservation. Currently in the discussion phase are a revised demolition ordinance to allow public input and expand an existing transfer of development rights (TDR) to allow owners of historic buildings to sell off development rights to the property by allowing the buyer to construct taller structures elsewhere within the City's community core district.

C. STATEMENT OF OBJECTIVES FOR SURVEY

1. Research Design

As part of the CLG program, a windshield or reconnaissance survey of historic properties including sites, buildings, features, and objects will be performed during the early summer of 2005. The survey will become a planning tool for local historic preservation efforts and data generated from the survey will be used to assist in developing strategies for achieving historic preservation goals within the community.

The survey is planned in accordance with standards for conducting local surveys using the National Park Service (NPS) and Idaho State Historic Preservation Office (SHPO) guidelines. Historic properties will be assessed in terms of their *national* significance using National Register of Historic Places (NRHP) criteria established for eligibility. The criteria used in general terms are: (A) properties that are associated with events that have made a significant contribution to the broad patterns of history; (B) properties that are associated with the lives of person's significant to our past; (C) properties that embody distinctive characteristics of a type, period, or exhibit methods of construction, or represent the work of a master, possesses high artistic values, or represent a significant and distinguished entity whose components may lack individual merit; and (D) properties that have the potential to yield or are likely to yield information important to our Nation's prehistory or history.

In addition, the survey addresses properties that meet the age criteria and have local relevance to the community's historical development. In broad terms, the survey will improve the existing body of knowledge pertaining to history of Ketchum and will provide an overview of the chronology, patterns of settlement, and areas of commercial, industrial, agricultural, and recreational development in Ketchum from the period 1880 to 1956. Data generated from the survey will also exemplify what properties represent each era of development including Ketchum as an early 1880's mining camp, as a 1900 to 1930 rural village, or a mid 1930's to early 1960's recreational resort/tourist destination.

The research goals are as follows:

- Search for historical properties related to community development including settlement, agricultural, industry, recreation, and commerce/trade
- Identify historical sites, buildings, structures, features, and objects that relate to the above themes

- Document historical properties by noting location, setting, landscape features, or streetscape; past/current use; past/current ownership; architectural style, method of construction, size, significant elements, landscape features, and changes to property over time
- Evaluate historical properties for the NRHP
- Compare potentially eligible properties to others in similar setting, theme, architecture, method of construction, or other factors that portray a historic district, a conservation area, or historic design review sector
- Determine historical community boundaries including well established neighborhoods, business districts, industrial use areas, or agricultural zones
- Assess the groupings of historical properties in terms of potential NRHP multiple property documentation or thematic nominations

The goal of the reconnaissance survey is to review all available material pertaining to Ketchum history and land use planning areas prior to field investigations. Areas likely to contain historical properties will be inventoried based on prior knowledge of the area, primary and secondary sources of information, and previous cultural resource work experience in area.

The next phase of the survey is to identify historical sites, buildings, structures, features, and objects within designated land use planning or geographic areas and to assess their physical characteristics in terms of criteria used for the NRHP. Once the historical properties are assessed, they will be documented for location, setting, and landscape features; past and current use; past and current ownership; and architectural style, method of construction, size, and any particular changes to the property that have altered the original architectural or historical integrity over time.

Determining what properties are potentially eligible to the NRHP is based on a closer inspection of the property on foot by viewing architectural style, building materials, method of construction, workmanship, and other pertinent architectural elements. Once sites have been identified eligible to the NRHP, they will be photographed using black and white film and processed accordingly.

If certain properties exhibit a particular pattern in terms of location or setting or have an affiliation with others based on similar architectural characteristics, design, or method of construction the properties will be evaluated in terms of potential multiple property documentations. Thematic groupings or properties that fall within a continuous/discontinuous area will also be considered. For example, some sites may be linked together by a particular historic context or theme such as recreational resorts and tourist destinations that fall within a certain geographical setting. If such properties exist, they may be assessed individually and/or collectively for the NRHP. Once historic boundaries have been identified, the goal is to locate as many properties in that area that may portray a loose or formal historic district, a conservation area, or section of community where design review applications may serve useful to foster historic preservation goals. Part of the boundary concept is useful when defining areas where existing historical residential neighborhoods exist, commercial or trade centers occur, where industrial and agricultural sites overlap, or where recreational properties and tourist service oriented sites are found. Streetscapes and rural historic landscapes will also prove useful when viewing sites in relation to their setting and while evaluating their criteria in terms of the NRHP.

The research design guides the survey methodology. An essential question to ask is does Ketchum have areas that are linked by a particular social or economic trend or historic context theme? If so, where are these properties situated, how are they related, and do they contribute to a local historic district or thematic group or do they have broader ramifications in terms of regional or national patterns important to history? Once research questions have been stated and research goals have been defined, the field investigation begins. It is expected that numerous age related or historic properties are located in Ketchum. One can expect that about 50 historic or age related properties exist and that only about two dozen of these are potentially eligible to the NRHP.

2. Methodology

Prior to conducting the survey, the team completed a background check of pertinent historical and architectural literature relating to the study area. Based on pre-field research, the team divided Ketchum into sections based on land use planning or geographic areas to efficiently manage the survey. The following units were developed:

1. McHanville, located 1.5 miles south of Ketchum in the City's Area of Impact
2. The Mortgage Row Planning Area
3. The Gem Street Neighborhood which is near the southern entrance to Ketchum
4. Gopher Gulch , a historic residential neighborhood adjacent to the community core
5. Tourist Zone which includes several areas surrounding the core
6. Knob Hill, a quiet residential neighborhood north of the business district
7. Recreational Use and Bigwood Area north of Ketchum's core
8. Community Core which is basically all the streets that run parallel or perpendicular to Main Street for several blocks in each direction
9. West Ketchum which includes the area west of the Wood River Trails System or bike path between River Street, the north end of Third Avenue to the Big Wood River, the Beaver Slough and Badger Lane summer home area, and portions of the Second Avenue Transition Area
10. The Agricultural and Forestry land use planning area which essentially is the protected open space that forms the entrance to Ketchum at the Reinheimer Ranch
11. Warm Springs, which includes the Base of Bald Mountain from Saddle Road near Broadway Bridge to the Warm Springs Ski Lifts and from Gates Road west a short distance to the Cimino property
12. Light Industrial Area which includes areas surrounding Saddle and Warm Springs Roads
13. North Ketchum including North Wood, Beaver Springs Subdivision off Saddle Road, and Adams Gulch which is in the City's Impact Zone
14. River Run Area at the base of Bald Mountain near West Ketchum
15. The west end of Sun Valley Road near Spruce Street in the City's Area of Impact

The survey involved a team of two people, Walsworth and Flowers with assistance from architect Richard Meyer as needed. The team's previous knowledge and experience in recording and photographing historic properties in Ketchum and involvement in local historic preservation efforts over the past 15 years was an asset to the inventory.

The vehicular survey involved a completing a systematic inventory of each street in Ketchum beginning in the south and gradually moving north. While the streets and roads of Ketchum were driven, the team took notes and initially photographed in digital form. In cases where historic properties were considered potentially eligible to the NRHP, a closer inspection was made on foot to view various elements of the structure to determine if the property indeed had historic or architectural merit. At that time, black and white photographs were taken. Other times, in situations where outbuildings, features, structures, or objects were obscured from the street or changes to the historical buildings over time had masked features or elements, the team took a closer look on foot. The team also paid close attention to changes in historic street or road patterns to determine if historical boundaries were intact or had been obliterated.

In summary, the basic purpose of the survey was to get an overview of the presence or absence of age related or NRHP eligible properties, the distribution and types of historically significant or age related local properties, and to define if these sites fall within a well established neighborhood, commercial core, or overlap zone. The goals of the survey were to collect useful data for the City to produce a planning document that defines where historically significant properties exist both in terms of the NRHP and what is vital to the community's heritage and future vision. Data generated from the survey will be used to prepare forthcoming NRHP nominations, to plan for public education and interpretation programs, and to develop incentives through enhanced local preservation legislation by revising ordinances and producing historic overlay or design review districts for planning and zoning analysis.

D. LOCATION AND GENERAL ENVIRONMENTAL SETTING

1. Location (Figures 1 & 2):

The project is located in the City of Ketchum in northern Blaine County, which is part of South Central Idaho. Ketchum, which spans both sides of State Highway 75 that is nationally, recognized Scenic Byway, is a resort community that is a major employment center for Blaine County. Ketchum's population is estimated to be around 3,000 which consist of about 16 % of the county's population that includes permanent and part time home owners but does not include short term visitors. At times during peak periods, the combined resort communities of Ketchum and Sun Valley have over 10,000 people

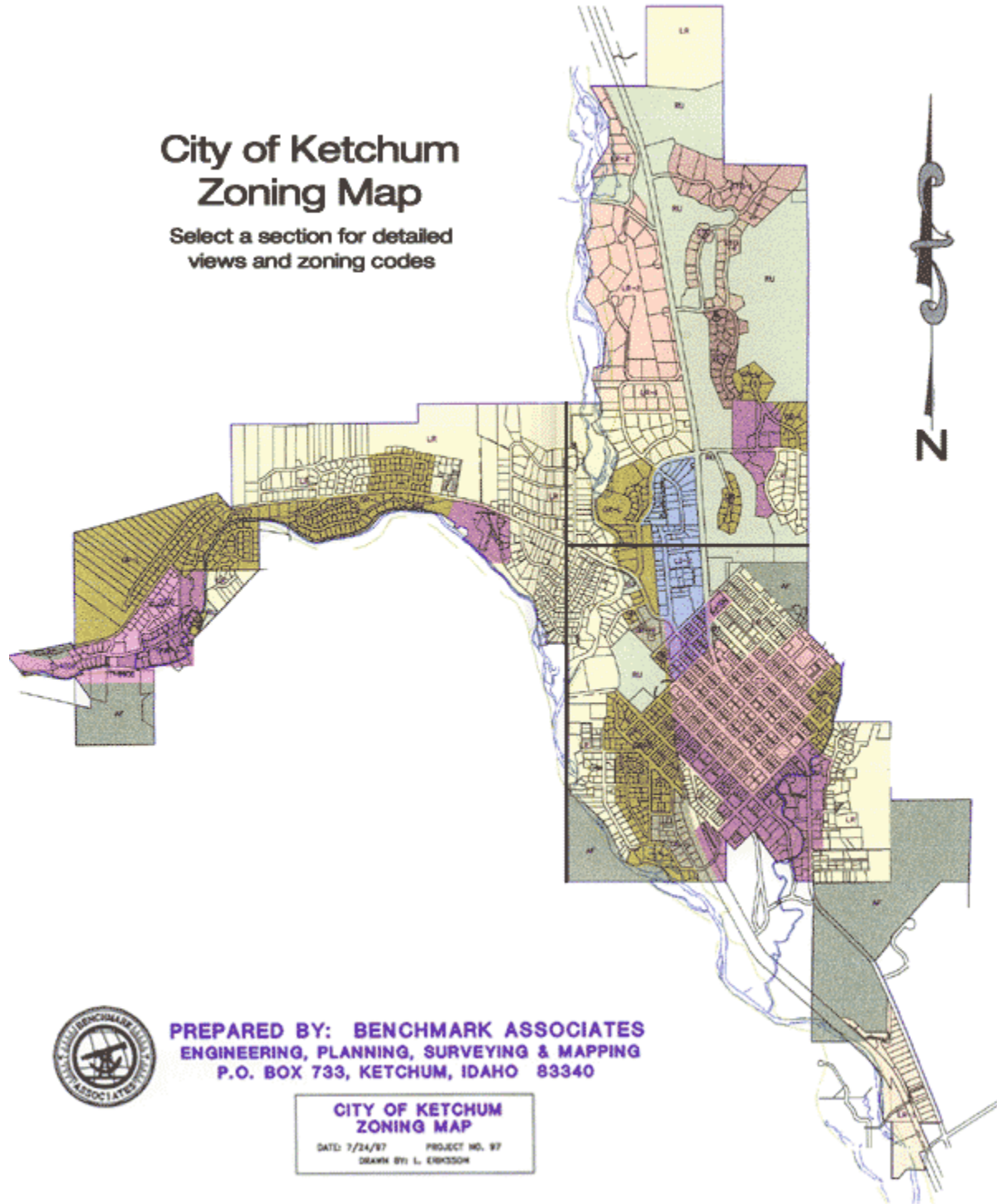


Figure 1. Project Location Map
Source: City of Ketchum

Figure 2. Survey Location Map
Township 4 North, Range 17 and 18 East of the Boise Base Meridian
Source: 1967 Sun Valley and 1967 Griffin Butte, Idaho 7.5' USGS Quadrangles

2. Setting:

Ketchum is located within a transitional zone between the Northern Rocky Mountains and the Northern Great Basin. Situated in a high elevation river valley, Ketchum lies at approximately 5800 feet above sea level. The town is surrounded by high, rugged mountains including the Smoky and Dollarhide Mountains to the west and the Boulder and Pioneer ranges to the north and east. The arid climate is influenced by the surrounding topography. Precipitation varies between 20 and 40 inches annually. Temperatures range from 82 degrees Fahrenheit in mid summer to 1 degree Fahrenheit in mid winter.

The geology of south central Idaho is complex and beyond the scope of this report. In broad terms, Ketchum contains sedimentary and igneous rocks in addition to products from glacial and stream channel erosion that are very old. Broadly characterized, the sedimentary rocks consist of two main types; the Wood River Formation from the Pennsylvanian and Permian geologic time periods and the Milligen Formation from the Mississippian and Devonian age which are all about 250 million years old. Intensive volcanic activity during the Eocene period brought widespread igneous materials known as the Challis Volcanics into the sedimentary parent rocks which occurred about three million years ago. Glacial deposits and stream channel fluctuation that have occurred over the past 1.8 million years to 10,000 years ago have resulted in soils types that are found on the floodplains of the Big Wood River and its many tributaries including alluvial fans, glacial outwash, and landslide areas. In short, it is the geological landscape that gives the Wood River Valley surrounding Ketchum its unique and scenic qualities.

Soils in the general region belong to two main groups. The Little Wood-Balaam-Adamson group consists of very deep, well drained and somewhat excessively drained soils that form in alluvium on slopes that range from 0 to 4 %. On the other hand, soils from the Picabo-Harpur-Bickett group are very deep, poorly drains soils that formed in alluvium on slope from 0 to 2%. Historically, the Wood River Valley was predominately sagebrush steppe and upland communities of mixed conifer forests adjacent to wetland/riparian communities along the floodplain. The Big Wood River and its tributaries provide ideal habitat for a variety of large and small mammals, migratory birds and water fowl on both a year round or seasonal basis. The region is also a productive fishery and populations of both native and hatchery produced rainbow, brown, and brook trout occur.

E. PRE-FIELD RESEARCH

1. Sources of Information Checked:

Files containing archaeological and architectural inventory reports, records, maps, and NRHP nominations were reviewed by Walsworth at the Idaho State Historic Preservation Office in Boise as part of the background project research. Walsworth and Flowers conducted research at the Regional History Department of the Community Library in Ketchum for historic photographs and manuscripts related to local history. The team interviewed local residents for architectural or historical information. Property records at the Assessor's Office in the Blaine County Courthouse at Hailey were re-examined by Walsworth. Historic plat maps, government land office, homestead entry maps, water rights records, and land patents were also consulted.

2. Summary of Previous Studies in General Ketchum Project Area

To date, 26 cultural resource surveys have been performed in the Ketchum project vicinity. Most inventories were associated with projects related to Section 106 Compliance of the National Historic Preservation Act of 1966 as amended conducted by federal or state governmental agencies or professional consultants hired by those agencies. Previous surveys and results within the current study area are summarized in Table 1. Other pertinent studies that have not been given Idaho SHPO or other agency survey numbers are detailed in the reference section of this report.

F. PREHISTORIC AND HISTORIC LAND USE

1. Native American Context

Native American occupation in the Ketchum area including South Central Idaho is part of the Great Basin Culture Area. The geographic location of Idaho represents a transitional zone between several major cultural areas including the Columbia Plateau and Great Plains. Various Indigenous people have occupied the general study area over the past 16,000 years. The prehistoric period for the Snake River Plains generally spans from about 16,000 years ago to A.D. 1700. The early period is referred to as the Paleo Indian and covers the Clovis, Folsom, and Plano phases and spans to about 9,000 years before the present. Typically people living during this era had a life style focused on big game hunting in an environment that was much wetter than it is today.

Table 1. Previous Surveys and Results within Ketchum Study Area (KSA)

SHPO OR Agency Report No.	Date	Author/Agency	Title	Results for KSA	Relation to Project
STP 0070(100)	2004	Walsworth	A Cultural Resource Survey of the Warm Springs Pedestrian Connection	12 historic sites referenced in Attachment 2	Within
2004/7	2004	Walsworth	Elkhorn Golf Course Improvement Project	Negative	Within
2004/655	2003	Roberts (Leary)	SH-75 Timmerman to Ketchum Site Eligibility Report	18 historic sites referenced in Attachment 2	Within
STP 2815(100)	2002	Walsworth	A Cultural Resource Survey of the Proposed Warm Springs Bike Route and Sidewalk	4 historic sites are referenced in Attachment 2	Within
2003/282	2002	Golder & Associates	Communities At Risk, Fuels Reduction Program	Negative	Within
STP 2390(129)	1999	Walsworth	A Cultural Resource Survey of the Proposed Ketchum Streetscape Project, Phase 2	40 historic sites referenced in Attachment 2	Within
1998/784	1997	Walsworth	A Cultural Resource Survey of the Proposed St. Luke's Medical Center	3 historic sites referenced in Attachment 2	Within
1995/974	1995	Henrikson/BLM	Simpson Road Access R/W	Negative	Within
1995/698	1995	Coulter & Clark/SNF	Ketchum Trails	Negative	Within
1996/140	1995	Petersen/ITD	Ketchum Connection Trail-Hemingway School Area	Negative	Within
1994/544	1994	Woods	A Cultural Resource Survey of Property Surrounding the Second Ave. Bridge, Ketchum	Negative	Within
1993/737	1993b	Woods & Woods	A Cultural Resource Survey of the Properties to be Improved at the River Run Ski Lift Complex	Negative	Within
Historic Survey # 94-25	1993a	Walsworth	Trail Creek Timber Trestle Bridge: An Interpretive Perspective	13-16161	Within
1993/796	1993b	Walsworth	Bald Mt. Cultural Resource Inventory Phase I	Negative	Within
1991/874	1991	Petersen/ITD	SH-75 Southbound Passing Lane South of Ketchum	Negative	Within
Historic Survey # 164	1990	Walsworth & Gillett/City of Ketchum	Reconnaissance Survey of Ketchum	40 historic sites referenced in Attachment 2	Within
1990/352	1990a	Gaston/ITD	Passing Lanes, Hailey to Ketchum	Negative	Within
1990/351	1990b	Gaston/ITD	Elkhorn Road Intersection	Negative	Within
1989/5351	1989b	Petersen/ITD	Elkhorn Road Intersection Improvement	Negative	Within
1989/	1989	Gallagher/SNF	CRI, Warm Springs Ski Lift	Negative	Within
1989/2146	1988	Gaston/ITD	PSR, North Ketchum	Negative	Within
1989/1995	1984	Gaston/ITD	Annual Report	Negative	Within
1989/1994	1983	Gaston/ITD	Annual Report	Negative	Within
No Number	1983	Herbst/ISHPO	Idaho Bridge Inventory	13-4913	Within
1989/1992	1982	Gaston/ITD	Annual Report	Negative	Within
1989/1991	1981	Gaston/ITD	Annual Report	Negative	Within

Please Note: SNF= Sawtooth National Forest; ITD=Idaho Transportation Department; and ISHPO= Idaho State Historic Preservation Office.

The Paleo Indian period is firmly represented in the archaeological record of the Snake River region. Two key sites from this period are located only about 60 miles south of Ketchum; Kelvin's Cave (10 LN 93) is a collapsed lava tube located southwest of Shoshone that was given a tentative date of about 16,300 years ago based on radiocarbon data from extinct camel, horse, and musk ox found in association with non-diagnostic artifacts. The deeply stratified layers of cultural deposits at Kelvin's Cave date from the Late Pleistocene (ca. 15,000 years ago) to the historic period. Not far from Kelvin's Cave is Wilson Butte Cave (10 JE 6), also located south of Shoshone in Jerome County. Wilson Butte Cave conversely is a lava blister (above ground) that contained deep deposits of five distinct layers that cover at least 15,000 years of prehistory. Also present in the cave were extinct species of camel, horse, and ground sloth. Associated with some of the cultural layers were several stone tools a modified bone that dated to 14,500 years before the present. Although no distinct diagnostic projectile points were recovered from the site, early point types such as lanceloates and Plano points were recovered from Stratum C.

The Camas Prairie, which is only about 40 miles southwest of Ketchum, was where a world famous Paleo Indian site known as the Simon Clovis Cache (10 CM 7) was found. In 1961, while a farmer was scraping a field next to a road, a cache of ancient Clovis points were discovered. Dating 11,500 years old, the Simon site represents one of the earliest examples of Clovis technology in the world.

From about 9,000 years ago to AD 500 is the Archaic Tradition. In general, people who lived during this time had a life way centered on seasonal foraging and small game hunting within a range of resource areas. Ethnographic records indicate that bands of Shoshone occupied the Snake River region during the Archaic. The project area is within the ancestral homeland of the Shoshone. Some scientists believe the Shoshone migrated into the Northern Great Basin from other areas. Historically the Shoshone, who are of the Uto-Aztecan linguistic stock, inhabited portions of California, Idaho, Nevada, Utah, Montana, and Wyoming. A majority of Shoshone settled along the Salmon and Snake River regions in Idaho were referred to as the Northern Shoshone. During late historic times when some of the Northern Shoshone who were forced onto formal reservations, they merged with the Bannock Indians, who are related to the Northern Paiute Indians of Oregon, California, and Nevada either through tribal affiliation or marital associations.

Ketchum lies within an important travel corridor that links the Snake River Plains with the Sawtooth and Salmon River Mountains of central Idaho. Intermittently used by humans over the past 10,000 years. The Northern Shoshone Indians, particularly the Mountain Sheep Eaters or *Tukudeka* occupied portions of the Wood River region including Ketchum sporadically for the past 5,000 years.

Archaeological evidence from the Elkhorn Springs site near Sun Valley located three miles east of Ketchum, was occupied by indigenous people from 10,000 to 6,000 years ago. The presence of a seasonal upland game camp near the foothills of Dollar Mountain contained an assortment of stone and bone tools as well as earth ovens that were used to heat treat native stone, process game animals, and prepare edible or medicinal plants and roots for human consumption. About a dozen prehistoric archaeological sites have been documented near Elkhorn Springs site in recent years however because archaeological investigations have been curtailed by private property issues and modern residential and commercial developments, scientific examination of these sites have been limited.

2. Euro American Context

One of the first Euro Americans to discover Ketchum was Alexander Ross of the Hudson's Bay Company of fur trappers and explorers. In 1824, Ross and a small group made an expedition into the Wood River Valley from Trail Creek Summit to trap beavers. According to journals, the Ross group camped in what is now part of West Ketchum near the base of Bald Mountain at River Run where Trail Creek merges with the Big Wood River.

Euro American settlement into Central Idaho's Wood River Valley did not begin until after mining discoveries at Boise Basin and Rocky Bar occurring during the 1860's and early 1870's. Some ore deposits were found near Hailey and Bellevue during the time period however a series of Indian wars prevented further investigation by outsiders. With the close of the Indian wars including the Sheepeater Campaign of 1878 and the Bannock War of 1879, Euro American immigration into central Idaho including Ketchum resumed. Miners motivated by the news of rich silver and ore deposits from 1879 to 1880 spurred a small group of miners from Montana to Ketchum. The first to arrive was David Ketchum, who was a part time muleskinner, packer, and miner. After locating a silver lode near the junction of the Big Wood River at Warm Springs Creek and some lead ore elsewhere, reportedly near Galena, he built a cabin a hot springs to store supplies for the winter of 1879. According to some, the site was the Guyer Hot Springs about three miles west of Ketchum along Warm Springs Creek.

The following year, Albert Griffith, Isaac Lewis, William Greenhow, and Jim Kellogg also of Montana, discovered Ketchum while exploring the area for gold, silver, and lead deposits along the upper stretches of the Big Wood River Valley near Galena into Elkhorn Valley. The discovery made at Elkhorn is what prompted the group to stay. After pitching a tent city in a grove of cottonwood trees along Trail Creek in the fall of 1879, the beginnings of Ketchum as a mining hamlet grew to several hundred fortune hunters by 1880. The result was an increase in the usual service industries such as freight companies, trade outlets, houses of ill repute, and wash houses.

It is not known how many Chinese inhabited Ketchum during this period. Chinese populations fluctuated with the anti sentiment of the era; census records indicate that around 1880 there were about 150 Asian immigrants in Blaine County. Early maps show China Towns often occurred in areas where mining districts operated. In terms of Ketchum, Asian immigrants reportedly lived in the Gopher Gulch Area and west of that along River Street where the Red Light District was. Typical of Western Frontier communities, China Towns often merged with female boarding houses which are indicated on an 1888 Sanborn Fire Insurance map of Ketchum. From the reported association of female boarding houses to Chinese neighborhoods, it can be assumed that Asian folks in Ketchum may have lived along the southeast corner of Main and Fifth Streets and on the west side of Washington Avenue between Third and Fourth Streets. It is equally possible that Chinese people may have been had small dwellings underground or in alleys that parallel Main Streets as depicted on other Sanborn maps viewed for Hailey and Bellevue areas. As with the rest of Idaho, Ketchum's Chinese populations often did menial labor others did not want. For example, they operated laundries, cooked in restaurants, cleaned boarding houses, and grew produce gardens to feed miners, stock ranchers, and local families. Some worked for other businessmen such as Isaac Lewis who actually was part owners of a Chinese laundry in Ketchum. It is not known just how many were in Ketchum at the time.

A post office was established in Ketchum in 1880. In 1881 after Isaac Lewis staked out four lots for himself, began surveying and laying out additional lots in a grid pattern that emerged into an official plat map. Lewis is credited with opening the first assay office in the Wood River Valley and building several of the brick buildings along Main Street, some of which remain standing today. Lewis, who is often termed the father of Ketchum was part owner of the Elkhorn Mine and also owned a large sheep ranch east of Ketchum which later became known as the Brass Ranch and Sun Valley.

By 1900, Ketchum, which began as a city of canvas structures, evolved into a series of wood frame and brick buildings. Jim Kellogg ran one of dozen saloons and Isaac Lewis ran one of two banks. Other commercial businesses included two hotels, six livery stables, and a weekly newspaper. The first ore shipment that left Ketchum was from the Elkhorn Mine owned by Lewis, Griffith and several others via a wagon road to Kelton, Utah. With the establishment of mining districts surrounding Ketchum the need to process ore became inevitable. One of the most important developments in the early mining industry affecting Ketchum's development was the construction of the Philadelphia Smelter near the confluence of Warm Springs Creek at the Big Wood River between 1880 and 1882. A ditch that began several miles upstream of Warm Springs Creek brought water to the smelter. Later, a large wooden flume was constructed upstream on the south side of the creek that was used to divert wood from the steep slopes of Bald Mountain to the coal kilns located by the smelter. According to an 1882 Government Land Office Map, the flume ran along the south slope of Warm Springs Creek along the base of Bald Mountain. Another major involvement at the smelter was

the newly invented electric lights, including one of three that Thomas Edison invented. These lights were inaugurated at the smelter when it began operation in 1882.

An industry that thrived during the later part of the nineteenth century in Ketchum was the resort and tourism business. Three miles west of Ketchum on Warm Springs Creek was the Guyer Hot Springs Resort which opened its doors to guests in 1881. Owned and operated by Henry Guyer, the land was claimed by Guyer through the Hailey Land Office in 1880. People from as far away as New York City came to stay in the luxurious hotel and restaurant which boasted an indoor bathhouse, an outdoor plunge, croquet lawns, and tennis courts.

Transportation to and from Ketchum during the early 1880's was via the Hailey to Ketchum wagon road that later evolved into the Sawtooth Park Highway and State Highway 75. Lack of adequate transportation between the smelter and points south spurred the construction of the Oregon Short Line Railroad to a terminus in Ketchum by 1884. The railroad was used to transport ore, building supplies, and even sheep to places to and from the Wood River Valley. With the budding sheep industry, which developed during the same time frame as mining, Ketchum became known as one of the largest sheep and lamb shipping stations second to Sydney, Australia, in the world.

Early ranches emerged from homesteads filed by immigrants through the various federal land grant programs. Some of the first in Ketchum were the Farnlun and Price Ranches at Warm Springs and the Farnlun and McCoy Ranches near the Weyakin Subdivision south of Ketchum. Sheep and cattle ranching became an important economic staple of the county. Domestic sheep were imported to the area when the railroad reached Ketchum. Soon after the decline of the mining industry, sheep ranching became one of Ketchum's most important industries. The Lewis and Brass families ran sheep on land that is now During the first half of the twentieth century, the Lane family owned and operated one of the largest sheep farms in the Upper Wood River Valley and was the proprietors of the Lane Mercantile in down town Ketchum on Main Street.

As with most rural frontier communities in the American West, ranching, farming, and the timber industry grew during the later part of the nineteenth century in Ketchum. The timber industry benefited from the dense forests surrounding Ketchum including Bald Mountain. Between the need for timber to fuel the smelter and the need for lumber to build houses, logging on Baldy, as it was nicknamed, began in the 1880's and continued to the early 1900's. The logging history of Ketchum is well represented on Bald Mountain as indicated by the numerous logging roads, skid trails, and abandoned portable saw mill sites that the author recorded in 1993 and 1994.

By 1890 Ketchum's mining industry declined and in 1893 the Philadelphia Smelter closed its doors permanently. The mining industry waxed and waned into the next century, but the livestock and resort/tourism industry continued to grow. As agricultural activity continued to thrive, the tourism trade benefited by people such as Carl Brandt who saw the possibilities for transporting hot mineral water to a bath house in Ketchum. By 1929, water piped through a wooden flume from the Guyer Hot Springs to Ketchum resulted in the establishment of Ketchum's first tourist attraction which became known as the Bald Mountain Hot Springs.

The tourism industry continued to evolve quickly from the late 1920's to the mid 1940's after the discovery of the 9,000 foot Bald Mountain in Ketchum and the 3,000 acre Brass Sheep Ranch in Sun Valley by Averill Harriman who was chairman of the board of the Union Pacific Railroad. With his assistant from Austria, Count Felix Schaffsgotch, the development of the Sun Valley Resort prior to 1936 led to the creation of a world class destination recreation resort that brought the tourism trade to Ketchum. Proctor Mountain, which is near Sun Valley about two miles east of Ketchum was the site of the first chair lift in the United States. Other ski areas include Dollar Mountain at Sun Valley, and the place some call Kinderhorn on Penny Mountain at Ketchum. Today the City of Ketchum is considered a world class destination resort that thrives on the recreation and travel industry and caters to visitors and second home owners on a year round basis.

Another influence on Ketchum's growth was the presence of the United States Forest Service particularly the creation of the Sawtooth National Forest in 1905. In 1933, the Sawtooth National Forest operated an administrative site for the Ketchum Ranger District that was built by the Civilian Conservation Corps (CCC) in Ketchum during the early 1930's. The Warm Springs Camp of the CCC were responsible for building many of the roads near Ketchum as well as the first ski runs and trails on Bald Mountain. The Forest Service Park, which is the former administration site, is now owned by the City of Ketchum and represents one of the few lasting legacies in northern Blaine County reflecting the CCC era.

3. Historic Neighborhoods and Early Settlement Areas

3a. McHanville

The small community of McHanville, which is located about 1.5 miles south of Ketchum alongside State Highway 75 near the St. Luke's Medical Center, was one of the early tourists way stations developed during the late 1930's and early 1940's. Named after Ellis V. McHan, who was a prominent Idaho business man and Idaho State House of Representative politician on the Resources and Conservation Committee from 1971 to 1976, McHanville consisted of a grocery store and service station that catered to tourists and seasonal residents living near the mouth of Cold Springs Canyon. Known

over the years as McHan's Corner or McHan's Curves, the community was comprised of several duplexes, single family dwellings, and summer homes. Sun Valley Resort employees, who worked at the resort, lived there. McHan, who with his family operated the Mobile Oil Gas Station and grocery store from 1936 to 1969, provided essential supplies and services to the community. Additionally, McHan also distributed gas and home heating oil to residents from Ketchum to Salmon on a year round basis. McHan's Corner or McHanville had two trailer parks, an antique store, an automotive repair shop, and other industrial related businesses that have operated over the past 50 years.

The Knight Cabin at McHanville, served as a secret central intelligence telecommunications station to outside forces in Europe during World War II. Shortly after the war broke out, a number of German and Austrian ski instructors working for Sun Valley were arrested by the FBI and asked to leave the county in connection with the hidden radio operation in the cabin. In later years, the site continued to be a key communications station for Blaine County law enforcement under cover activity.

3b. Mortgage Row

On the south end of Ketchum near the historic Farnlun and McCoy ranches is the Mortgage Row neighborhood, which consists of a mixture of commercial and residential structures. Mortgage Row was one of the first residential areas developed in Ketchum during the late 1930's to mid 1940's and contains a number of structures that portray quality examples of early twentieth century residential architecture.

Mortgage Row represented early affordable housing to the working class citizens of the Ketchum-Sun Valley area. Carl Pothier, who owned and operated a sawmill in Warm Springs canyon, developed the small settlement and built many of the houses with wood from the mill. Some of the homes in Mortgage Row were built for families who had a connection to the Union Pacific Railroad or Sun Valley Company under the leadership of Chairman Averill Harriman. Many of the homes built during that era in Mortgage Row are similar in architectural style and construction. What binds some of the homes together are the rectangular houses that have additions that are covered by metal sheeting with projecting eaves and cornice fascia. Exterior walls are often clad with half round logs with overlapping corners.

A number of homes built in the neighborhood also shared common features; chimneys that were constructed of red stone. It is possible that mason Dan Ruffinen who quarried "Cherry Creek Rock" from the Galena area, about twenty miles north of Ketchum constructed these fireplaces, but this information needs to be verified. Although a majority of the houses have been remodeled since their original construction, several properties maintain some original design characteristics as well as historical architectural integrity.

3c. Farnlun and McCoy/Reinheimer Ranches

The Farnlun Ranch, which is no longer in Ketchum City limits, is part of the Weyakin Subdivision east of State Highway 75 under the jurisdiction of the City of Sun Valley. The setting and history of the property is relevant to Ketchum history because it provides a glimpse into the past. The ranch is still intact with mature trees and areas of open space surrounding the historical buildings and features. Oscar Smith Farnlun developed the ranch during the period 1883 to the late 1930's. Water rights for the ditch date back to 1883, which services both the Farnlun and Reinheimer Ranches. Several of the buildings were built with the help of Farnlun's nephew Carl Pothier who owned and operated a sawmill near Ketchum. The property, which was not the subject of this field investigation, retains historic integrity and portrays a quality example of late nineteenth and early twentieth century rural folk architecture in Idaho.

Over 120 acres in size, the current day Reinheimer Ranch which is located near the southern entrance to the City of Ketchum, is a protected conservation easement area that was set aside by the Idaho Park Foundation through the Reinheimer Family Trust for the life time of Merle Bowcutt, who leases the land to raise and graze cattle. The Reinheimers, who came to the Ketchum-Sun Valley area from New York City in 1941 to ski, purchased the ranch the original owners, the McCoy family of Ketchum. The McCoy's homesteaded the property during the late 1880's after moving to the location from West Ketchum. Most of the structures that remain on site today were built by the McCoy's during the early 1900's. The property consists of the main Queen Anne style house, which is the only one of its kind in the area, a large two story barn, several outbuildings, alfalfa fields, series of modern irrigation laterals, and a historic 1883 earthen canal. The entire complex is a quality example of early 1900's farmstead.

3d. Gem Street Neighborhood

Similar Mortgage Row, the Gem Street Neighborhood, which is located near the south end of Main Street on the east side of SH 75 in Ketchum, is a quality example of an early 1930's to mid 1940's residential community that was built by working class families who had a tie to the Union Pacific Railroad or Sun Valley Company. Many of the homes that were built on streets named after Idaho gemstones exhibit similar historic or architectural characteristics that reflect the surrounding pastoral heritage and the early resort development of Sun Valley. A majority of homes in the neighborhood were built using indigenous logs cut from local forests or milled lumber from local sawmills. A number of the homes contain cherry stone chimneys similar to the ones built at Mortgage Row and *may be* associated with Dan Ruffinen. Early builders of homes in the Gem Street Neighborhood were Carl Pothier, who was previously mentioned and Denny Pace, a retired long time resident of Ketchum.

3e. Knob Hill

The Knob Hill neighborhood consists of a mixture of older and newer homes that were built above the Ketchum core business district after Sun Valley resort was established. Some of the homes in the neighborhood date to the 1930's, however a majority were built from the 1940's to the 1960's. Prior to its development as a residential neighborhood, Knob Hill was the site of a late nineteenth century brick kiln, which furnished building materials for some of the commercial buildings including banks and mercantile stores on Main Street.

In terms of the later time period, several homes from the 1950's era were designed by the renowned Idaho architect and inventor, Arthur Troutner, who co-founded the Trus-Joist Corporation. Troutner, whose pioneering work in the wood technology field, often designed homes in the Boise, Ketchum, and Stanley area to reflect and meld into the surrounding landscape. Using a profound combination of steel, wood, and Oakley stone quarried from property he co-owned with his brother, Troutner's style often made use of the elements of water, wood and stone fashioned into circular, rectangular, or triangular patterns. Much of Troutner's work reflects the style of his mentor Frank Lloyd Wright and relate to the natural world surrounding home sites.

3f. West Ketchum

West Ketchum, which was originally part of the McCoy homestead during 1880's, was initially settled by families who tried to raise stock animals and sustenance gardens. When homesteaders moved out because of lack of sunlight, the area later became a summer home area. Much of West Ketchum that developed during the early 1930's to 1940's was owned by Ned Foster and referred to as "Fosterville." Soon after the advent of Sun Valley Resort by Averill Harriman, summer homes and tourists cabins such as the Wood River Motel were built in places such as the Pines, which is now a Planned Unit Development. Although most of the cabins and houses from that era have been torn down or remodeled beyond recognition, a hand full remain that retain some qualities and historic landscape features from the era of summer home development.

3g. Warm Springs

The area surrounding the present day Warm Springs Ranch was originally settled by a man named Horatio Stewart, who was a manager of the Philadelphia Smelter. Stewart claimed land in the west portion of the present day Warm Springs Ranch in 1881 and by 1887 had proved upon the land. To the east of Stewarts Ranch was known as Smelter Ranch that later became part of the Warm Springs Subdivision during the 1940's. In 1898, Stewart leased his property near Warm Springs to August Farnlun who the following year bought the property from Stewart. In the 1900's David Alonzo Price

became the resident agent for the smelter and Idaho Mining and Smelting Company and purchased the Smelter Ranch. Both the Farnlun and Price properties were used to feed and graze stock. The Farnluns also raised some crops including potatoes. When the Farnluns deeded over portions of the ranch to the State of Idaho for a game preserve in 1925, they moved to some of their ranching operations over to land what is now known as the Weyakin Subdivision and portions of the Reinheimer Ranch south of Ketchum.

In 1947, the Farnlun and Price families sold the property to some outside investor who had three other partners including one from Ketchum; Owen Simpson who owned and operated the Sawtooth Club. It is reported that Simpson actually won the property in a poker game and the land located between the river and both sides of Warm Springs Creek was part of his winnings. It was at this location that Simpson developed the Warm Springs Ranch which became a tourist destination and resort during the early 1950's with a small rodeo ground, horse back riding facility, trout fishing pond, and later a small golf course and tennis courts.

3h. Adams Gulch

The history of Adams Gulch is closely tied to Native American seasonal occupation followed by permanent Euro American settlement. Mine prospecting, logging, and sawmill operations occurred in Adams Gulch from the 1880's to the 1930's. Abijah Adams was the first owner and builder of a sawmill at the confluence of Adams and Eve's gulches, for it was named. Equipment for the sawmill was brought from Kelton, Utah via freight wagons driven by oxen in the 1880's. The mill site contained several houses, a boarding house, and a bunkhouse for about ten to fifteen timber men, five of which lived year round. Abijah Adams was succeeded by Hobert C. Beamer who ran the mill for several years.

Logging was done out Adams Gulch, mostly from a large burn that extended into Warm Springs Creek. Some of the crew logged with horses and sleds in the winter and with wagons in the summer. In those days there was no bridge across the Wood River at the mouth of Adams Gulch, except for a plank bridge erected in the summer. Access to the canyon was from Warm Springs Creek or from the Griffith Bridge to the north (at the site of the present Hulen Meadows Bridge).

One of the experienced sawyers who worked for both Adams and Beamer was Thornton Wesley Flowers who had migrated from West Virginia with his parents and siblings to Bellevue in 1882. They homesteaded on Poverty Flats and had three sons: Arthur, George, and Eugene, and two daughters: Bessie and Mary. In 1908 Thornton Flowers bought the sawmill from Beamer, and he moved it from the first location to a site at the mouth of Adams Gulch in 1909. There he took out a dry land homestead and built a home for his family and they settled there permanently. In 1909 the sawmill

included a shingle mill and a planer. It could produce anything needed for building a home, including house logs, lumber, and shingles. Many early homes in Ketchum were constructed with lumber from the mill. These included the Dollarhide House, a Ketchum landmark which met its demise in a fire in the 1980's, and the Lewis, Fairman, Parks and Venable homes. Many of the forms used to construct the Sun Valley Lodge were milled there.

On January 26, 1911, Mr. Flowers and his son Arthur were killed in an avalanche approximately three miles up Adams Gulch where they were logging. Eugene and George were also present and ran to safety, but Thornton and Arthur were unable to escape. With this tragedy, the young brothers were forced to assume the responsibility of the business and to support the family. Eugene was eighteen years old, and George was fourteen. The young men ran the sawmill and also did some ranching, raising hay in the summer to feed cattle in the winter. The cattle pastured on Forest Service land in Adams Gulch in the summer and the first Forest Service headquarters in the Ketchum area was in Adams Gulch, built in the early 1900's. As a young man, Eugene took out an additional homestead between Adams Gulch and Warm Springs.

F. EXPECTED LAND USE SENSITIVITY

It is expected that historic properties that relate to the early settlement period will be found during the survey that portray all phases of development in Ketchum as mining camp, a rural hamlet, and a world class resort. It is possible that mining cabins, adits, trails, and tailings may be discovered in areas outside the community core. Sites associated with agricultural development such as outbuildings, fences, irrigation canals, and hay fields are also expected to be found. Properties affiliated with the timber industry such as abandoned equipment, logging trails, or former sawmills may be discovered. In terms of transportation, sites associated with early wagon roads, railroads including railroad sidings or former grades will be located. As for the recreation, resort, and tourism industry, properties that convey the early time frames will be noted such as resort cabins, tourist motels, or areas that were used for outdoor recreational sports such as ski runs. Table 2 depicts *general* Historic Context Themes expected in the Ketchum project vicinity.

Table 2. Historic Context Themes Expected in General Ketchum Project Area

Context Theme	Time Period	Site Types	Expected Location
Paleo Indian	10,000 to 6,000 BC	Trails, open camps, habitation sites, quarries, resource procurement stations, processing sites, fishing areas, religious sites, traditional properties	Valley floor, ridge tops, rock outcrops, near water or the confluence of streams
Archaic	6,000 BC to AD 500	Same as above	Same as above
Late Prehistoric	AD 500 to AD 1700	Same as above	Same as above
Proto Historic and Early Statehood (Native and Euro American)	AD 1700 to 1904	Exploration and transportation routes, trails, wagon roads and rail roads; resource procurement and processing areas; seasonal or permanent habitation areas including isolated cabins and town sites; religious sites and traditional properties; mining and ranching activity areas; water systems development; health resorts and tourist destinations; buildings associated with commerce & trade	Flat valley floor with some rolling hills, near water or the confluence of streams; mineral outcrops
Beginning New Century to Pre-Modern Era	1904 to 1960	Transportation routes including roads, trails, and rails; mining and ranching activity & settlement areas; water systems developments; schools; health resorts and tourist destinations; buildings associated with commerce & trade	Same as above
Modern Period	1960 to the present	Transportation routes including roads, trails, and rails; mining and ranching activity areas; water systems developments; schools; health resorts and tourist destinations; mining and ranching activity areas; buildings associated with commerce & trade	Same as above

G. FIELD METHODS

Before surveying, the team obtained planning maps from the City and defined areas to survey based archaeological, architectural, and historical information. The two month long investigation involved both a vehicular and pedestrian survey. Beginning in the south, Ketchum’s commercial, residential, industrial, agricultural, and recreational areas were inventoried in a systematic fashion. One street at a time from either the south or east side followed by the north or west side in a consecutive manner was inventoried. All properties that appeared old or historic or had sound evidence to support its historic time frame, were given a temporary site numbers, briefly recorded using street address, and color digitally photographed.

At the request of the City and KHPC, the team recorded all properties that were potentially eligible to the NRHP as well as those deemed important to local history or ones that met the age criteria.

1. Areas examined and type of coverage: The entire City of Ketchum and several areas of impact were inventoried using both a vehicular and/or pedestrian reconnaissance level of investigation. Approximately 85% of the town was inventoried during the 2005 survey.

2. Ground surface conditions: In most situations, the ground surface conditions were good but not necessarily relevant to the focus of this brief scouting inventory of predominately standing structures or above the ground features.

3. Areas not examined and reasons why: The base of Bald Mountain at River Run and Warm Springs were not inventoried to the fullest extent as it was either too densely forested or the team couldn't gain access or drive into the areas.

4. Names of Field Personal: Claudia Taylor Walsworth and Jeanne Flowers. Richard B. Meyer assisted on an as needed basis.

5. Survey Dates: May 23 to 31; June 2, 3, 4, 8, 12, 15, & 16; July 1, 12, 3, 17, & 23

6. Problems Encountered/Privacy Concerns:

Some private land owners were not willing to let the team near or close to their property to view or take photographs. In some situations, negative attitudes on the part of the private land owner forced the team to abandon plans to further document or photograph ed places of historical interest. As a courtesy, the team telephoned private land owners or talked to them in person to gain access to photo vantage points on private property. Some owners expressed a deep concern about how data from the survey will be used in the future, for example there were concerns about tax increases due to the survey or limitations on property rights. Others stated they do not want their privacy intruded upon by onlookers citing the Hemingway House Tour controversy as an example. Other home owners have specifically asked that photographs not be used in any publications including walking tour brochures. The team wants to emphasize to the City and SHPO that release forms were not obtained from private land owners to use photographs or specific data generated from the survey in a public forum and that any photos from the survey which the City of Ketchum or SHPO might be interested in using for publication must be approved by the home/land owner(s) prior to use.

7. Future Use of Survey Data: The contents of this report should not be used for re-publication without permission of the City of Ketchum or Idaho SHPO. Proper citations should be used when referencing the contents of the report for research purposes or for use in publications, such as walking tour brochures or other informational material. It is suggested that photographs from the survey may not be reproduced or used for publication without the permission of both the City of Ketchum, the Idaho SHPO, and the homeowner/property owner.

H. RESULTS

In Ketchum and the outlying areas of impact surveyed for this project, the team identified 240 properties that either meets the age criteria of potential eligibility to the NRHP. Of the 240 properties, 37 were identified as potentially eligible or listed to the NRHP. In term of the historic properties previously identified during the 1990 CLG sponsored City of Ketchum Reconnaissance Survey, eight have been destroyed, two have been moved, and eight are about to become demolished. For a complete list of these properties, please refer to the attachment section of this report.

1. McHanville

McHanville represents two phases of Ketchum's development period; 1880's to the mid 1900's. The community, which is located on the west side of SH 75 1.5 miles south of Ketchum is within a key impact zone for land use planning purposes. Containing an assortment of early tourist resorts, summer homes, and buildings that cater to commerce and trade, the area has been reconfigured over the past several decades into a mixture of contemporary residential and industrial structures. Here, eighteen properties that meet either the age or NRHP criteria were identified. Six are either listed or deemed eligible to the NRHP. Three NRHP eligible linear properties under Criterion A are segments of the 1879 Hailey to Ketchum toll road (MC 1/13-16171/10 BN 306); the 1870's Ketchum to Stanley Stock Driveway (MC 3/13-16170/10 BN 905); and the former Oregon Short Line Railroad grade (MC 4/13-16172/10 BN 498). The Cold Springs Pegram Truss Railroad Bridge (13-4913), which was listed to the NRHP under Criteria B and C in 1997, is currently part of the former railroad grade that is now used as the Wood River Trails system and bike path. The bridge, which was constructed in 1994 and rebuilt in 1917, is one of four remaining in Idaho that was designed by renowned engineer George H. Pegram.

Two other properties that were previously identified during the 2003 ITD survey and determined ineligible to the NRHP were re-evaluated during this inventory and considered eligible under Criterion B for their association with Ellis V. McHan who was an early Idaho businessman and political figure. They are the Dean Tire Company Garage and Auto Repair Building (MC 12/13-16221) and the Dean Tire Annex (MC 13/13-16223). The first building is an automotive repair shop that was part of an early tourist way station (Figure 3). It is constructed of cinderblock, concrete and lava rock and has a flat roof covered with tar paper. The second building is a Craftsman style building with wood clapboard and shingle siding. The cross-gabled roof has metal sheeting, projecting eaves, and exposed rafters.



Figure 3. Dean Tire Company which was known as McHan's Corner Grocery Store and Service Station in 1946. Digital Image MC 12 # 39, view northwest.

2. Mortgage Row

Mortgage Row, which is a planning area near Ketchum, was one of the first residential neighborhoods built during the mid 1900's by working class families. Many of the homes in Mortgage Row were constructed by Carl Pothier from local timber products produced at a sawmill in Warm Springs Canyon. Although many of the houses have been remodeled since their construction in the 1940's, several contain architectural or historical qualities that portray distinctive or representative examples from this era of Ketchum's settlement period.

In total, eighteen properties were identified during this investigation, seven of which were determined potentially eligible to the NRHP. Of the seven potentially eligible properties, two are linear sites previously discussed; the OSLRR railroad (13-16172) and the Ketchum to Stanley Stock Drive (13-16170). Four of the seven potentially eligible properties were first recorded in 2003 by the ITD team of archaeologists and include (1) Reiting Property (MR 1/13-16258); the William B. Wright (WBW) Property (MR 7/1316255), the Fuller Property (MR 9/13-16253), and the Mills Property (MR 14/13-16248). All four properties were determined eligible under Criteria A and C because they represent good examples of the period of development, have an association with an important event in time, and provide a quality example of a type of design and method of construction for the period of distinction.

Since 2003, the main house and cabin at the Reiting property have been destroyed or moved. The only remaining structure is a small shed without a foundation. It has a front and back gable covered roof with corrugated sheeting and the exterior walls are clad with board and batten siding.

The WBW property consists of two buildings; a historical residence and a chicken coop. The house has a side-gable roof covered with pressed metal sheeting and the exterior walls are clad with half-round horizontal logs with overlapping corner. The dilapidated chicken coop has a plank-shed roof, partially covered with asphalt sheeting. The exterior walls are horizontal planks with openings and some chicken wire.

The Fuller property consists of a two story main house, single car garage, and a pump house that was built by John Saballa during the 1940's (Figure 4). The exterior walls of the buildings are clad with half-round horizontal logs with overlapping corners and the roofs are covered with wood shingles and have exposed rafters under the projecting eaves.



Figure 4. Fuller House at 90 Meadow Circle was a typical house built at Mortgage Row in 1948. Digital Image MR 13 # 13, view northwest.

The Mills property consists of a two story main house, a modern garage, and a horse stable that has been turned into a dog kennel. Exterior walls of the main house are clad in half round horizontal logs with overlapping corners. The side gable roof has projecting eaves with cornice fascia and covered with metal sheeting.

The seventh site, which is the archaeological remains of the Elkhorn Tram terminus, was once part of an aerial tramway that spanned from a railroad siding at Mortgage Row to the Triumph and North Star Mines, approximately five miles east up the East Fork Canyon. Remnants of the tram structure were noted in the Ketchum to Stanley Stock Drive (MC 3/MR 18/13-16170/10 BN 905) and along both sides of the Big Wood River near Mortgage Row (Figure 5a & b). The property was determined potentially eligible to the NRHP under Criterion A for its association with the formation of the Warm Springs Mining District in 1880's and under Criterion D for its ability to yield important information regarding transportation technology related to mining at the turn of the century.



Figure 5a. View of the Ketchum to Stanley Stock Drive and remains of the Elkhorn Tram near Mortgage Row, view north.



5b. Historical image of the Elkhorn Tram Terminus from the Mortgage Row area siding, view north. Courtesy Regional History Department of the Community Library, Ketchum.

3. Gem Street Neighborhood

Sixteen properties in the Gem Street Neighborhood were observed during the current investigation. Of the sixteen properties, five were considered potentially eligible to the NRHP under Criteria A, B, or C. One of the properties is a linear site that spans approximately three miles from the point of diversion (POD) near the Community School at Sun Valley to the Farnlun, McCoy, and Reinheimer Ranches near Ketchum. The earthen canal (GM 5/TIM 163) was originally recorded in 2003 by ITD archaeologists and previously determined ineligible to the NRHP because it “lacked the distinct features and overall historical importance of larger irrigation features.” The author, who followed the canal from its POD to various points of usage in Ketchum, disagrees with the previous determination because of its age and association. The canal was constructed by hand by Oscar Farnlun and others in 1883 and it is associated with two NRHP eligible properties; the Farnlun Ranch (13-16110) and the McCoy / Reinheimer Ranch (13-16101).

In historic times, the canal provided a method for transporting water to the alfalfa fields and family gardens at both ranches. Today, the canal provides water to the agricultural fields at the Reinheimer Ranch and is part of an intact rural historic landscape.

Another potentially eligible property related to the agricultural heritage of Ketchum is the Matthes Barn/Chicken Coop (GEM 16) that is located above the Reinheimer Canal on Lava Street. Although an exact date for the building has not been determined, it appears to relate to the period 1900 to 1940. The structure retains much of its historical and architectural integrity and is one of only a few outbuildings remaining in Ketchum from the early agricultural period.

The other four potentially eligible to the NRHP properties in the Gem Street Neighborhood are the Demetre House (GEM 11), the Haemmerle House (GEM 12), and the Bellinger House (GEM 14/12-16235). The Demetre House, which was built in 1930, is a two story structure with exterior walls clad in wood and stucco. The side-gabled roof has a dormer with sidewalls of wood frame lumber and covered with metal sheeting. The detached new single car garage is compatible with the house and has exterior walls clad in stucco and wood frame lumber and has a front-gabled roof covered with metal sheeting. Landscaping includes lava rock walls and a lava rock line canal that runs through the property, which is the historic Reinheimer ditch (GEM 5). Overall the property retains its original integrity and unique architectural design elements therefore it was determined eligible to the NRHP under Criterion C.

The Haemmerle property consists of a one story chalet-style house with a detached two story two car chalet style garage (Figure 6). The buildings have wood and stucco cladding and front-gabled roofs covered with wooden shakes. The garage has overhanging eaves and a large roof dormer with side walls. On the outside windows and walls, wooden shutters and decorative paintings adorn both buildings that have a Tyrolean or Bavarian theme. On the garage is the German Coat of Arms that adorns the west facing wall. Such paintings are referred to as “Luftmalerei” and were often used on alpine houses in parts of Western Europe and in many of the ski resorts in the Intermountain West. The late Florian Haemmerle, who was a German ski instructor for Sun Valley, designed and built the house and painted the murals. Haemmerle was a renowned local artisan who painted many of the chalet buildings in Ketchum and Sun Valley including the historic Challenger Inn. The property is determined eligible to the NRHP under Criterion B for its association with Haemmerle and under Criterion C for its distinct architectural style and historical integrity.



Figure 6. Florian Haemmerle built this house in 1951 and did all the outside Tyrolean paintings also known as “Luftmalerei.” Digital Image GG 11 # 24, view northwest.

The Bellinger property consists of a historic house and modern garage. Built in 1948, the house has a side-gable roof with projecting eaves that are covered with corrugated metal. Exterior walls are clad with half-round horizontal logs with overlapping corners. Because of its architectural distinction and historic integrity, the house was determined eligible to the NRHP under Criterion C during the 2003 ITD survey.

4. Gopher Gulch

Ten historic buildings were documented in Gopher Gulch, an area along River Street in east Ketchum. Of the ten properties, only one was determined eligible to the NRHP. The McConville/Mueller property (GG 4/13-16100) was built in 1880 and appears to be the oldest remaining private residence in Ketchum. The property is known as the Jesse Hughs House or the Joe Hunter Freight Station (Figure 7). According to one source, Hughs was a saloon keeper that moved to Ketchum from Galena after mining declined. The house was originally a small un-insulated cabin and below the property was a corral that was built for Hugh's son-in-law Joe Hunter who ran a freight company from Ketchum to Stanley Basin. The 1.5 story house has exterior walls clad in wood shingles and a front-gable roof with metal sheeting. In the back yard are two sheds with metal roofs have exterior wood frame cladding. A chicken coop with exterior walls in wood planks and wire has a metal roof. The property's association with the first settlement period of Ketchum qualifies it to the NRHP under Criterion A. Because the buildings retain their architectural distinction and historical integrity, they have been determined eligible under Criterion C.

5. Tourist Zone

In the Tourist Zone, ten historic or age criteria properties were identified during the inventory. Of the ten properties, two have been previously determined eligible to the NRHP by ITD archaeologist during the 2003 survey.

The Ketchum Korral (TZ 1/13-16234) consists of a historic tourist hotel complex with four duplex units, six continuous modern motel units, a large office, and a modern outbuilding or garage (Figure 8). The office building has exterior walls clad with horizontal logs with log end boards and dovetail overlapping corners. The side-gable roof is covered with pressed metal sheeting and has projecting eaves and cornice fascia alone. The duplex hotel units are similar to the office except there are vertical log paneling in each of the roof gables. It is in the north unit of this building that Ernest Hemingway stayed. Because the Ketchum Korral is associated with the development of Ketchum as a tourist destination and represents a quality example of the 1940's era tourist lodges, it was considered eligible to the NRHP under Criteria A and C. For its association with Hemingway, the property was determined eligible under Criterion B.



**Figure 7. The Hughs-Pyle Cabin located on River Street in Gopher Gulch was built in 1881.
Digital Image GG 4 #5 looking Northeast.**

The second site that was determined eligible in 2003 was the Gulch property (TZ 9/13-16235). The building's roof is cross-gable with exposed rafters under projecting eaves and is covered with wood shingles. The exterior walls are clad with half-round horizontal logs with overlapping corners. The property was determined eligible for its architectural distinction and historic integrity under Criterion C in 2003. However since that time it has been noted that new elements have been added to the building such as a stone chimney, windows, and doors so the Idaho SHPO may want to re-evaluate the structure in terms of the NRHP.



Figure 8. The foreground of portions of Ketchum Korral Motor Lodge located on South Main Street, view north. Digital Image TZ 1 # 1, view northeast.

6. Knob Hill

Ten properties were identified in the Knob Hill neighborhood, which is located north of the community core on the east side of SH 75. Of the ten sites that were documented, three appear to be eligible to the NRHP under Criteria B and C. A fourth property may become eligible in the near future also under the same criteria.

The Dumke Property (KH 6), which is located on Spruce Avenue, was designed and constructed in 1955 by Arthur Troutner for the Arnolds and later sold to the Goldbergs. The Arnolds were Sun Valley icons and friends of Ernest Hemingway. It is a split level house with an attached two car garage. The exterior walls are wood frame and Oakley stone cladding and the low pitched roof is covered in wood shingles (Figure 9). For its association with renowned designer and inventor, Arthur Troutner, the property has been determined eligible to the NRHP under Criterion B. The house has undergone some architectural changes over time however the most of its original design elements are intact and newer materials are compatible with the original construction therefore it is considered eligible under Criterion C.



**Figure 9. The Dumke House on Spruce Avenue was built in 1955.
Digital Image KH 6 # 8, view northeast.**

The Caputo Property (KH 8) located on Walnut Avenue North is a two story chalet style house with an attached two car garage that was built in 1953. The exterior walls are clad with wood frame and stucco and have been painted with Tyrolean or Bavarian motifs known as “luftmalerei.” “Luftmalerei” is a German word that has no English translation and is a style of adornment that was derived from a word in the Italian language used in the 1700’s that basically meant oil paintings. The front-gabled roof is moderately sloped and covered with wood shingles. The property has been determined eligible to the NRHP under Criterion B for its association with Florian Haemmerle and under Criterion C for its distinct architectural style and historical integrity.

Another Troutner house in the Knob Hill area of Ketchum is the Wirth Property also located on Walnut Avenue North (KH 9). Built in 1955, the multi-level structure’s exterior walls are clad in wood clapboard and Oakley stone. The shed roof is covered with metal sheeting. Although there have been some architectural changes to the house over the past two decades, the property retains enough architectural integrity and historical merit for its association with Troutner, particularly in the outside Oakley stone walls. Therefore, it has been determined eligible to the NRHP under Criteria B and C.

7. Recreational Use/Bigwood Area

The Recreational Use District within Ketchum pertains to areas that are protected to enhance the visual, scenic, and natural view corridor within the City and represent buffer areas that have some recreational benefit to the general public. Land use areas within this district include the Big Wood Golf Course and single family and low density residential areas or subdivisions north of Ketchum's core community business district on the east side of State Highway 75.

Most of the buildings in the planning area are modern. Four historic or age related properties were found and one was determined eligible to the NRHP. Penny Mountain, which many locals refer to as Kinderhorn, consists of the archaeological remains of the historic down hill ski rope tow structure, including abandoned equipment (Figure 10a & b). The site was used intermittently from the late 1930's to the early 1960's as an affordable alternative to Dollar and Bald Mountain for winter sports activities for children. The property was determined eligible to the NRHP under Criterion A for its association with the development of Sun Valley Resort and under Criterion D for its potential to yield information about the early ski industry in Blaine County.



Figure 10a. Jeanne Flowers who as young teenager enjoyed skiing Kinderhorn on Penny Mountain in 1958.



Figure 10b. Here, Jeanne Flowers for the first time returns to Kinderhorn Ski Mountain 47 years later. Digital Image RU 3 # 1071, view northwest.

8. Community Core

The Community Core contains an assortment of commercial and residential buildings that either meet the age or NRHP criteria. In all, 79 properties were identified and photographed during the current investigation. Of the 79 properties, two are presently listed to the NRHP; the Iconoclast Bookstore which was the Lewis-Lemon Grocery Store also known as the Greenhow and Rumsey Store (CC 29/13-13742) and the Bald Mountain Hot Springs (CC 30/13-0004288).

The Lewis-Lemon Store was constructed in 1884 but some records document 1897. The building, which is a two story brick structure made from materials manufactured at the Knob Hill kiln, contains a full basement and was the hub of retail activity for many years. As a wholesale and retail outlet the building catered to the working class citizens. Later the building housed the post office, a variety store, and a pool hall. In 1925, Jennie Griffith, the wife of Ketchum founder Albert Griffith, purchased the building for their sons Albert and Oscar. The Griffiths sold the building in the late 1930's however their sign remains on the south wall of the building today. The site was listed to the NRHP in 1983.

The Bald Mountain Hot Springs, which was built in 1929 as a rustic tourist cabin complex and outdoor hot spring plunge by owner Carl Brandt and designed by Tourtellotte and Hummel. The property was listed to the NRHP in 1982 under Criteria B and C. Since 2002, the property has undergone major changes that have ultimately compromised its original architectural design and historical integrity. The main lodge and outdoor pool have been demolished and some cabins have been moved elsewhere. The remaining structures include several rental cabins surrounding the block and vacant land that was recently landscaped (Figure 11). The property no longer retains its historical or architectural value and may no longer qualify for the NRHP.

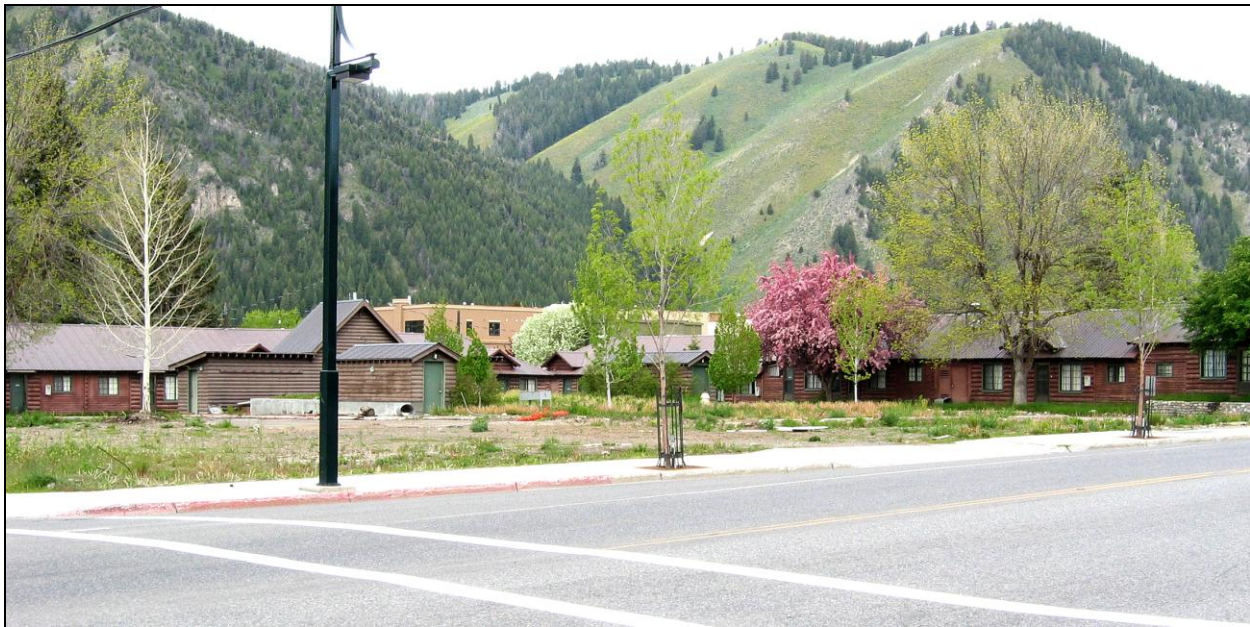


Figure 11. The remains of the Bald Mountain Hot Springs, view northwest. Digital Image CC 30 # 48.

The Andy Sable property, which is located on Leadville Avenue and known as the Alonzo Price/Esther Fairman home (CC 15/13-16113), is a 1.5 story private residence with a detached single car garage/apartment that was built in 1929 (Figure 12). The exterior walls of both buildings are clad in clapboard siding and the front-gable roof is covered with metal sheeting and has overhanging rafters and eaves. Architectural elements such as windows and doors are historically correct, and intact landscaping features reflect the 1920's settlement period. As such, the property has been determined eligible to the NRHP under both Criteria A and C. The site has also been determined eligible to the NRHP under Criterion B for its association with the Price family who came to Ketchum in 1885 and were one of the first homesteaders. Alonzo Price was the son of William Price who was the manager of the Philadelphia Smelter in 1882. The house remained in the Price family until recently when Esther Price Fairman passed away.



Figure 12. The historic Alonzo Price and Esther Fairman House on Leadville Avenue was built in 1929. Digital Image CC 15 #b 19, view northeast.

The Griffith/Conger Compound (CC 57/13-16125) which is located at the corner of Second Street and Leadville Avenue was built in 1929. The complex, which retains all of its original historical and architectural integrity, consists of a two story house with full basement, a two story two car garage/apartment building, and a metal outbuilding that joins the alley between Main Street and Leadville Avenue. The main house and garage/apartment building have exterior walls clad with clapboard siding and front-gable roofs with overhanging eaves and covered in metal sheeting. All of the characteristics of the buildings including mature trees and landscaping, portray a typical 1920's Ketchum residence. As such, the property has been determined eligible to the NRHP under Criteria A and C. In terms of Criterion B, the site is also eligible for its association with the Albert Griffith family. A miner, entrepreneur, businessman, Albert was one of the founding fathers of Ketchum.

The Forest Service Park (CC 33/13-16132/10 BN 120), which is the former Ketchum Ranger District administrative site of the Sawtooth National Forest (SNF), is now owned by the City of Ketchum. Originally the property was used during the 1880's by Bob Koeniger, a German immigrant who used the land to grow hops and barley for his brewery located across the block on River Street. In 1905, the SNF was established and the first ranger station that was built at Adam's Gulch in 1909. By and 1929 a need for a district headquarters in Ketchum was soon realized by Ranger Arthur Berry so he constructed the first warehouse on the premise using local wood products from Flower's Mill in Adams Gulch. The rest of the warehouses, pump house, garage, and residential dwellings were constructed in 1933 by the Civilian Conservation Corps (CCC) crews who were based at a camp out Warm Springs canyon west of Ketchum. The complex retains its original architectural and historical integrity with the exception of two covered entries that were added during the 1990's that are compatible with the era of the buildings (Figure 13). The property has been determined eligible to the NRHP under Criterion A for its association with the New Deal Era of the Roosevelt Administration and CCC. It is also eligible under Criterion C for its distinctive architectural and historical qualities and for its unique setting.

9. West Ketchum

Twenty four properties were identified in the survey area that met either the age or NRHP criteria, one of which was previously identified at McHanville and Mortgage Row which is the OSLRR grade (WK 24/MC 4/MR 16/13-1612/10 BN 498) previously discussed. The other property is a subdivision that at one time was known as "Fosterville." Three structures at the complex are considered eligible to the NRHP under Criteria A and C. It is possible that one or more buildings near the Davies property may meet the age or eligibility criteria, but the team was not able to gain access to the private property.



**Figure 13. Two of the historic warehouses at the Forest Service Park on Washington Avenue.
Digital Image CC 44 # 65, view northeast.**

The Davies property, which is referred to as the Rocking Ranch No. 2 Subdivision is a secluded and gated property consisting of five lots and two parcels surrounding a cul-de-sac in West Ketchum along the eastern edge of the Big Wood River. The property boasts two large modern log houses and four undeveloped lots. Three historic dwellings were noted on Lots 3 and 4 and Parcel 2. The small early 1900 cabin has been moved to the site and has exterior walls are clad in wood shingles. The roof is front-gabled covered with wood shingles. The second dwelling is an 1880's homestead cabin, similar to the Bonning Cabin (CC 68/13-16099) located on Lot 3. A rustic rectangular one story shelter, the exterior walls are clad in horizontal hand-hewn round logs with saddle notching that were once chinked with mud. Rags were noted stuffed in portions of the cabin near the roof line. The front-gable roof with overhanging eaves once had a sod covering but has been re-roofed using plywood sheeting and tar paper. Associated with this building is an abandoned outhouse with exterior walls clad in half-round logs and a shed roof covered in plywood.

Also located on Lot 3 is a 1930's vintage summer home cabin from the Fosterville era (Figure 14). The one story cabin has a stone foundation and exterior walls are clad with half-round horizontal logs chinked with mud and patterned with vertical split log siding. The front-gable roof has extending eaves and is covered with wood shingles. Several hand made wooden bird houses adorn the outside walls on all sides. An earth covered root cellar with a trap door is located adjacent to the two cabins on Lot 4 was noted as were several rock lined walkways, a stone wall, and an abandoned and overgrown irrigation ditch. The property is considered eligible to the NRHP under Criterion A for its association with the initial settlement period of Ketchum. Under Criterion C, the property is eligible because it retains its original rural historical setting, has integrity, and represents a unique example of Ketchum nineteenth and early twentieth century architecture.



**Figure 14. A summer cabin from the Fosterville Era in West Ketchum, view northwest.
Digital Image WK 16 # 16.**

10. Agriculture and Forestry

In this land use area, properties are within what is termed open space or part of rural historic landscape. The Reinheimer Ranch (AF 1/13-16101), which is located at the south entrance to Ketchum represents an excellent example of a late nineteenth century and early twentieth century farmstead (Figure 15a). Situated on both sides of SH 75, the pastoral complex contains a large park-like expanse of alfalfa fields overgrown in some places by wild timothy hay. Nine buildings including the original McCoy house and several and an irrigation feature (GEM 5) portray a once historic now modern working cattle ranch (Figure 15b).



Figure 15a. View southeast of the working Reinheimer Ranch barn, outbuildings, and alfalfa fields. Digital Image AF 1 # 5.

The main residence, which is on the east side of the highway, is a two story Queen-Anne style house with some modern elements such as new windows. Built in 1920, exterior walls are clad in wood clapboard and the roof is side-gabled with overhanging eaves covered with asphalt shingles. The front covered porch has a decorative support system below a small ornamental balcony and front-gabled roof dormer with side walls. A large two story barn is situated on the west side of the highway and has a twelve-sided window on its north elevation that was salvaged from a church. Because the house retains much of its historical and architectural integrity and the remaining outbuildings and features which include and an 1883 irrigation canal represent a quality example of turn-of-the-century agricultural property, typical of the frontier West. As such, is considered eligible to the NRHP under Criteria A and C.



**Figure 15b. Reinheimer Canal also known as Bowcut's Ditch was built in 1883.
Digital Image GEM 5 # 36, view north.**

11. Warm Springs

Warm Springs Road in Ketchum, which runs from the junction at SH 75 and North Main Street west three miles toward the Warm Springs ski lifts on Bald Mountain, was inventoried. The land adjacent to Gates Road was also included because it lies within an area of immediate impact. In all, 47 age or NRHP related properties were identified during this investigation which included various land use areas such as limited residential and light industrial. Of the 47 properties documented, four are considered eligible to the NRHP while two may qualify at a future date.

The first eligible property lies in the impact zone west of Gates Road which is the site of the 1881 Guyer Hot Springs Hotel (WS 21/13-001875/10 BN 495). The archaeological remains of one of Idaho's first recreational resorts consist of an abandoned flume, foundations, and structural features above the source of hot water on land that is now owned by local entrepreneur James Cimino (Figure 16a & b). The site is considered eligible to the NRHP under Criterion A for its association with the early recreational and resort industry of Idaho and under Criterion D for its potential to contribute important information about late nineteenth century recreational development in Central Idaho.

The second eligible property is the Puchner Residence located on the Warm Springs hillside of Bald Mountain. Now owned by Sun Valley Company, the house was designed by Arthur Troutner and built in 1953. Because the property has all original architectural elements and its historical integrity is intact, it has been determined eligible to the NRHP under Criterion C. In terms of Criterion B, it is eligible for its association with Troutner.

The site of the 1881 Philadelphia Smelter (WS 37/13-000787/10 BN 496) is now obscured by modern houses and new landscaping but archaeological remains are still evident along Exhibition Boulevard (Figure 17a & b). Here, the stone wall that once sat below the largest structure on the 400 acres site near the confluence of Warm Springs Creek and the Big Wood River still stands. Also noted were artifacts strewn about the hillside such as brick fragments, slag, and wooden debris. The property has been determined eligible to the NRHP under three criteria. Under Criterion A, the property is eligible for its association with the onset of the mining industry in Ketchum where the first electric lights in Idaho were turned on. In terms of Criterion C, the property is eligible because the intact walls provide a glimpse into the structure's unique design qualities. As for Criterion D, the site is eligible for its potential to yield important information about mining technology in Idaho and as well as the Intermountain West.



Figure 16a. View of flume and hot water source at the Guyer Hot Springs, view west.
Digital Image WS 2 # 3.



Figure 16b. Historical image of the same feature in 1886 courtesy Idaho State Historical Society.



**Figure 17a. View of east facing wall along Exhibition Boulevard looking west.
Digital Image WS 37 # 20.**



**Figure 17b. Philadelphia Smelter and Oregon Short Line Railroad courtesy Regional History
Department of the Community Library, Ketchum.**

A third property determined eligible to the NRHP in Warm Springs Canyon is the Henry J. "Bob" Topping/Ernest Hemingway House (WS 39/13-00094). Around 1958, Hemingway purchased the house from Topping for a small sum of \$50,000 and lived there with his fourth wife Mary for two years until his death in 1961. The Nature Conservancy (TNC) now owns the property which is located near the end of a long private road called Canyon Run Boulevard. Access to the site is limited because of adjacent neighbors concern for privacy; therefore the team obtained permission to enter the site from the TNC prior to photographing the site.

The compound consists of a large residential dwelling, a cinder block shed, an abandoned driveway, and a thirteen acre nature conservancy along the Big Wood River that is one of the largest undeveloped parcels in Ketchum. In 1950, the three story house was built for Topping who was heir to a large fortune and at the time part owner of the New York Yankees baseball team with his brother Dan. The house was designed and constructed using concrete walls poured into rough wood forms painted brown to mimic the texture and appearance of rough wood. This same style was used to construct the Sun Valley Lodge in 1936 that was designed by the team of Gilbert, Stanley, Underwood and Company of Los Angeles. It has not been verified if the same architects were used for the Topping/Hemingway House.

The three story house originally had a driveway and front door facing south but Mary changed the driveway and main entrance after Hemingway shot himself in the front porch entry. Most of the home is the same as it was left aside from new doors and windows observed on the east facing wall of the house (Figure 19). In terms Criterion B, the property is eligible for its association with both Topping and Hemingway. Because new elements do not detract from the architectural character of the house and with most of its historical character intact, the property is also considered eligible under Criterion C.

12. Light Industrial

Modern developments in the Light Industrial planning area of Ketchum over the past fifty years have obliterated most of the historic sites including sheep shipping corrals and 1883 Oregon Short Line Railroad Depot. The former railroad grade (LI 2; MC 4; MR 17/13-16172/10 BN 498) which is located near the junction of Saddle and Warm Springs Road, has been discussed in the previous Results Section H1 of this report.

A second property located in the Light Industrial area, which is the former Louie's Restaurant and 1884 Congregational Church located on city owned property on Lewis Street, has lost its historical setting and architectural integrity therefore does not meet the criteria for eligibility to the NRHP.



Figure 18. View of Hemingway House and east facing wall. Note former front entrance is upstairs and the driveway has been covered over with grass. Digital Image WS 39 # 26, view northwest.

13. Northwood/Adams Gulch

Equally true of Northwood, the area has lost its entire historical or architectural heritage in terms of the built environment. No historic sites, buildings, features, or objects of interest were identified in this survey area during the current investigation. Adams Gulch, on the other hand, has one relevant site that meets both the age and NRHP criteria; the Flowers Mill Homestead (LR2- 1/13-16116). The property, which is located on Adams Gulch Road in an impact zone of the City, contains an assortment of abandoned sawmill equipment and structures related to the early 1900's.

The original ranch house, a frame building with clapboard siding, was built in about 1909. It was sold to Ollie and Evelyn Miller and moved to Ketchum in 1941 and still stands on Seventh St. and Washington Ave., where it houses a pre-school. Ollie Miller's daughter, Virginia, married Morris Obenchain, Jr. George and Gene continued to operate the sawmill until George's death in 1968. Thereafter the sawmill was sold and dismantled. The steam boiler and engine from the first mill still reside on the site, along with various items of antique farm machinery.

Parts of the ranch were sold in the fifties and seventies. Two residential homes are on the property today; one is the Jeanne Flowers house and the second is the George Flowers residence built in 1939 which retains all of its historical and architectural distinctiveness. The historic 1.5 story house has lower exterior walls clad in horizontal round logs and the upper portion patterned with vertical split log siding (Figure 19a & b). The front-gabled roof with overhanging eaves is covered with metal sheeting and a covered entry porch is located on the south wall. The detached single car garage retains similar characteristics as the house but on a smaller scale.



Figure 19a. View northwest of the George Flowers residence built in 1939.



Figure 19b. Historical photo of the George Flowers House, circa 1940.

In 1985 the Adams Gulch section was subdivided and sold. The sheds were not on the Flowers property, so the family lost control over them when the Bigwood property was subdivided. They were demolished in 2001. In 1998 Jeanne Flowers, Gene and Pearl's daughter remodeled the old log house where she was raised and currently resides there on a year round basis.

There are two outbuildings on the lot on which the George Flowers home is located. They are a one story chicken coop of half-round log construction, with butt and pass corners and a wood frame-gazebo or garden house, with vertical wood siding and gingerbread tri, which was part of a movie filmed in Sun Valley in 19327 called "I Met Him in Paris," starring Claudette Colbert. The garden house was moved to the Flowers property by George and Gene Flowers after the filming of the movie. The Flowers property is eligible under Criterion A for its association with the advent of the early sawmills industry in northern Blaine County and under Criterion C, for its distinctive characteristics and historical integrity representative of the early 1900 agricultural and settlement landscape of Ketchum.

14. River Run

River Run located at the base of the Bald Mountain ski area was not inventoried for this vehicular reconnaissance survey because of access issues and time constraints. It is mentioned in this report because it is in the City's impact zone and has several sites related to the historic development of Ketchum. Four age related or historic sites are located here, two of which are determined eligible to the NRHP. One of the non eligible properties is the Trail Creek Timber Trestle Bridge (RR 1/ 13-16161/10 BN 439) that was

built in 1883 and at the time it was documented was the only known bridge of its type in Idaho. Unfortunately, the bridge was rebuilt in 1997 as part of the Wood River Trails system and lost all of its original historical and architectural integrity. The two eligible properties are the Oregon Short Line Railroad Grade (RR 3, MC 4, MR 16, and WS 4/13-16172/10 BN 498) which has already been discussed and Bald Mountain (13-16095; Figure 20). Today on Bald Mountain, there over 80 previously identified cultural resource sites on Bald Mountain that include historic ski runs built by the CCC during the mid 1930's. As a large historic landscape, the property has been determined eligible to the NRHP under Criterion A for its association with the discovery and development of Sun Valley Resort by Chairman of the Board of the Union Pacific Railroad, Averill Harriman.



Figure 20. Aerial view of Bald Mountain, view southwest.

15. Sun Valley Road

The Sun Valley Road impact area near the eastern edge of the City was not inventoried because of time constraints. Two historic properties here meet either the age or NRHP criteria. The Sun Valley Barn (SV 1), which was built in 1890 by Isaac Lewis and later used by the Brass family on the large expansive sheep ranch that became Sun Valley (Figure 21). The structure is an excellent example of the late nineteenth century agricultural development of Ketchum. It retains its distinctive architectural

characteristics and maintains historical integrity and has been determined eligible to the NRHP under both Criteria A and C.



Figure 21. 1890 Lewis/Brass Barn on Sun Valley Road, view southeast.

The second property is mentioned because of its architectural style using the combination of stone, wood, and glass. The A frame building which was designed by architect Nat Adams in 1958 was recently remodeled but retains most of its unique design characteristics. St. Thomas Episcopal Church (SV 2) on Sun Valley Road and Spruce Avenue may become eligible under Criterion C in the near future.

I. CONCLUSIONS AND RECOMMENDATIONS

In all, 241 historic or age related sites were identified during the reconnaissance survey, 40 of which were previously identified during the 1990 CLG Reconnaissance Survey. Of the 241 sites, 38 are potentially eligible to the NRHP, including four historic properties that are located in different areas of Ketchum; the historic Ketchum to Stanley Stock Driveway, the Oregon Short Line Railroad grade, the Farnlun/McCoy/Reinheimer Canal, and ski runs on Bald Mountain.

In terms of the research design, the team expected to find about 50 properties that met the age criteria for local significance and about approximately a dozen that met the NRHP criteria for national significance. Because a systematic approach was taken to conduct field investigations rather than an intuitive based survey that was used during the 1990 investigations, more historic resources were found.

Historic properties documented during this investigation may have the potential to contribute to future historic context statements, multiple property documentation (MPD's), historic thematic nominations, and NRHP nominations.

Ketchum history relates to broader areas of Idaho's past including the mining; transportation; agriculture and timber; and recreation, and tourism developments. Some of the sites in Ketchum were affected by other historical events in the world, nation, and elsewhere in Idaho.

1. Potential contributions to historic context themes:

Ketchum, like the rest of Idaho is at a crossroads in terms of decisions being made by both by the private and public sector regarding fragile historic and cultural resources. As population densities of rural and urban communities increase, the landscape of these places is changing at a rapid rate; some for the good and some negatively.

Idaho has many places within its built environment that reflects the past and a lot of these places have not been recorded. Ketchum is like much of Idaho's rural places in that it has intact historic resources. These places have the potential to provide the general populace with enjoyment, whether from a recreational and educational standpoint. As the population around Ketchum ages and as it continues to be a destination for outdoor sports, historic resources can play a role in keeping people in the area a little longer which in turn helps the economy that is largely based on the service industries. On a broad level, preservation planning is needed all over Idaho and through this investigation the team was able to provide a baseline of information for future preservation work at both the local and county level. It is the City of Ketchum's chance to demonstrate the there are special places to protect and others to interpret.

Many sites found during this investigation tell the story of significant events and people of the past. The architectural details of its buildings over time and the archaeological records of earlier industrial sites and pleasure resorts illustrate the wide range of culturally diverse sites in Ketchum. As Donald Watts stated in "A View to the Future" which was a preservation plan for Idaho published by the Idaho SHPO in 1998, there is a need to plan for the future by articulating long range goals that aim to identify, evaluate, formally recognize, and protect Idaho's special places. As part of that planning process, this survey aimed to satisfy some of the preservation goals of the state and City that relate to a broader framework of American Frontier West history. The data generated from this inventory will be used in a manner that is supportive and compatible with Idaho's long term goals that will make history of the past available to all people for the future whether it is through protecting historic resources or documenting them fully so they can be remembered.

This survey demonstrated that Ketchum does still have numerous historic properties despite all the recent developments that these historic properties have an association with Ketchum as an 1879 mining camp, a 1940's rural recreation/resort hamlet, and a 1960's world class tourist destination. The properties identified during this investigation have the potential for contributing to regional and state historic context framework themes and time periods that have been outlined for Idaho in the 1998 publication by Watts. In retrospect, Ketchum's historic development period under study here, 1880 to 1956, made major strides in the overall contribution to the Idaho history on a local, regional, state level and has also made an impact on our national history. Since site numbers are already listed in the report and attachment sections, they will not be reiterated for the following discussion.

1a. Mining

Sites which have contributed to the overall understanding of the 1880's mining phase of Ketchum's discovered during this investigation include the abandoned miner's prospect and old trail found at the mouth of Coldsprings Canyon near McHanville; the site of the Elkhorn Tram that serviced the Triumph and North Star Mines five miles west to a railroad siding at Mortgage Row; the historic miner's cabin found in West Ketchum; the Bonning Cabin relocated to a small pocket park near the City's offices; and the Philadelphia Smelter site at Warm Springs in a busy residential neighborhood where one of the first electric lights in Idaho were turned on in 1882.

1b. Transportation

Sites which portray the early development phase of transportation in Ketchum from 1879 onward include a short segment of the Hailey to Ketchum toll Road near St. Luke's Medical Center at McHanville, the Oregon Short Line Railroad grade that ran from Shoshone to Ketchum, and the Coldsprings Pegram Truss Bridge, that is one of four remaining in Idaho.

1c. Commerce/Trade

Three brick buildings on Main Street that portray turn of the century commerce include the 1887 Comstock & Clark/Lane Mercantile Building (Starbucks), the Lewis-Lemon/Greenhow and Rumsey General Store (Iconoclast Books), and the Lewis Bank (Chapter One Bookstore). It is possible that the Comstock & Clark/Lane Mercantile Building, with its architectural sophistication in terms of preservation efforts over time, has resulted in a highly sensitive creation of both intact and introduced historical architectural elements to the building that should be re-evaluated in terms of the NRHP. Based on how much consideration went into remodeling the building by renowned designer Nat Adams of Boise, who also designed the intriguing architectural A-Frame modernism building of the St. Thomas Episcopal Church in 1958 near east

Ketchum, the property may be considered worthy of a nomination in the near future. If one compares historic photographs to the building today, one notices some changes to exterior windows, doors, and cornices on both the west and south facing walls however these changes do not detract from the historic building and are in fact, compatible.

1d. Agriculture and Timber

The rural historic landscape surrounding Ketchum's down town core contain an assortment of properties that relate to the agriculture or timber industry. They include the Farnlun Ranch and McCoy/Reinheimer ranches south of Ketchum, the Reinheimer Ditch in Sun Valley and Ketchum, the Flower's Mill homestead at Adam's Gulch, and the Sun Valley Barn near east Ketchum.

1e. Recreation/Resorts/Tourism

In terms of the early to middle phase of Euro American development in Ketchum several sites related to the historic context theme of recreational resorts. They are the 1881 Guyer Hot Springs site just outside the western boundary of Ketchum near Board Ranch, the Bald Mountain Hot Springs on Main Street, the Bald Mountain ski resort at River Run and Warm Springs, and Penny Mountain or Kinderhorn located north of the town core above the Ketchum cemetery. Sun Valley, which is located one mile east of Ketchum, was one of the first ski resorts built in North America and should be recognized as having contributed to Ketchum's early recreational development history. The remains of the first chair lift built in America are located on Ruud Mountain above the Fairways Road.

1f. Architecture

Architectural legacies built in Ketchum from the 1930's to the 1960's are representative examples of modernism movements in national architecture. Some of the properties identified in this survey were influenced by a small group of Pacific Northwest Architects who adopted design methods using local materials, simple geometrical designs, and the natural surroundings to produce structures that blend or were compatible with the rugged often isolated environment of the mountainous regions of Central Idaho.

Some examples of the modernism or regionalism architecture are found in the Knob Hill and Warm Springs neighborhoods of Ketchum. Arthur Troutner, who founded the Truss Joist Company and was an admirer of Frank Lloyd Wright, designed and built several houses that warrant further attention in the Ketchum area now and in the near future. They include the Dumke, Wirth and Ripsom houses on Knob Hill and the McLaughlin and Puchner houses out Warm Springs.

Nate Adams, who is an architect and designer from Boise, designed the St. Thomas Episcopal Church which was built in 1958. The property may become eligible to the NRHP in the near future. Adams, who was inspired to link the A-Frame structure to its mountain setting, used steep intersecting roofs and natural stone, wood, and glass materials to enhance the building's relationship to the steep mountains surrounding the property.

Another type of architecture that warrants further attention is the Hemingway house that was designed from products used to simulate the rustic texture of wood on outside walls in much the same manner as the Sun Valley Lodge was built by renowned architects Gilbert, Stanley, Underwood Company of Los Angeles.

The John Koppes house out Warm Springs is another example of unique regional architecture which may become eligible in the near future for its unusual character which consists of a split-level stone castle that is only about 20 feet in diameter and yields a total of about 750 square feet. The house was built around 1962 and is one of the most unusual in town.

2. Potential contributions to multiple property documentations:

2a. Architecture:

Also worthy of attention in terms of intact historic properties that make up a larger, rural historic landscape are the Mortgage Row and Gem Street Neighborhoods. These areas portray thematic groupings of indigenous log architecture constructed by local masons and builders who took advantage of the natural resources of wood and stone to produce structures that reflect the mid 1940's summer home and recreational properties.

Another influence on architecture in Ketchum is the development of Sun Valley resort during the mid 1930's. The use of European themes on properties located in Gem Street, Knob Hill, and Community Core neighborhoods are to be considered. Many of these buildings retain characteristics of an alpine setting. In general, these buildings are one and two story Chalet-style buildings that have low, horizontal massing, gable roofs with shake roofing, overhanging eaves and balconies supported by brackets and varied rooflines. Many of these structures have ground plans that create a picturesque effect and their exterior wall finish is painted with "Luftmalerei" or hand painted murals of themes from Austria, Germany, or the Swiss Alps. There are several properties in the Ketchum area that meet both the age or NRHP criteria and may be considered for MPD's. They are two potentially eligible properties ; the Haemmerle House in the Gem Street Neighborhood and the Caputo House on Knob Hill as well as several others in Ketchum that are not eligible including the Alfs buildings and two unknown named

private residences in the Community Core. These properties may portray a loose district based on theme or could

Buildings previously discussed associated with Arthur Troutner, Nate Adams, John Koppes and Gilbert, Stanley, Underwood Company. Most the sites in Ketchum from designed from these architects are built using natural materials such as stone, wood, and glass in shapes that reflect the natural surroundings of the alpine setting.

2b. Transportation

Linear sites associated with transportation such as the Oregon Short Line Railroad grade and associated features including the historic Cold Springs and Bridges. The Sawtooth Park Highway and its earlier versions including the Hailey to Ketchum Toll Road, the Galena Toll Road which serviced the mines in Wood River and Sawtooth Valley over Galena Summit, are located throughout Blaine County and other parts of South Central Idaho. An MPD would include these properties as part of the Idaho SHPO preservation long range preservation goals as well as provide enjoyment and education to the general public through interpretive programs.

2c. Agriculture

Historic ranches, farmsteads, and homesteads in the Ketchum area have the potential to contribute to a larger rural, agricultural landscape that encompasses Blaine, Custer, Camas, and Lincoln counties. Such is the case with the Reinheimer and Farnlun Ranches south of Ketchum that have the potential to contribute to MPD's in the near future.

2d. Recreation and Tourism

Several sites in Ketchum which relate to the early development of recreation and tourism could become part of an MPD in South Central Idaho and perhaps add to the body of knowledge regarding back country and remote developments of types of resorts including tourist motels, guest ranches, and hot springs resorts. These include the Guyer Hot Springs site, the Bald Mountain Hot Springs, the Ketchum Korral, and the resort complex at Sun Valley.

3. Potential contributions to district nominations

Non-contiguous properties associated with architecture previously discussed include the historic Mortgage Row and Gem Streets Neighborhoods that have several homes in each area that have been determined eligible to the NRHP. Perhaps a thematic or non-continuous group nomination could be made for these residential areas.

4. Potential threats to properties and recommendations for future investigations or protective actions:

Threats to historic resources in Ketchum will be constant as long as the population increases and modern residential, commercial, and industrial developments occur. The recommendations for future investigations were presented earlier. Ketchum is undergoing considerable changes and developments in terms of its commercial core, light industrial areas, residential communities, and outlying settlement areas of impact. Historic buildings are being torn down or relocated at a rapid rate while some are being replaced by massive structures that have varying design elements and architectural features that are not necessarily compatible with Ketchum's historical surroundings.

Over the past decade approximately fourteen properties have been lost since the 1990 CLG survey and the 2003 ITD survey (Attachment 6). During the past year alone numerous known historic or age related structures have been altered, demolished, remodeled beyond recognition, or moved. Properties recently lost include the 1940's vintage Ski View Lodge (13-16233) that was torn down this year; the 1929 historic Bald Mountain Hot Springs Lodge and pool (13-004288) that was partially destroyed in 2002; the 1940's Reiting property (13-16258) that has lost two of its three historic buildings this past spring and has large berms that detract from its original setting; the Gulch property built in 1948 (13-16235) that has been remodeled and no longer retains its original architectural elements; the Evergreen Building, which was designed by Arthur Troutner in the mid 1950's that was about to be recorded for this survey but the team did not get there in time and the building was demolished in June 2005; and the Marjorie Heiss house located on Second Avenue where Ernest Hemingway often visited, was moved to Mortgage Row in the spring of 2005 and lost its original setting and historical association with the settlement of the 1880's Lewis/Brass Ranch.

Two bridges lost to development were the Broadway Bridge and the Trail Creek Timber Trestle Bridge that once was the oldest bridge of its type in Idaho.

Despite these recent losses, the survey was extremely beneficial in terms of providing the City with a solid data base from which to make future plans including decisions about public preservation incentive and education programs and changes to local ordinances that may provide leverage to protect some Ketchum's special historic places for the future.

It is recommended that the City proceed with researching and developing tax incentive programs, revising existing ordinances such as the demolition and TDR's, and incorporating a historic design review section in their planning and zoning forecasting, particularly at a time when the Master Plan is being revisited and updated. It is also suggested that the City and KHPC move forward with completing a NRHP nomination

on the Forest Service Park. This piece of real estate is one of the only last remaining blocks in Ketchum that have not been developed and it portrays an era of construction that has ties with both the CCC and the USFS. This late SNF administrative site is worthy of a NRHP nomination application and could potentially become a role model for local preservation efforts. Once one successful nomination and listing has been accomplished in Ketchum then perhaps other nominations will follow suit. Ketchum has not had a nomination in almost twenty years.

In addition to programs and nominations, it is proposed that the City and KHPC develop updated walking tour brochures and plan programs that will attract public land owners and visitors to learn more about Ketchum's past and how to protect or honor it. It is the intent of this author that the responsibility to ensure appropriate actions regarding historic resources is done in such a way that is compatible with the vision statement of the future that links the past provides to provide enjoyment for perpetuity in one way or another. The author would like to thank the City, the KHPC, and the Idaho SHPO for the opportunity to conduct this survey and is looking forward to an ongoing working relationship in the near future to assist with historic preservation efforts.

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K. ATTACHMENTS

Attachment 1- Site Location Maps

Attachment 2- Reconnaissance Survey Results

Attachment 3-Tables of All Historic Sites Located

Attachment 4- Historic Sites Potentially Eligible or Listed to NRHP

Attachment 5- Historic Sites Potentially Eligible to the NRHP in near Future

Attachment 6- Historic Sites Demolished, Moved, Extensively Remodeled or Slated for Removal

L. REPOSITORY

Original survey records and attendant data are housed at the offices of Walsworth and Associates in Ketchum, Idaho. Copies of the report and attachments are on file with the City of Ketchum and the Idaho State Historic Preservation Office in Boise.

M. CERTIFICATION OF RESULTS

I certify that I conducted the investigations reported here, that my observations and methods are fully documented and that this report is complete and accurate to the best of my knowledge.

Claudia Taylor Walsworth

Date

AGRICULTURAL AND FORESTRY AREAS

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
AF 1 (GEM 5)	13-16101	Idaho Park Foundation/ Berensen & Bradshaw Trustees /Reinheimer Estate (Farnlun, McCoy/ Reinheimer Ranch)	12749 SH 75 (Main Street South)	5742	T4N, R18E, S19	1920	Historic ranch complex contained on both sides of SH 75. West side has 2 story barn, alfalfa fields, fences, 2 sheds, 1 car garage, & ditches; east side has 2 story Queen Anne wood frame house; fence alfalfa fields, abandoned farm equipment, sheds, & a ditch (GEM 5).	Excellent	Agriculture; Settlement	E; Criterion A & C	Map
*AF 2	13-16110	Petra Morrison Home (Farnlun Ranch)	106 Farnlun Place		T4N, R18E, S19	1900	Historic and modern ranch east of SH 75 near the Weyakin Subdivision in the City of Sun Valley	Very Good, some architectural changes noted	Agriculture; Settlement	E; Criterion A & C	Map

Note: E=Eligible; UE=Unevaluated; IE= Ineligible; IIE=Insufficient Information to Evaluate

* This property is within the City of Sun Valley and mentioned for historic context

COMMUNITY CORE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
CC 1a		Nancy Parry Family Practice /Falandro Property (George Castle Complex)	431 Walnut Ave.		T4N, R18E, S18	1950's	1 story log house with metal roof	Good	Settlement; Medicine; Commerce/Trade	IE	Map
CC 1b		Eich Antiques/ Falandro Property (George Castle Complex)	431 ½ Walnut Ave.		T4N, R18E, S18	1930's	1 story log cabin with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 2		? Property (Colonel's Restaurant)	391 Walnut Ave.		T4N, R18E, S18	1940's	1 story wood frame building with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 3		Gold Mine (Community Library)	331 Walnut Ave.		T4N, R18E, S18	1957	1 story wood frame & brick building with slanted metal roof	Very good	Commerce/Trade	IE	Map
CC 4		Siegel Property (Lister's Fally & Troutner Re-Design)	231 Walnut Ave.		T4N, R18E, S18	1930's	1 story wood frame house with wood shake roof	Good	Settlement; Commerce/Trade	IE	Map
CC 5		Abel (Mary Brooks) Property	160 East Ave. North		T4N, R18E, S18	1940's	1 story wood frame house	Good	Settlement; Commerce/Trade	IE	Map
CC 6		Medical Offices /Steve Cook Property (Goicochea)	180 East Ave. North		T4N, R18E, S18	1940's	1 story wood frame house	Good	Settlement; Commerce/Trade	IE	Map
CC 7	13-16098	Elephant's Perch/Rosso Property (George Lewis Home)	280 East Ave. North		T4N, R18E, S18	1882	2 story wood frame house with metal roof	Poor	Settlement; Commerce/Trade	IE	Map
CC 8		Avventura/ Wiggins Property (Sanger House)	380 East Ave. North		T4N, R18E, S18	1884	1 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 9	13-16105	Ketchum Grille/Stone Property (EB Williams House)	520 East Ave. North		T4N, R18E, S18	1884	1 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 10	13-16120	The Picket Fence/Cahen Property (Thornton House)	560 East Ave. North		T4N, R18E, S18	1912	1.5 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE	Map 9
CC 11		Monkey Business Property	591 East Ave. North		T4N, R18E, S18	1930's	1 story wood frame house with metal roof; detached single car wood frame garage with metal roof	Poor	Settlement; Commerce/Trade	IE	Map 9
CC 12		Panda Property	515 East Ave. North		T4N, R18E, S18	1940's	2 story wood frame building with metal roof	Poor	Settlement; Commerce/Trade	IE	Map 9
CC 13	13-16097	Sisilli Property (James McCoy/ Fran Gooding House)	111 East Ave. North		T4N, R18E, S18	1884 & 1940's	2 story wood frame & stucco house with metal roof	Poor	Settlement; Commerce/Trade	IE	Map 9

COMMUNITY CORE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
CC 14		Clear Creek Property	140 Leadville Ave. North		T4N, R18E, S18	1940's	1 story wood frame building with metal roof	Poor	Settlement; Commerce/Trade	IE	Map 9
CC 15	13-16113	Sable Property (Alonzo Price/Esther Fairman House)	180 Leadville Ave. North	LT 4 BK 22	T4N, R18E, S18	1928	1.5 story wood frame house; detached wood frame garage both with metal roof	Excellent	Settlement	E; Criterion A, B & C	Map 5 (E6)
CC 16	13-16126	Ketchum Realty (Sanger House)	200 Leadville Ave. North		T4N, R18E, S18	1929	1.5 story wood frame house with metal roof	Poor	Settlement; Commerce/Trade	IE	Map
CC 17		Majors Property	240 Leadville Ave. North		T4N, R18E, S18	1940's	2 story wood frame house with metal roof	Poor	Settlement; Commerce/Trade	IE	Map
CC 18	13-16128	River Ranch (Tomason House/Kate Knight's Antiques)	491 Leadville Ave. North		T4N, R18E, S18	1915	1 story wood frame house with metal roof	Poor	Settlement; Commerce/Trade	IE	Map
CC 19	13-16139	McCann, Daech, Fenton (MDF) (Albert Griffith Warehouse & Grocery Annex)	271 Leadville Ave. North		T4N, R18E, S18	1900 to 1938	1.5 story wood frame duplex with metal roof	Poor	Settlement; Commerce/Trade	IE	Map
CC 20		Vintage Restaurant/ MDF property (Bert Cross Cabin)	271 1/2 Leadville Ave. North		T4N, R18E, S18	1925	1 story log cabin with metal roof	Poor	Settlement; Commerce/Trade	IE	Map
CC 21		Next Stage Theater (Sun Valley Motors)	120 South Main		T4N, R18E, S18	1940's	2 story masonry structure with metal roof	Poor	Commerce/Trade	IE	Map
CC 22	13-1034	Chapter One Bookstore (Isaac Lewis First National Bank)	160 North Main		T4N, R18E, S18	1880	2 story brick building with roof top apartment	Poor	Commerce/Trade	IE	Map
CC 24	TIM 115	Main Strip T's (old liquor store)	240 North Main		T14N, R18E, S18	1940's	1 story wood frame building	Poor	Commerce/Trade	IE	Map
CC 23	13-16122 13-16141	The Casino building & cabin in alley (Ketchum Kamp Hotel)	220 North Main		T4N, R18E, S18	1900 1925	2 story wood frame & log building	Poor	Recreation/Tourism; Commerce/Trade	IE	Map
CC 25	TIM 114	Expressions in Gold (old restaurant)	260 North Main		T4N, R18E, S18	1940's	1 story wood frame building	Poor	Commerce/Trade	IE	Map
CC 26	TIM 113	Roosevelt Grille/Werry Family Trust (Ted Werry)	Main Street and Sun Valley Road		T4N, R18E, S18	1930's	2 story brick building	Poor	Commerce/Trade	IE	Map
CC 27	13-1268	Starbucks (Comstock & Clark/Lane Mercantile)	300 North Main Street		T4N, R18E, S18	1887	2 story brick building	Very Good	Commerce/Trade	IE	Map
CC 28	switch	Sturtevant's (Helm Property)	340 North Main		T4N, R18E, S18	1940's	2 story wood frame & stucco building with metal roof	Poor	Commerce/Trade	IE	Map

COMMUNITY CORE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
CC 29	TIM 112	Pioneer Saloon/ Duffy Witmer Property (The Commerce Club)	308 North Main		T4N, R18E, S18	1945	1 story wood frame & stucco building	Poor	Commerce/Trade	IE	Map
CC 30	13-13742	Iconoclast Books (Lewis/Lemon/Greenhow & Rumsey/Griffith Grocery/Golden Rule)	211 North Main	527 LT 4 BK 18	T4N, R18E, S18	1884 1897	2 story brick building	Excellent	Commerce/Trade	E; Listed	Map 5 (E6)
CC 31	13-004288	Bald Mt. Hot Springs	151 South Main		T4N, R18E, S18	1929	1 story log cabins (main lodge & plunge destroyed)	Poor	Recreation/Tourism; Settlement; Commerce/Trade	E; Listed	Map 6 (E7)
CC 32		Daily Automatic (Obenchain House)	520 Washington Ave.		T4N, R17E, S13	1930's	1 story frame house with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 33	13-16134	Moss Gardens (Shurtz House Property; Chinese Gardens)	680 Washington Ave.		T4N, R17E, S13	1900 to 1935	1 story historic log barn; modern 2 story building & parking lot	Good	Settlement; Commerce/Trade	IE	Map
CC 34		The Community School (Flowers)	706 Washington Ave.		T4N, R17E, S13	1909 to 1939	1.5 story wood frame house with metal roof	Good	Settlement; Culture and Society	IE	Map
CC 35		Taylor Made Pottery	760 Washington Ave.		T4N, R17E, S13	1930's	1 story wood frame house with metal roof	Poor	Settlement; Commerce/Trade	IE	Map
CC 36		Obenchain Property	791 Washington Ave.		T4N, R17E, S13	1930's	Complex of buildings; 1 story log house, 1 story log cabin, log garage	Good	Settlement	IE	Map
CC 37		Mullins Property	731 Washington Ave.		T4N, R17E, S13	1930's	1 story log house with metal roof	Good	Settlement	IE	Map
CC 38		Cosgriff Property (McCoy Complex)	631 Washington Ave.		T4N, R17E, S13	1930's	1 story log house; 1.5 story log & board & batten house both with metal roofs	Good	Settlement	IE	Map
CC 39		Rod Tatsuno Property	571 Washington Ave.		T4N, R17E, S13	1947	1 story wood frame house with metal roof	Good	Settlement	IE	Map
CC 40		ERC Property (Mary Simpson House)	531 Washington Ave.		T4N, R17E, S13	1940's	1 story wood frame house with metal roof	Good	Settlement	IE	Map
CC 41		Ikaunieks' Salon	491 Washington Ave.		T4N, R17E, S13	1940's	1 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 42		? Property	461 Washington Ave.		T4N, R17E, S13	1940's	1 story wood frame house with metal roof	Good	Settlement	IE	Map
CC 43		? Property (Battis House)	431 Washington Ave.		T4N, R17E, S13	1940's	1 story wood frame & stucco house with metal roof	Good	Settlement	IE	Map

COMMUNITY CORE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
CC 44	13-16132 10 BN 120	Forest Service Park	Washington Ave. & First Street		T4N, R18E, S18	1933	Former USFS Administrative Complex; two 1 story wood frame warehouses, one 1 story corrugated metal warehouse, wood frame pump house, wood frame garage, and two 1 story wood frame dwellings all with metal roofs	Excellent	Agriculture; Government; Recreation/Tourism	E, Criterion A & C	Map 6 (E7)
CC 45		Strega	360 1stt Ave.		T4N, R18 E, S18	1940's	1 story wood frame building with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 46	13-16177	Felix's Restaurant (McAtee House)	380 1st Ave.		T4N, R17E, S13	1930's	1 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 47		? Property (Pyrah House)	460 1st Ave.		T4N, R17E, S13	1940's	1.5 story wood frame house with metal roof	Good	Settlement	IE	Map
CC 48		? Property	518 1st Ave.		T4N, R17E, S13	1940's	2 story wood frame & stucco house with metal roof. Tyrolean motifs on outside walls	Poor	Settlement	IE	Map
CC 49		Wood River Hospice Duplex/? Property	507 1st Ave. 511 1st Ave.		T4N, R17E, S13	1935	1 story wood frame duplex	Good	Settlement	IE	Map
CC 50		Antiquities	331 1st Ave.		T4N, R17E, S13	1940's	1 story wood frame building with metal roof	Good	Settlement	IE	Map
CC 51	13-16130	Ziegler Property (Carl Brandt House)	211 First St.		T4N, R17E, S13	1930	1 story wood frame house, wood frame shed, both with metal roofs (moved to property)	Poor	Settlement	IE	Map
CC 52	13-16150	? Property	111 First St. 113 First St.		T4N, R17E, S13	1940's	1 story wood frame house, single car garage with metal roofs	Good	Settlement	IE	Map
CC 53		? Property	591 Second St.		T4N, R18E, S18	1940's	1 story wood frame house with metal roof	Good	Settlement	IE	Map
CC 54		The Sun Club (Brass Ranch House)	571 Second St.		T4N, R18E, S18	1920's to 1930's	1 story wood frame & stucco house with metal roof	Good	Settlement; Culture and Society	IE	Map
CC 55		Durance Cycle	131 Second St.		T4N, R17E, S13	1940's	1 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 56		? Property	160 Second St.		T4N, R17E, S13	1940's	1 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE	Map

COMMUNITY CORE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
CC 57		Emerick & Associates /Bobbie Alfs Property (First Telephone Company & Dick Alfs Fly Shop)	340 Second St.		T4N, R18E, S18	1930 's to 1940's	2 story wood frame & stucco building with metal roof. Tyrolean motifs on outside walls	Good	Commerce/Trade	IE	Map
CC 58	13-16125	Griffith/ Conger Compound (Albert Griffith House)	380 Second St.		T4N, R18E, S18	1929	2 story wood frame house, 2 story wood frame garage, corrugated metal shed/garage all with metal roofs	Excellent	Settlement; Commerce/Trade (shed only)	E; Criterion A, B & C	Map 5 (E6)
CC 59	13-16117	Sisilli Property/UPS Store (James Shaw & Obenchain House)	480 Second St.		T4N, R18E, S18	1910	1 story wood frame house, metal shed, metal roofs	Good	Settlement; Commerce/Trade	IE	Map
CC 60		Country Cousin (Fagan)	411 Sun Valley Rd.		T4N, R18E, S18	1940's	2 story log building with metal roof, attached single car garage/apartment	Good	Settlement; Commerce/Trade	IE	Map
CC 61	13-16103	Bobby Burns (Dynamite Shed)	271 Sun Valley Rd.		T4N, R18E, S18	1880	2 story wood frame & stucco building with metal roof	Good	Culture and Society; Commerce/Trade	IE	Map
CC 62		Vacant/Former Ketchum Flowers (Mary Simpson/The Norge Laundromat)	231 Sun Valley Rd.		T4N, R18E, S18	1940's	1 story wood frame & stucco building with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 63	13-16108	T Shirt Shop /Former River Run Auto Parts (Sabala House)	151 Sun Valley Rd.		T4N, R18E, S18	1930's	1 story wood frame building with metal roof	Poor	Settlement; Commerce/Trade	IE	Map
CC 64		Smoky Mt. Pizza (Womack House & Ed Scott's Ski Shop)	200 Sun Valley Rd.		T4N, R18E, S18	1895	1 story wood frame building with metal roof	Poor	Commerce/Trade	IE	Map
CC 65		Burnsie's Bocca/ Falandro Property (George Castle Complex)	591 Fourth St. East		T4N, R18E, S18	1930's to 1950's	1 story log cabin complex with metal roof (former motel)	Good	Recreation/Tourism; Commerce/Trade	IE	Map
CC 66	13-16179	Rippo/Java on Fourth (Paul Sugasa House)	191 Fourth St. East		On the line of T4N, R17E, S13 T4N, R18E, S18	1940's	1.5 story wood frame & stucco house with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 67		Room & Board (Our Lady of the Snows Catholic Church)	420 Fourth St. East		T4N, R18E, S18	1885	2 story wood frame building with metal roof	Poor	Culture and Society; Commerce/Trade	IE	Map
CC 68		American West Gallery	520 Fourth St. East		T4N, R18E, S18	1930's	1 story wood frame building with metal roof	Good	Settlement; Commerce/Trade	IE	Map

COMMUNITY CORE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
CC 69	13-16099	City of Ketchum (Bonning Cabin)	591 Fifth St. East OR Alpine Lane & Fifth St.		T4N, R18E, S18	1880	1 story log cabin with metal roof (moved to property)	Good	Settlement	IE	Map
CC 71		Resource Salon (Gloria Battis House)	100 Fifth St.		On the line of T4N, R17E, S13 T4N, R18E, S18	1940's	1 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 70		? Property (Obenchain House)	520 ½ Fifth St.		T4N, R17E, S13	1940's	1 story log & wood frame house, metal roof	Good	Settlement		
CC 72	13-16178	? Property (Willie Helmings House & Fix It Shop)	140 Fifth St.		T4N, R17E, S13	1930's	1 story wood frame & stucco house, shed with metal roofs. Tyrolean motifs on outside main residence walls	Good	Settlement	IE	Map
CC 73	13-WS 011	Globus Noodles (Leon Bilboa House)	291 Sixth St.		T4N, R17E, S13	1947	1 story wood frame building with wood shingle roof	Good	Settlement; Commerce/Trade	IE	Map
CC 74	13-WS 012	Webster Pottery	Sixth St./ Warm Springs Rd.		T4N, R17E, S13	1900	2 story corrugated metal outbuilding renovated into shop/apartment (moved to site)	Poor	Agriculture; Settlement; Commerce/Trade	IE	Map
CC 75		Lefty's Bar & Grill	231 Sixth St.		T4N, R17E, S13	1940's	1 story wood frame building with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 76		? Property	111 A Sixth St. 111 B Sixth St.		T4N, R17E, S13	1940's	2 story wood frame duplex with metal roof	Good	Settlement	IE	Map
CC 77		? Property	121 Sixth St. (Listed as 111 on house)		T4N, R17E, S13	1940's	1 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 78		? Property (Alice Roundy House)	131 Sixth St.		T4N, R17E, S13	1940's	1 story frame house with metal roof	Good	Settlement; Commerce/Trade	IE	Map
CC 79		Peter Mowatt Apartments	120 Sixth St.		T4N, R17E, S13	1940's	Complex of three units all 1 story wood frame with metal roofs	Good	Recreation/Tourism; Settlement	IE	Map
CC 80		? Property (Davis House)	111 Seventh St.		T4N, R17E, S13	1940's	1 story log house with metal roof	Good	Settlement	IE	Map

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GEM STREET SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
GEM 1	13-16264	Zimmerman Property	702 SH 75/ 102 Garnet St.	6782	T4N, R18E, S18	1930's	1.5 story log & vertical board & batten house, metal roof	Poor	Settlement	IE	Map
GEM 2		Millington Property	104 Garnet St.		T4N, R18E, S18	1940's	1.5 story log house with metal roof; 2 story log garage converted to apartment with metal roof; 1 story log cabin	Poor	Settlement	IE	Map
GEM 3		Steinhart Property (Rubicek House)	112 Garnet St.	5099	T4N, R18E, S18	1940's	1 story log house with asphalt shake roof	Poor	Settlement	IE	Map
GEM 4		Vanderbilt Property	300 Garnet St.	6237	T4N, R18E, S18	1940's	Main house and garage burned; 2 story wood frame barn with cupola, shake roof	Poor	Settlement	IE	Map
GEM 5	13-16101 (TIM 163)	Farnlun, McCoy/ Reinheimer Ranch Canal	East of SH 75		T4N, R18E, S18	1883	Lateral earthen ditch with associated features throughout SE Ketchum including concrete double head gates, corrugated metal pipe culverts	Very Good	Agriculture	E; Criterion A & C	Map 1
GEM 6		Fieldler Property	209 Garnet St	2420	T4N, R18E, S18	1950's	2-story wood frame, board & batten, stucco house, with small detached single car garage	Good	Settlement	IE	Map
GEM 7		Beyer Property (Pace House)	203 Garnet St.	7888	T4N, R18E, S18	1940's	1 story log house, metal & shed roofs	Good	Settlement	IE	Map
GEM 8	13-16262	Dalgren/Slocum Property	103 Garnet St.	2099 2249	T4N, R18E, S18	1940's	1 story crushed wood siding, metal roof, attached three-story garage living quarter's addition?	Poor	Settlement	IE	Map
GEM 9		Davidson Property (Zimmerman House)	100 Topaz St.	2242	T4N, R18E, S18	1940's	1 story log house, metal roof, breezeway	Good	Settlement	IE	Map
GEM 10		? Property	204 Topaz St.		T4N, R18E, S18	1940's	2 story wood frame house, metal roof	Poor	Settlement	IE	Map
GEM 11		Demetre Property	330 Topaz St.	2421 2126	T4N, R18E, S18	1930	2 story wood frame & stucco house with metal roof, an attached newer single car garage & covered porch	Excellent	Settlement	E; Criterion C	Map 7 (E8)
GEM 12		Haemmerle Property	150 Topaz St. 151 Topaz St.		T4N, R18E, S18	1951	1 story wood frame & stucco house, detached 2 story two car garage and studio apartment, shake roofs, Tyrolean motifs ("Luftmalerei") on outside walls including German coat of arms	Excellent	Settlement	E; Criterion C	Map 7 (E8)
GEM 13	13-16261	Halliday Property (Tingwall House)	101 Topaz St.		T4N, R18E, S18	1940's	2 story log house, attached two car garage, metal roofs, breezeway, outbuilding	Good	Settlement	IE	Map

GEM STREET SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
GEM 14	13-16235	Bellinger Property (Zimmerman House)	100 Emerald St.	2245 3174 2226	T4N, R18E, S18	1943	1.5 story log house, metal roof, detached two car garage and studio apartment (modern) wood shake roofs	Excellent	Settlement	E; Criterion C	Map 7 (E8)
GEM 15		? Property	153 Emerald St.		T4N, R18E, S18	1940's	1 story wood frame house with metal roof	Poor	Settlement	IE	Map
GEM 16		Matthes Property	210 Lava St.		T4N, R18E, S18	1900's to 1940's	Wood frame barn/shed /chicken coop building with metal roof	Very Good	Settlement, agriculture	E; Criterion C	Map 1

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GOPHER GULCH SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
GG 1		? Property	480 River St.		T4N, R18E, S18	1940's	1 story wood frame cabin, metal roof with oversized chimney	Good	Settlement	IE	Map
GG 2		? Property	500 River St.		T4N, R18E, S18	1940's	1 story board & batten cabin with metal roof	Good	Settlement	IE	Map 5
GG 3		McConville Property	471 River Street		T4N, R18E, S18	1940's	1 story wood frame house with metal roof	Good	Settlement	IE	Map 5
GG 4	13-16100	McConville/Mueller (Hughes/Pyle House) Property	451 River St.		T4N, R18E, S18	1880	1.5 story wood frame & shingle house, 1 story wood frame shed, 1 story board & batten shed, 1 wood plank chicken coop all with metal roofs	Very Good	Settlement	E; Criterion A & C	Map 6 (E7)
GG 5	13-16148	McConville Property	151 East Ave. or 151 Leadville Ave.		T4N, R18E, S18	1980's	2 story wood frame house with wood shake roof and decorative (Dollarhide House Replica)	Good (modern)	Settlement	IE	Map
GG 6	13-16091	McConville (St. Mary's Sacristy) Property	Alley behind East Ave. & Leadville		T4N, R18E, S18	1888	2 story wood frame building with wood shake roof	Good	Culture and Society; Settlement	IE	Map
GG 7	13-16152	Cox Property (McPheters)	460 1 st St.		T4N, R18E, S18	1900 to 1940's	Wood frame garage with metal roof	Good	Settlement	IE	Map
GG 8	13-16106	Cristina's Restaurant (Chaney House)	520 2 nd St. East		T4N, R18E, S18	1910	1 story wood frame house with metal roof	Good	Settlement	IE	Map
GG 9		? Property	560 2 nd St. East		T4N, R18E, S18	1940's	1 story log house with wood roof	Good	Settlement	IE	Map
GG 10		? Property	100 Walnut Ave.		T4N, R18E, S18	1940's	1 story log house with wood shingle roof	Good	Settlement	IE	Map

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KNOB HILL SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
KH 1		? Property	731 5 th Street		T4N, R18E, S18	1940's	1 story wood frame house with metal roof	Good	Settlement	IE	Map
KH 2		? Property	711 5 th Street		T4N, R18E, S18	1940's	1 story wood frame house with metal roof	Good	Settlement	IE	Map
KH 3	12-16127	? Property (Spiegel/Fred Iselin Cabin)	571 6 th Street		T4N, R18E, S18	1930	1 story log cabin with metal roof, board & batten shed	Good	Settlement	IE	Map
KH 4		? Property	531 6 th Street		T4N, R18E, S18	1940's	1 story wood frame building with metal roof	Good	Settlement	IE	Map
KH 5		? Property	620 6 th Street		T4N, R18E, S18	1940's	1.5 story wood frame & stucco house with metal roof	Good	Settlement	IE	Map
KH 6		Dumke/Giacobbi Property (Tillie Arnold & Ben & Helen Goldberg House)	580 Spruce Ave.		T4N, R18E, S18	1955	Split level wood frame & stone house, attached two-car garage, wood shake roofs (Troutner Architect)	Very good, some architectural changes noted (1990)	Settlement	E; Criterion B & C	Map 5 (E6)
KH 7		Cosman Property	520 Walnut Ave.		T4N, R18E, S18	1940's	1 story wood frame house with metal roof	Good	Settlement	IE	Map
KH 8		Caputo Property	820 Walnut Ave.		T4N, R18E, S18	1953	2-story wood frame & stucco house with Tyrolean ("Luftmalerei") motifs painted on outside walls, attached garage with wood shake roof	Excellent	Settlement	E; Criterion B & C	Map 4 (E5)
KH 9		Wirth Property	711 Walnut Ave.		T4N, R18E, S18	1955	Multi level wood frame, stucco & stone house, attached two-car garage with slanted aluminum roof (Troutner Architect)	Very good, some architectural changes noted (1994)	Settlement	E; Criterion B & C	Map 5 (E6)
KH 10		WR Troub Trust/Ripsom Property (Spiegel House)	611 Walnut Ave.		T4N, R18E, S18	1952 to 1960	Multi level wood frame & stone house with slanted metal roof (Troutner Architect)	Very good, some architectural changes noted	Settlement	IE; may be eligible later under Criterion C	Map

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LIGHT INDUSTRIAL SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
LI 1	13-1917	City of Ketchum Property /Former Louie's Italian Restaurant (Congregational /Episcopal Church)	331 Leadville Ave. North (former address)		T4N, R17E, Sec 13	1884	2 story wood frame church with bell tower; original wood shake roof has been replaced by metal	Poor	Society & Culture	IE	Map
LI 2 (same as MC 4; MR 17; RR 3; WS 41)	13-16172 10 BN 498	Oregon Short Line Railroad Grade	Warm Springs & Saddle Roads		T4N, R18E, S18	1883	Railroad grade re-used as a recreational trail system	Good	Transportation ; Recreation/Tourism	E; Criterion A	Map

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MC HANVILLE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
MC 1	13-16171 10 BN 306	Hailey-Ketchum Toll Road; Sawtooth Park Highway	Above St. Lukes Medical Ctr. west of SH 75		T4N, R18E, S30	1879	Short segment of historic wagon road	Good	Transportation	E; Criterion A	Map 1
MC 2		Coldsprings Prospect	Base of Baldy west of SH 75		T4N, R18E, S30	Unknown	Historic mine adit, tailings, & trail above historic wagon road	Good	Mining	IIE	Map
MC 3 (MR 17)	13-16170 10 BN 905	Ketchum-Stanley Stock Driveway	Near St. Lukes Medical Ctr. west of SH 75		T4N, R18E, S30	1870's	Historic sheep trail	Good	Agriculture	E; Criterion A	Map 1
MC 4 (MR 16, RR 3, WS 42)	13-16172 10 BN 498	Oregon Short Line Railroad Grade/ Wood River Branch Union Pacific Railroad	West of SH 75 along the Wood River Trails		T4N, R18E, S30	1883	Railroad grade re-used as recreational trail system	Good	Transportation; Recreation/ Tourism	E; Criterion A	Map 1
MC 5	13-4913	Cold Springs Pegram Truss Railroad Bridge	Crosses Wood River south of ST. Lukes Medical Ctr. west of SH 75 along the Wood River Trails		T4N, R18E, S30	1917	Historic railroad bridge	Excellent	Transportation	E; listed	Map 1
MC 6	13-16222	Neidrich Duplex	12618 SH 75 12620 SH 75		T4N, R18E, S30	1940's	1 story log duplex with metal roof, newer board & batten shed	Poor	Settlement	IE	Map
MC 7	13-16230	Schwartz Complex	12616 SH 75		T4N, R18E, S30	1940's	2 story board & batten house with metal over original shake roof; vertical board & batten garage with asphalt shingle roof; board & batten outhouse with metal roof; log shed with shed roof covered with wood planks	Poor	Settlement	IE	Map
MC 8	13-16231	Jessen Duplex Slater (Knight) Property	12614 SH 75 12612 SH 75		T4N, R18E, S30	1940's	Log duplex, aluminum roof;	Poor	Settlement	IE	Map
MC 9		Larragon Property	12610 SH 75		T4N, R18E, S30	1940's	Metal storage shed	Poor	Settlement	IE	Map
MC 10		Larragon Property	12608 SH 75		T4N, R18E, S30	1940's	Staging area	Poor	Settlement	IE	Map
MC 11	13-16229	Salter Property	12606 SH 75		T4N, R18E, S30	1940's	Wood frame house, metal roof	Poor	Settlement	IE	Map
MC 12	13-16221	Dean Tire Company (Ellis V. McHan Grocery Store & Service Station)	12604 SH 75 12602 SH 75	6984 6985	T4N, R18E, S30	1946	Cinder block and concrete automotive repair shop & office; former grocery store and service station (McHan's Comer)	Good	Commerce; Recreation/ Tourism	E; Criterion B	Map 1
MC 13	13-16223	Dean Tire Annex (Ellis V. McHan House)	12600 SH 75	6984 6985	T4N, R18E, S30	1946	1 story wood frame house with metal roof	Good	Settlement	E; Criterion B	Map 1

MC HANVILLE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
MC 14	13-16224	Blue Haven Complex	12590 SH 75		T4N, R18E, S30	1950's	Historic motel complex consisting of 8 buildings; 1 story single residence; two 1 story rental duplexes ; a store, shed, and 2 modern outbuildings all wood shake or wood frame buildings with metal roofs	Poor	Commerce; Recreation/ Tourism; Settlement	IE	Map
MC 17	13-16226	Little Triangle Subdivision	12584 SH 75		T4N, R18E, S30	1940's	1 story wood frame house, metal roof, connected garage	Poor	Settlement	IE	Map
MC 18	13-16227	Bordeleau (Scott) Property; Little Triangle Subdivision	12582 SH 75		T4N, R18E, S30	1940's	Wood frame house, aluminum roof, detached shop/pump house	Poor	Settlement	IE	Map

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MORTGAGE ROW SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
MR 1	13-16260	Smith Property (Jefferson House)	12740 SH 75		T4N, R18E, S19	1940's	1 story log house, wood shingle roof; board & batten outbuilding with asphalt shingle roof	Poor	Settlement	IE	Map
MR 2		? Property (Heiss House)	12738 SH 75		T4N, R18E, S19	1940's	1 story log house, metal roof, detached log garage, shed	Poor	Settlement	IE	Map
MR 3	13-16259	Baker (Capella) Property	12736 SH 75		T4N, R18E, S19	1940's	1 story log house, metal roof	Poor	Settlement	IE	Map
MR 4	13-16258	Reitinger Property	12734 SH 75		T4N, R18E, S19	1940's	Wood frame house with metal roof, wood frame cabin with wood shingle roof, board & batten shed with wood shingle roof were documented in 2004 ITD survey. House & cabin are gone & shed only structure remaining on site.	Good	Settlement	E; Criterion A & C	Map 1
MR 5	13-16257	Brown Duplex	12732 SH 75 12730 SH 75		T4N, R18E, S19	1940's	1 story log house with metal roof; detached single car garage	Poor	Settlement	IE	Map
MR 6	13-16256	Wright Property	12720 SH 75		T4N, R18E, S19	1940's	1 story log house, metal roof	Poor	Settlement	IE	Map
MR 7	13-16255	WBW (Law) Property	12718 SH 75 12716 SH 75 OR Glad Ct.	LT 9	T4N, R18E, S19	1950	1 story log house with metal roof; wood plank & wire chicken coop; two modern 2 story wood frame houses	Poor	Settlement, agriculture	E; Criterion A & C	Map 1
MR 8	13-16254	Drayer Property	12712 SH 75 OR 212 Glade Ct.		T4N, R18E, S19	1940's	2 story log and stucco house, metal roof	Poor	Settlement	IE	Map
MR 9	13-16253	Fuller Property	12708 SH 75 OR 90 Meadow Ct.	LT 12	T4N, R18E, S19	1948	2 story log house, small single car log garage, log pump house all with wood shingle roofs; roof	Excellent	Settlement	E; Criterion A & C	Map 1
MR 10	13-16252	Haynes Property	12706 SH 75		T4N, R18E, S19	1940's	1.5 story log house, metal roof	Poor	Settlement	IE	Map
MR 11	13-16251	Tonga Lodge/Payne Property Annex	12704 SH 75		T4N, R18E, S19	1940's	1 story log cabin or bunkhouse, metal roof; 1 story wood frame cabin with metal roof	Poor	Settlement	IE	Map
MR 12	13-16250	Payne Property	12702 SH 75		T4N, R18E, S19	1900	Log cabin, metal roof over wood shingles, plank wood outhouse	Poor	Settlement	IE	Map
MR 13	13-16249	Dearborn Property (Glenn House)	12698 SH 75		T4N, R18E, S19	1940's	Log house, wood shingle roof, detached log garage with wood shingle roof	Poor	Settlement	IE	Map

MORTGAGE ROW SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
MR 14	13-16248	Mills Property	12696 SH 75	LT 19	T4N, R18E, S19	1949	2 story log house with metal roof; board & batten horse stable converted to dog kennel with metal roof & modern garage	Excellent	Agriculture; Settlement	E; Criterion A & C	Map 1
MR 15	13-16247	Taylor (Graves) Property	12694 SH 75		T4N, R18E, S19	1940'S	1 story log house with aluminum roof, detached wood plank & log garage	Good	Settlement	IE	Map
MR 16 (see also MC 4; RR 3; WS 42)	13-16172 10 BN 498	Oregon Short Line Railroad Grade/Wood River Branch Union Pacific Railroad	Wood River Trails west of SH 75		T4N, R18E, S19	1883	Railroad grade re-used as recreational trail system	Good	Transportation; Recreation/ Tourism	E; Criterion A	Map 1
MR 17 (MC 3)	13-16170 10 BN 905	Ketchum-Stanley Stock Drive	Near Wood River Trails west of SH 75		T4N, R18E, S19	1870's	Historic sheep trail	Excellent	Agriculture	E; Criterion A	Map 1
ME 18		Elkhorn Tram Terminus	West of SH 75 above Wood River Trails and on both sides of Wood River		T4N, R18E, S19	1881 to 1957	Archaeological debris associated with the Triumph Mine up East Fork Canyon that ties in with a former railroad siding near Mortgage Row; concrete and steel abutments, timber beams, and metal plates	Good	Mining; Transportation	E; Criterion A & D	Map 1

Note: E=Eligible; UE=Unevaluated; IE= Ineligible; IIE=Insufficient Information to Evaluate

NORTHWOOD AND ADAMS GULCH SURVEY AREAS

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
AG 1	13-16116	Flower's Homestead Subdivision	21 Adams Gulch Rd.		T4N, R17E, S1	1907 1939	1.5 story log house(George Flowers Home), garden house, & chicken coop all with metal roofs	Very Good	Timber; Agriculture; Settlement; Recreation/Tourism; Movie Industry	E: Criterion A & C	Map 1

Note: E=Eligible; UE=Unevaluated; IE= Ineligible; IIE=Insufficient Information to Evaluate

RECREATIONAL USE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
RU 1	13-16129	Crist Cabin	671 East Ave.		T4N, R17E, S13	1930's	2 story log & wood frame house with wood shake roof; detached single car garage with log pole roof	Good	Settlement	IE	Map
RU 2	TIM 116	Ketchum Cemetery District	North Main Street/SH 75		T4N, R17E, S13	1880's to 2005	Community Cemetery with historic and modern graves	Good	Culture and Society	UE	Map
RU 3	13-16094	Penny Mountain (Kinderhorn)	East of SH 75		T4N, R18E, S18	1940's to 1960's	Archaeological remains of historic down hill ski rope tow structure and abandoned equipment	Good	Recreation/Tourism	E; Criterion A & D	Map 1
RU 4		Big Wood Golf Course	East of SH 75		T4N, R17E, S13, 12; T4N, R18E, S 18, 7	1940's to 1960's	Site of former small aircraft landing strip	Poor	Transportation; Recreation/Tourism; Settlement	IE	Map

Note: E=Eligible; UE=Unevaluated; IE= Ineligible; IIE=Insufficient Information to Evaluate

SUN VALLEY ROAD IMPACT AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
SV 1	13-16109	Sun Valley Barn (Lewis/Brass Ranch Barn)	Sun Valley Road		T4N, R18E, S18	1890	Wood frame barn with metal roof	Excellent	Agriculture; Transportation; Recreation/ Tourism	Eligible; Criterion A & C	Map 1
SV 2		St. Thomas Episcopal Church	Sun Valley Road		T4N, R18E, S18	1958	A frame wood, stone building that has been remodeled (Nat Adams architecture)	Good	Society & Culture	IE; may be eligible later under Criterion C	Map

Note: E=Eligible; UE=Unevaluated; IE= Ineligible; IIE=Insufficient Information to Evaluate

TOURIST ZONE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
TZ 1	13-16234	Ketchum Korral Motor Lodge (MacDonald's Motel)	310 S. Main St./SH 75	2631 7411	T4N, R18E, S18	1939	Motor lodge with four log duplex units, continuous log motel units, a large log office, and a wood frame outbuilding with metal roofs.	Excellent	Recreation/Tourism	E; Criterion A, B, & C	Map 6 (E7)
TZ 2	TIM 117	Trail Creek LLC (Trail Creek Village)	360 South Main	7898	T4N, R18E, S18	1940's	Motel complex renovated into shops and restaurants; 14 unit log & vertical board and batten main building with lava rock pillars and planters; 1 story a wood frame house with wood shake roof; 1 story wood frame house with metal roof; 1 story log cabin with metal roof; lava rock retaining walls on southern boundary of complex along Trail Creek	Good	Recreation/Tourism	IE	Map
TZ 3		? Property	160 River Street West		T4N, R18E, S18	1900's	1.5 story log house; detached garage, with wood shingle roof	Good	Settlement	IE	Map
TZ 4		Capik & Company, Inc.	120 River Street West		T4N, R18E, S18	1900's	2 story log house with metal roof, detached single car garage, wood shake roof	Good	Settlement	IE	Map
TZ 5	13-16131	Graves Property	250 River Street East OR 260 River Street East		T4N, R18E, S18	1930	1.5 story log house, board and batten single car garage/shed, metal roof (CHECK)	Good	Settlement	IE	Map
TZ 6	13-16232	Sharbinin House/Razor's Edge Playhouse (Riehl property)	307 S. Main St. /SH 75		T4N, R18E, S18	1930's	2 story stucco house with asphalt shingle roof	Good	Settlement; Culture and Society	IE	Map

Note: E=Eligible; UE=Unevaluated; IE= Ineligible; IIE=Insufficient Information to Evaluate

TOURIST ZONE SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
TZ 7	13-16263	Lift Tower Lodge (Mahoney)	703 S. Main St. /SH 75		T4N, R18E, S18	1952	Motel complex; 2 story board & batten office & main residence, 2 storyboard & batten motel unit, board & batten garage all with metal roofs; chairlift in front of lodge moved to property from Bald Mt.	Poor	Recreation/Tourism	IE	Map
TZ 8		Ketchum Dive Adventures	131 Second Ave.		T4N, R18E, S18	1940's	1 story wood frame house & single car garage with metal roof	Good	Settlement; Commerce	IE	Map
TZ 9	13-16235	Gulch Property	280 South Main		T4N, R18E, S18	1948	1 story log house; wood shingle roof; newer architectural elements noted after 2004 ITD survey	Good	Settlement	E; Criterion C	Map 6 (E7)
TZ 10	13-16162	Second Street Bridge	Second Street between Cottonwood & Serenade Lane		T4N, R18E, S18	1914 to 1924	Historic concrete & steel bridge that has been rebuilt	Poor	Transportation	IE	Map

WARM SPRINGS SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
WS 1		Hammon House	760 Warm Springs Rd.		T4N, R18E, S18	1940's	1 story wood frame house with metal roof	Poor	Settlement; Commerce/Trade	IE	Map
WS 2	13-16140	Grumpy's & Laundromat	860 Warm Springs Rd.		T4N, R18E, S18	1938	1 story wood frame house with metal roof; 1 story shed or single car garage with metal roof	Good	Settlement; Commerce/Trade	IE	
WS 3		Garrett Construction	880 Warm Springs Rd.		T4N, R18E, S18	1940's	2 story wood frame house with metal roof	Good	Settlement; Commerce/Trade	IE	Map
WS 4	13-16154	Hughs property /former Mamma Inez Restaurant (Les Smith Community Church)	Warm Springs & 7 th Street		T4N, R18E, S18	1945	1 story wood frame building with metal roof	Good	Society & Culture; Commerce/Trade	IE	Map
WS 5	13-16138	Fisher House	731 Warm Springs Rd.		T4N, R18E, S18	1900	1 story wood frame house with metal roof	Good	Settlement	IE	Map
WS 6	13-WS 007	Von Hagan Property	771 Warm Springs Rd.		T4N, R18E, S18	1900 to 1947	Vacant lot; small wood frame shed with aluminum roof	Good	Settlement	IE	Map
WS 7	13-WS 006	Sun Summit	791 Warm Springs Rd.		T4N, R18E, S18	1900	1 story wood frame house with brick chimney & metal roof	Good	Settlement; Commerce/Trade	IE	Map
WS 8	13-WS 005	Cox Communications	811 Warm Springs Rd.		T4N, R18E, S18	1900 to 1940's	2 story cinder block commercial building with metal roof	Poor	Settlement; Commerce/Trade	IE	Map
WS 9	13-WS 004	Pet Grooming	831 Warm Springs Rd.		T4N, R18E, S18	1940's	1 story wood frame & stucco building with stone chimney & aluminum roof; modern 1 story wood frame house in backyard; dog kennels	Poor	Settlement; Commerce/Trade	IE	Map
WS 10	13-16114	Idaho Plumbing	871 Warm Springs Rd.		T4N, R18E, S18	1940's	1 story wood frame house & detached garage with metal roofs; board & batten shed in backyard	Poor; moved to site from Hunt Internment Camp near Eden, Idaho	Settlement; Commerce/Trade	IE	Map
WS 11	13-16115	Fish on Wheels/Former Blue Sage Florist (Lewis/Brown House)	891 Warm Springs Rd.		T4N, R18E, S18	1903	1 story wood frame house with metal roof	Poor; moved to site from Guyer Hot Springs	Recreation/Tourism; Settlement; Commerce/Trade	IE	Map

WARM SPRINGS SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
WS 12	13-WS 001	Ketchum Street Department Complex	911 Warm Springs Rd.	6324 6325 6689 6690	T4N, R18E, S18 T4N, R17E, S13 T4N, R17E, S12	1900 to 1940's	Modern and old buildings; older building is 1 story wood frame, cinderblock, & tin with metal roof	Good	Transportation; Commerce	IE	Map
WS 13		? Property (Shurtz House)	920 Leadville Ave. North		T4N, R18E, S18	1940's	3 story wood frame & stone house	Good	Settlement	IE	Map
WS 14		? Property	925 Leadville Ave. North		T4N, R18E, S18	1930's	Very small 1 story wood frame cabin with metal roof	Good	Settlement	IE	Map
WS 15		? Property	331 9 th Street		T4N, R18E, S18	1930's	Very small 1 story wood frame, brick cabin with asphalt shingle roof	Good	Settlement	IE	Map
WS 16		Glenn Property (Gorringer/Reed House)	371 9 th Street		T4N, R18E, S18	1940's	3 story wood frame house with metal roof	Good	Settlement	IE	Map
WS 17	13-16151	Brooks Welding Complex	900-922 Warm Springs Road & 331 9 th Street		T4N, R18E, S18	1940's	1 story cinder block building, 1 story wood frame building; 1 story wood frame, brick & plywood building all with metal roofs	Good	Commerce	IE	Map
WS 18		? Property (behind Jerry's Food & Deli)	971 Leadville Ave. North		T4N, R18E, S18	1940's	1 story wood frame house with metal roof	Good	Settlement	IE	Map
WS 19		John Koppes House	105 Sage St.		T4N, R17E, S11	1962 to 1967	Split level stone house (moved to site from Jane Lane)	Good	Settlement	IE; may be eligible in future under Criterion C	Map
WS 20		Ross McLaughlin House	2600 Warm Springs	3223	T4N, R17E, S11	1960's	1 story wood frame octagon shaped house (in the form of a square with interior diamond quadrants removed)	Good	Settlement	IE; may be eligible in future under Criterion C	Map
WS 21	13-001875 10 BN 495	Cimino Property (Guyer Hot Springs)	Warm Springs Rd.		T4N, R17E, S15	1881	Archaeological site of historic hotel complex , warm springs flumes & hot springs plunge	Good	Recreation/Tourism	E; Criterion A & D	Map 1
WS 22		? Property (Lloyd House)	Gate Dr.		T4N, R17E, S14	1940's	2 story board and batten house with wood shake roof; detached two car garage	Good	Settlement; Recreation/Tourism	IE	Map
WS 23		Cimino Property (Patterson House)	Picabo Lane		T4N, R17E, S14	1940's	1 story wood frame & stucco house with metal roof	Good	Settlement	IE	Map
WS 24		Sun Valley Company Property (Puchner House)	Above Picabo Lane		T4N, R17E, S14	1953	1 story wood plank& stone house (Troutner Architect)	Good	Settlement	E; Criterion B & C	Map 2 (A6)
WS 25		Simon House	2905 Warm Springs Rd.		T4N, R17E, S11	1954	1 story wood frame & stucco house with asphalt shingle roof	Good	Settlement	IE	Map

WARM SPRINGS SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
WS 27	13-16190	Fullenwider/ Boock Property	2215 Warm Springs Rd.	3214	T4N, R17E, S11	1950	1 story wood frame house, detached wood frame single car garage with metal roofs	Good	Recreation/Tourism; Settlement	IE	Map
WS 28	13- WS 07	Sun Valley Ventures LLC (Owen & Mary Simpson House)	1803 Warm Springs Rd.	7776 7638	T4N, R17E, S11	1957 1963	Split level s wood frame, board & batten, cinder block & brick house with asphalt roof; attached two car garage	Good	Settlement	IE	Map
WS 29	13- WS 01	Sun Valley Ventures LLC (Warm Springs Ranch Inn /Simpson)	1801 Warm Springs Rd.	7639	T4N, R17E, S12	1951	1 story log & stone building with asphalt roof	Good	Commerce/Trade; Recreation/Tourism	IE	Map
WS 30	13- WS 02	Sun Valley Ventures LLC (Warm Springs Ranch Golf Clubhouse Simpson)	1801 Warm Springs Rd.	7639	T4N, R17E, S12	1960	Wood frame building with metal roof	Good	Recreation/Tourism	IE	Map
WS 31	13- WS 08	Sun Valley Ventures LLC (Warm Springs Creek Bridge)	Bald Mt. Road vicinity	7639	T4N, R17E, S12	1960	Simple one span bridge with wood decking; composed of wood planks supported by steel beams.	Good	Transportation; Recreation/ Tourism	IE	Map
WS 32	13- WS 09	Warm Springs Ranch vicinity	Base of Bald Mt.		T4N, R17E, S12	1880's	Mine Adit	Good	Mining	IE	Map
WS 33	13- WS 10	Warm Springs Ranch vicinity	Near 1801 Warm Springs Rd.		T4N, R17E, S12	1880's	Ditch	Good	Mining; Agriculture; Transportation	IE	Map
WS 34	13-16189	Kunau House	1513 Warm Springs Rd.		T4N, R17E, S11	1948	2 story log house; detached log & wood frame two car garage both with metal roofs	Good	Recreation/Tourism; Settlement	IE	Map
WS 35	13-16187	Red Barn/Lumpkin Complex	1512 & 1514 Warm Springs Rd.		T4N, R17E, S11	1949 to 1950	Residential apartment complex consisting of wood frame building with attached three garage; original use was machine shed or shop	Good	Agriculture; Settlement	IE	Map
WS 36		Kolouch Property	201 & 203 Broadway Blvd.		T4N, R17E, S13	1930's to 1940's	1 story log & frame cabin with metal roof; 1 story log, board & batten cabin with metal roof	Good	Recreation; Settlement	IE	Map
WS 37	13-787 10 BN 496	? Property (Philadelphia Smelter Site)	Exhibition Blvd.		T4N, R17E, S13	1881	Archaeological site consisting of rock walls, tailings piles, & scatter of bricks & wood fragments	Good	Mining	E; Criterion A, C & D	Map 1
WS 38		? Property	235 Corrock Drive		T4N, R17E, S13	1900 to 1940's	Board & batten shed; wood frame outbuilding	Good	Agriculture; Settlement	IE	Map

WARM SPRINGS SURVEY AREA

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
WS 39	13-00094	The Nature Conservancy House (Topping/Hemingway)	400 East Canyon Run Blvd.	6731	T4N, R17E, S12	1950	3 story concrete house; 1 story cinder block shed both with wood shake roofs	Good	Settlement; Recreation/Tourism	E; Criterion B & C	Map 1
WS 40		Schernthanner House	210 Flower Dr. 100 Balsam Root Dr.	4997 6009 6010	T4N, R17E, S12	1940's	2 story wood frame house with wood shake roof; wood frame barn with metal roof	Good	Agriculture; Settlement	IE	Map
WS 41 MC 4; MR 16; RR 3)	13-16172 10 BN 498	Oregon Short Line Railroad Grade	Warm Springs & Saddle Roads		T4N, R17E, S12	1883	Railroad grade re-used as a recreational trail system	Good	Transportation ; Recreation/Tourism	E; Criterion A	Map 1
WS 42 (RR 4)	13-16095	Bald Mt.	West of SH 75 West of Warm Springs & River Run Ski Lodges		T4N, R18E, S19, 30; T4N, R17E, S13,14,15,22,23, 24,25,26,27	1880's to 1940's	Historic roads, trails and mining adits; historic logging areas & skid trails; historic ski runs built by the Civilian Conservation Corps; historic Round House and other related early ski industry structures too numerous to detail here	Good	Mining; Timber; Agriculture; Recreation/Tourism	E; Criterion A	Map 1

Note: E=Eligible; UE=Unevaluated; IE= Ineligible; IIE=Insufficient Information to Evaluate

ATTACHMENT 2
Table 1. Reconnaissance Survey Results

Survey Unit	Dates Surveyed	Planning Area or Neighborhood	Total No. Properties	NRHP Eligible Properties	Historic Themes	Other Relevant Information
1	May 23; July 1, 23	McHanville	18	6 ; 1 listed	Transportation, settlement, recreation/tourism	Historic summer home area; one of the first light industrial; tourism & residential areas of Ketchum
2	May 23, July 13, 23	Mortgage Row	18	6 ; 2 repeated linear sites not included	Transportation, mining, settlement	Historic railroad grade & former railroad siding; historic mining terminus; historic & modern sheep/stock trail; historic wagon road; historic/one of the first residential neighborhoods of Ketchum
3	May 24, 25; July 23	Gem Street	16	4 & 1 possible	Agriculture, settlement	Historic / one of the first residential neighborhoods of Ketchum
4	May 26-25; July 13	Gopher Gulch	10	1	Settlement, Culture & Society	Historic residential & modern neighborhood intermixed with trade/commerce
5	May 26-27; June 12	Tourist Zone	9	2	Recreation/Tourism, Settlement	Historic resort & tourist area; historic & modern residential and commercial neighborhood
6	June 3, July 17	Knob Hill	10	3 & 1 potentially eligible after 2010	Industry; Settlement	Historic & modern residential neighborhood; site of historic brick kiln factory no longer visible
7	June 3; July 12	Recreational Use/Bigwood Area	4	1	Recreation/Tourism; Culture & Society	Native American encampment; historic sheep trail & grazing area; historic dirt airstrip; modern recreational use are; modern second home residential area; historic & modern cemetery; historic & modern transportation developments in the area (former landing strip; wagon road)
8	May 26-31; June 2-4	Community Core	80	5; 2 listed	Commerce; Settlement, Recreation/Tourism	Historic & modern commercial core including businesses district and residential area
9	June 4, 8, 12, 15, 16	West Ketchum	24	1	Agriculture; Mining; Settlement; Recreation/Tourism	Historic homestead and summer home area; nearby historic mining activity; historic & modern residential

ATTACHMENT 2
Table 1. Reconnaissance Survey Results

Survey Unit	Dates Surveyed	Planning Area or Neighborhood	Total No. Properties	NRHP Eligible Properties	Historic Themes	Other Relevant Information
10	June 12	Agriculture & Forestry	2	1; 1 repeated linear site not included	Agricultural, Recreation/Tourism	neighborhood Turn of the century homestead; historic farm and cattle ranch; modern agricultural use area; recreational gateway & scenic transportation corridor
11	June 16; July 9, 12, 13, 14, 17	Warm Springs	42	5; 1 repeated linear site not included; 2 potentially eligible in 2010	Settlement, Commerce, Recreation/Tourism, Transportation, Mining	Historic homestead, agricultural & farming area; historic resort & tourism development area; historic & modern residential neighborhoods adjoining light industrial and commerce/trade use
12	June 16	Light Industrial	1	0; 1 repeated linear site not included	Transportation, Commerce, Recreation/Tourism	Historic transportation and mining terminus; modern commercial & industrial neighborhood adjoining residential neighborhood
13	June 16	Northwood	0	0	Agriculture, settlement	Historic sheep ranching area; modern residential neighborhood
14	June 16; July 23	Adams Gulch	1	1	Timber, Forestry, Settlement, Recreation/Tourism	Historic timber harvesting and processing area; sheep ranching & trailing corridor; historic & modern residential neighborhood; recreational use area
15	Research Only	River Run Area	4	0 ; 1 linear site repeated; 1 large continuous site repeated	Exploration & Fur Trade; Transportation; Recreation/Tourism	Historic fur trade & early exploration camp; historic railroad & bridge; nearby historic ski runs
16	Research Only	Sun Valley Road	2	1	Agriculture; Society & Culture; Recreation/Tourism	Historic ranch prior to resort development; historic & modern resort, tourist destination & recreational use area
TOTALS			241	37; 3 listed		

ATTACHMENT 4

Table 2. Historic Sites Potentially Eligible or Listed NRHP

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
**AF 1 (GEM 5)	13-16101	Idaho Park Foundation/ Berensen & Bradshaw Trust for Reinheimer Estate (Farnlun, McCoy/ Reinheimer Ranch)	12749 SH 75 (Main Street South)	5742	T4N, R18E, S19	1920	Historic ranch complex contained on both sides of SH 75. West side has 2 story barn, alfalfa fields, fences, 2 sheds, 1 car garage, & ditches; east side has 2 story Queen Anne wood frame house; fence alfalfa fields, abandoned farm equipment, sheds, & a ditch (GEM 5).	Excellent	Agriculture; Settlement	E; Criterion A & C	Map 1
CC 15	13-16113	Sable Property (Alonzo Price/ Esther Fairman House)	180 Leadville Ave. North	LT 4 BK 22	T4N, R18E, S18	1928	1.5 story wood frame house; detached wood frame garage both with metal roof	Excellent	Settlement	E; Criterion A, B & C	Map 5 (E6)
CC 30	13-13742	Iconoclast Books (Lewis/ Lemon/ Griffith Grocery)	211 North Main	527' of LT 4 BK 22	T4N, R18E, S18	1884 1897	2 story brick building	Excellent	Commerce/Trade	E; Listed	Map 5 (E6)
CC 31	13-004288	Bald Mt. Hot Springs	151 South Main		T4N, R18E, S18	1929	1 story log cabins (main lodge & plunge destroyed)	Poor	Recreation/ Tourism; Settlement; Commerce/Trade	E; Listed	Map 6 (E7)
CC 44	13-16132 10 BN 120	Forest Service Park	Washington Ave. & First Street		T4N, R18E, S18	1933	Former USFS Administrative Complex; two 1 story wood frame warehouses, one 1 story corrugated metal warehouse, wood frame pump house, wood frame garage, and two 1 story wood frame dwellings all with metal roofs	Excellent	Agriculture; Government; Recreation/ Tourism	E, Criterion A & C	Map 5 (E6)
CC 58	13-16125	Griffith/ Conger Compound (Albert Griffith House)	380 Second St	LT 8 BK 2	T4N, R18E, S18	1929	2 story wood frame house, 2 story wood frame garage, corrugated metal shed/ garage all with metal roofs	Excellent	Settlement; Commerce/Trade	E; Criterion B & C	Map 5 (E6)
** GEM 5	13-16101 (TIM 163)	Farnlun, McCoy & Reinheimer Ranch Canal	East of SH 75		T4N, R18E, S7, 18, 19	1883	Lateral earthen ditch with associated features throughout SE Ketchum including concrete double head gates, corrugated metal pipe culverts	Very good	Agriculture	E; Criterion A & C	Map 1
GEM 11		Demetre Property	330 Topaz St.	2421 2126	T4N, R18E, S18	1930	2 story wood frame & stucco house with metal roof, an attached newer single car garage & covered porch	Excellent	Settlement	E; Criterion C	Map 7 (E8)
GEM 12		Haemmerle Property	150 Topaz St. 151 Topaz St.		T4N, R18E, S18	1951	1 story wood frame & stucco house, detached 2 story two car garage and studio apartment, shake roofs, Tyrolean motifs ("Luftmalerei") on outside walls including German coat of arms	Excellent	Settlement	E; Criterion C	Map 7 (E8)

ATTACHMENT 4

Table 2. Historic Sites Potentially Eligible or Listed NRHP

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
GEM 14	13-16235	Bellinger Property (Zimmerman House)	100 Emerald St.	2245 3174 2226	T4N, R18E, S18	1943	1.5 story log house, metal roof, detached two car garage and studio apartment (modern) wood shake roofs	Excellent	Settlement	E; Criterion C	Map 7 (E8)
GEM 16		Matthes Property	210 Lava St.		T4N, R18E, S18	1900's to 1940's	Wood frame barn/shed /chicken coop building with metal roof	Very Good	Settlement, Agriculture	E; Criterion A & C	Map 1
GG 4	13-16100	McConville/ Mueller Property (Hughes/Pyle House)	451 River St.		T4N, R18E, S18	1880	1.5 story wood frame & shingle house, 1 story wood frame shed, 1 story board & batten shed, 1 wood plank chicken coop all with metal roofs	Very Good	Settlement; Transportation	E; Criterion A & C	Map 6 (E7)
KH 6		Dumke/ Giacobbi Property (Tillie Arnold & Goldberg House)	580 Spruce Ave.		T4N, R18E, S18	1955	Split level wood frame & stone house, attached two-car garage, wood shake roofs (Troutner Architect)	Very good, some architectural changes noted (1990)	Settlement	E; Criterion B & C	Map 5 (E6)
KH 8		Caputo Property	820 Walnut Ave.		T4N, R18E, S18	1953	2-story wood frame & stucco house with Tyrolean ("Luftmalerei") motifs painted on outside walls, attached garage with wood shake roof	Excellent	Settlement	E; Criterion B & C	Map 4 (E5)
KH 9		Wirth Property	711 Walnut Ave.		T4N, R18E, S18	1955	Multi level wood frame, stucco & stone house, attached two-car garage with slanted aluminum roof (Troutner Architect)	Very good, some architectural changes noted (1994)	Settlement	E; Criterion B & C	Map 5 (E6)
**LI 2 (MC 4; MR 17; RR 3; & WS 41)	13-16172 10 BN 498	Oregon Short Line Railroad Grade	Warm Springs & Saddle Roads		T4N, R18E, S18	1883	Railroad grade re-used as a recreational trail system	Good	Transportation ; Recreation/Tourism	E; Criterion A	Map 1
MC 1	13-16171 10 BN 306	Hailey-Ketchum Toll Road; Sawtooth Park Highway	Above St. Lukes Medical Ct. west of SH 75		T4N, R18E, S30	1879	Short segment of historic wagon road	Good	Transportation	E; Criterion A	Map 1
**MC 3 (MR 17)	13-16170 10 BN 905	Ketchum-Stanley Stock Driveway	Near St. Lukes Medical Ctr. west of SH 75		T4N, R18E, S30	1870's	Historic sheep trail	Good	Agriculture	E; Criterion A	Map 1

ATTACHMENT 4

Table 2. Historic Sites Potentially Eligible or Listed NRHP

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
**MC 4 (MR 16; RR 3; WS 42)	13-16172 10 BN 498	Oregon Short Line Railroad Grade/ Wood River Branch Union Pacific Railroad	West of SH 75 along the Wood River Trails		T4N, R18E, S30	1883	Railroad grade re-used as recreational trail system	Good	Transportation; Recreation/ Tourism	E; Criterion A	Map 1
MC 5	13-4913	Cold Springs Pegram Truss Railroad Bridge	Crosses Wood River south of ST. Lukes Medical Ctr. west of SH 75 along the Wood River Trails		T4N, R18E, S30	1917	Historic railroad bridge	Excellent	Transportation	E; listed	Map 1
MC 12	13-16221	Dean Tire Company (Ellis V. McHan Grocery Store & Service Station)	12604 SH 75 12602 SH 75	6984 6985	T4N, R18E, S30	1946	Cinder block and concrete automotive repair shop & office; former grocery store and service station (McHan's Corner)	Good	Commerce; Recreation/ Tourism	E; Criterion B	Map 1
MC 13	13-16223	Dean Tire Annex (Ellis V. McHan House)	12600 SH 75	6984 6985	T4N, R18E, S30	1946	1 story wood frame house with metal roof	Good	Settlement	E; Criterion B	Map 1
MR 4	13-16258	Reitinger Property	12734 SH 75		T4N, R18E, S19	1900- 1940's	Wood frame house with metal roof, wood frame cabin with wood shingle roof, board & batten shed with wood shingle roof were documented in 2004 ITD survey. House & cabin are gone & shed is only structure remaining on site.	Poor	Agriculture; Settlement	E; Criterion A & C	Map 1
MR 7	13-16255	WBW (Law) Property	12718 SH 75 12716 SH 75 OR Glad Ct.	LT 9	T4N, R18E, S19	1950	1 story log house with metal roof; wood plank & wire chicken coop; two modern 2 story wood frame houses	Very good	Settlement, agriculture	E; Criterion A & C	Map 1
MR 9	13-16253	Fuller Property	12708 SH 75 OR 90 Meadow Ct.	LT 12	T4N, R18E, S19	1948	2 story log house, small single car log garage, log pump house all with wood shingle roofs; roof	Excellent	Settlement	E; Criterion A & C	Map 1
MR 14	13-16248	Mills Property	12696 SH 75	LT 19	T4N, R18E, S19	1949	2 story log house with metal roof; board & batten horse stable converted to dog kennel with metal roof & modern garage	Excellent	Agriculture; Settlement	E; Criterion A & C	Map 1

ATTACHMENT 4

Table 2. Historic Sites Potentially Eligible or Listed NRHP

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
**MR 16 (MC 4; RR 3; WS 42)	13-16172 10 BN 498	Oregon Short Line Railroad Grade/Wood River Branch Union Pacific Railroad	Wood River Trails west of SH 75		T4N, R18E, S19	1883	Railroad grade re-used as recreational trail system	Good	Transportation; Recreation/ Tourism	E; Criterion A	Map 1
**MR 17 (MC 3)	13-16170 10 BN 905	Ketchum-Stanley Stock Drive	Near Wood River Trails west of SH 75		T4N, R18E, S19	1870's	Historic sheep trail	Excellent	Agriculture	E; Criterion A	Map 1
MR 18		Elkhorn Tram Terminus	West of SH 75 above Wood River Trails and on both sides of Wood River		T4N, R18E, S19	1881 to 1957	Archaeological debris associated with the Triumph Mine up East Fork Canyon that ties in with a former railroad siding near Mortgage Row; concrete and steel abutments, timber beams, and metal plates	Good	Mining; Transportation	E; Criterion A & D	Map 1
AG 1	13-16116	Flower's Mill Homestead	21 & 33 Adams Gulch Rd.		T4N, R17E, S1	1907 1939	1.5 story log house(George Flowers Home), garden house, & chicken coop all with metal roofs	Very Good	Timber; Agriculture; Settlement	E; Criterion A & C	Map 1
RU 3	13-16094	Penny Mountain (Kinderhorn)	East of SH 75		T4N, R18E, S18	1940's to 1960's	Archaeological remains of historic down hill ski rope tow structure and abandoned equipment	Good	Recreation/ Tourism	E; Criterion A & D	Map 1
**RR 3 (MC 4; MR 16; WS 41)	13-16172 10 BN 498	Oregon Short Line Railroad Grade/ Wood River Branch Union Pacific Railroad	West of SH 75 along the Wood River Trails		T4N, R18E, S30	1883	Railroad grade re-used as recreational trail system	Good	Transportation; Recreation/ Tourism	E; Criterion A	Map 1
**RR 4 (WS 42)	13-16095	Bald Mt.	West of SH 75 West of Warm Springs & River Run Ski Lodges		T4N, R18E, S19, 30; T4N, R17E, S13,14,154,22,23, 24,25,26,27	1880's to 1940's	Historic roads, trails and mining adits; historic logging areas & skid trails; historic ski runs built by the Civilian Conservation Corps; historic Round House and other related early ski industry structures too numerous to detail here	Good	Mining; Timber; Agriculture; Recreation/Tourism	E; Criterion A	Map 1
SV 1	13-16109	Sun Valley Barn (Lewis/Brass Ranch Barn)	Sun Valley Road		T4N, R18E, S18	1890	Wood frame barn with metal roof	Excellent	Agriculture; Transportation; Recreation/Tourism	Eligible; Criterion A & C	Map 1

ATTACHMENT 4

Table 2. Historic Sites Potentially Eligible or Listed NRHP

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
TZ 1	13-16234	Ketchum Korral Motor Lodge (MacDonald's Motel)	310 S. Main St./ SH 75	2631 7411	T4N, R18E, S18	1939	Motor lodge with four log duplex units, continuous log motel units, a large log office, and a wood frame outbuilding with metal roofs.	Excellent	Recreation/Tourism	E; Criterion A, B, & C	Map 6 (E7)
TZ 9	13-16235	Gulch Property	280 South Main		T4N, R18E, S18	1948	1 story log house; wood shingle roof; newer architectural elements noted after 2004 ITD survey	Good	Settlement	E; Criterion C	Map 6 (E7)
WS 21	13-001875 10 BN 495	Cimino Property (Guyer Hot Springs)	Warm Springs Rd.		T4N, R17E, S15	1881	Archaeological site of historic hotel complex, warm springs flumes & hot springs plunge	Good	Recreation/Tourism	E; Criterion A & D	Map 1
WS 24		Sun Valley Company Property (Puchner House)	Above Picabo Lane		T4N, R17E, S14	1953	1 story wood plank & stone house (Troutner Architect)	Good	Settlement	E; Criterion B & C	Map 2 (A6)
WS 37	13-787 10 BN 496	? Property (Philadelphia Smelter Site)	Exhibition Blvd.		T4N, R17E, S13	1881	Archaeological site consisting of rock walls, tailings piles, & scatter of bricks & wood fragments	Good	Mining	E; Criterion A, C & D	Map 1
WS 39	13-00094	The Nature Conservancy House (Topping/Hemingway)	400 East Canyon Run Blvd.	6731	T4N, R17E, S12	1950	3 story concrete house; 1 story cinder block shed both with wood shake roofs	Good	Settlement; Recreation/Tourism	E; Criterion B & C	Map 1
**WS 41 (MC 4; MR 16; RR 3)	13-16172 10 BN 498	Oregon Short Line Railroad Grade	Warm Springs & Saddle Roads		T4N, R17E, S12	1883	Railroad grade re-used as a recreational trail system	Good	Transportation ; Recreation/Tourism	E; Criterion A	Map 1
**WS 42 (RR 4)	13-16095	Bald Mt.	West of SH 75 West of Warm Springs & River Run Ski Lodges		T4N, R18E, S19, 30; T4N, R17E, S13,14,154,22,23, 24,25,26,27	1880's to 1940's	Historic roads, trails and mining adits; historic logging areas & skid trails; historic ski runs built by the Civilian Conservation Corps; historic Round House and other related early ski industry structures too numerous to detail here	Good	Mining; Timber; Agriculture; Recreation/Tourism	E; Criterion A	Map 1

ATTACHMENT 4

Table 2. Historic Sites Potentially Eligible or Listed NRHP

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
WK 16	13-16142	Davies Property (Foster's Place)	121 Badger Lane/ Rocking Ranch Lane	No Info	T4N, R17E, S13	1900's To 1930's	Complex: 1 story log cabin with plywood roof (originally sod) & log outhouse; 1 story log house with wood shake roof; s story wood shake cabin with shake roof; stone wall, irrigation ditch, rock-lined walkways, & a root cellar	Good	Mining; Agriculture; Recreation/Tourism; Settlement	E; Criterion A & C	Map 3 (D6)

PLEASE NOTE:

E=Eligible; UE=Unevaluated; IE= Ineligible; IIE=Insufficient Information to Evaluate

** Historic properties that have multiple locations

ATTACHMENT 4
Table 2. Potentially Eligible or Listed NRHP Sites

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
**AF 1 (GEM 5)	13-16101	Idaho Park Foundation/ Berensen & Bradshaw Trust for Reinheimer Estate (Farnlun, McCoy/ Reinheimer Ranch)	12749 SH 75 (Main Street South)	5742	T4N, R18E, S19	1920	Historic ranch complex contained on both sides of SH 75. West side has 2 story barn, alfalfa fields, fences, 2 sheds, 1 car garage, & ditches; east side has 2 story Queen Anne wood frame house; fence alfalfa fields, abandoned farm equipment, sheds, & a ditch (GEM 5).	Excellent	Agriculture; Settlement	E; Criterion A & C	Map 1
CC 15	13-16113	Sable Property (Alonzo Price/ Esther Fairman House)	180 Leadville Ave. North	LT 4 BK 22	T4N, R18E, S18	1928	1.5 story wood frame house; detached wood frame garage both with metal roof	Excellent	Settlement	E; Criterion A, B & C	Map 5 (E6)
CC 30	13-13742	Iconoclast Books (Lewis/ Lemon/ Griffith Grocery)	211 North Main	527' of LT 4 BK 22	T4N, R18E, S18	1884 1897	2 story brick building	Excellent	Commerce/Trade	E; Listed	Map 5 (E6)
CC 31	13-004288	Bald Mt. Hot Springs	151 South Main		T4N, R18E, S18	1929	1 story log cabins (main lodge & plunge destroyed)	Poor	Recreation/ Tourism; Settlement; Commerce/Trade	E; Listed	Map 6 (E7)
CC 44	13-16132 10 BN 120	Forest Service Park	Washington Ave. & First Street		T4N, R18E, S18	1933	Former USFS Administrative Complex; two 1 story wood frame warehouses, one 1 story corrugated metal warehouse, wood frame pump house, wood frame garage, and two 1 story wood frame dwellings all with metal roofs	Excellent	Agriculture; Government; Recreation/ Tourism	E, Criterion A & C	Map 5 (E6)
CC 58	13-16125	Griffith/ Conger Compound (Albert Griffith House)	380 Second St	LT 8 BK 2	T4N, R18E, S18	1929	2 story wood frame house, 2 story wood frame garage, corrugated metal shed/ garage all with metal roofs	Excellent	Settlement; Commerce/Trade	E; Criterion B & C	Map 5 (E6)
** GEM 5	13-16101 (TIM 163)	Farnlun, McCoy & Reinheimer Ranch Canal	East of SH 75		T4N, R18E, S7, 18, 19	1883	Lateral earthen ditch with associated features throughout SE Ketchum including concrete double head gates, corrugated metal pipe culverts	Very good	Agriculture	E; Criterion A & C	Map 1
GEM 11		Demetre Property	330 Topaz St.	2421 2126	T4N, R18E, S18	1930	2 story wood frame & stucco house with metal roof, an attached newer single car garage & covered porch	Excellent	Settlement	E; Criterion C	Map 7 (E8)
GEM 12		Haemmerle Property	150 Topaz St. 151 Topaz St.		T4N, R18E, S18	1951	1 story wood frame & stucco house, detached 2 story two car garage and studio apartment, shake roofs, Tyrolean motifs ("Luftmalerei") on outside walls including German coat of arms	Excellent	Settlement	E; Criterion C	Map 7 (E8)

ATTACHMENT 4

Table 2. Potentially Eligible or Listed NRHP Sites

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
GEM 14	13-16235	Bellinger Property (Zimmerman House)	100 Emerald St.	2245 3174 2226	T4N, R18E, S18	1943	1.5 story log house, metal roof, detached two car garage and studio apartment (modern) wood shake roofs	Excellent	Settlement	E; Criterion C	Map 7 (E8)
GEM 16		Matthes Property	210 Lava St.		T4N, R18E, S18	1900's to 1940's	Wood frame barn/shed /chicken coop building with metal roof	Very Good	Settlement, Agriculture	E; Criterion A & C	Map 1
GG 4	13-16100	McConville/ Mueller Property (Hughes/Pyle House)	451 River St.		T4N, R18E, S18	1880	1.5 story wood frame & shingle house, 1 story wood frame shed, 1 story board & batten shed, 1 wood plank chicken coop all with metal roofs	Very Good	Settlement; Transportation	E; Criterion A & C	Map 6 (E7)
KH 6		Dumke/ Giacobbi Property (Tillie Arnold & Goldberg House)	580 Spruce Ave.		T4N, R18E, S18	1955	Split level wood frame & stone house, attached two-car garage, wood shake roofs (Troutner Architect)	Very good, some architectural changes noted (1990)	Settlement	E; Criterion B & C	Map 5 (E6)
KH 8		Caputo Property	820 Walnut Ave.		T4N, R18E, S18	1953	2-story wood frame & stucco house with Tyrolean ("Luftmalerei") motifs painted on outside walls, attached garage with wood shake roof	Excellent	Settlement	E; Criterion B & C	Map 4 (E5)
KH 9		Wirth Property	711 Walnut Ave.		T4N, R18E, S18	1955	Multi level wood frame, stucco & stone house, attached two-car garage with slanted aluminum roof (Troutner Architect)	Very good, some architectural changes noted (1994)	Settlement	E; Criterion B & C	Map 5 (E6)
**LI 2 (MC 4; MR 17; RR 3; & WS 41)	13-16172 10 BN 498	Oregon Short Line Railroad Grade	Warm Springs & Saddle Roads		T4N, R18E, S18	1883	Railroad grade re-used as a recreational trail system	Good	Transportation ; Recreation/Tourism	E; Criterion A	Map 1
MC 1	13-16171 10 BN 306	Hailey-Ketchum Toll Road; Sawtooth Park Highway	Above St. Lukes Medical Ctr. west of SH 75		T4N, R18E, S30	1879	Short segment of historic wagon road	Good	Transportation	E; Criterion A	Map 1
**MC 3 (MR 17)	13-16170 10 BN 905	Ketchum-Stanley Stock Driveway	Near St. Lukes Medical Ctr. west of SH 75		T4N, R18E, S30	1870's	Historic sheep trail	Good	Agriculture	E; Criterion A	Map 1

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Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
**MC 4 (MR 16; RR 3; WS 42)	13-16172 10 BN 498	Oregon Short Line Railroad Grade/ Wood River Branch Union Pacific Railroad	West of SH 75 along the Wood River Trails		T4N, R18E, S30	1883	Railroad grade re-used as recreational trail system	Good	Transportation; Recreation/ Tourism	E; Criterion A	Map 1
MC 5	13-4913	Cold Springs Pegram Truss Railroad Bridge	Crosses Wood River south of ST. Lukes Medical Ctr. west of SH 75 along the Wood River Trails		T4N, R18E, S30	1917	Historic railroad bridge	Excellent	Transportation	E; listed	Map 1
MC 12	13-16221	Dean Tire Company (Ellis V. McHan Grocery Store & Service Station)	12604 SH 75 12602 SH 75	6984 6985	T4N, R18E, S30	1946	Cinder block and concrete automotive repair shop & office; former grocery store and service station (McHan's Corner)	Good	Commerce; Recreation/ Tourism	E; Criterion B	Map 1
MC 13	13-16223	Dean Tire Annex (Ellis V. McHan House)	12600 SH 75	6984 6985	T4N, R18E, S30	1946	1 story wood frame house with metal roof	Good	Settlement	E; Criterion B	Map 1
MR 4	13-16258	Reitinger Property	12734 SH 75		T4N, R18E, S19	1900- 1940's	Wood frame house with metal roof, wood frame cabin with wood shingle roof, board & batten shed with wood shingle roof were documented in 2004 ITD survey. House & cabin are gone & shed is only structure remaining on site.	Poor	Agriculture; Settlement	E; Criterion A & C	Map 1
MR 7	13-16255	WBW (Law) Property	12718 SH 75 12716 SH 75 OR Glad Ct.	LT 9	T4N, R18E, S19	1950	1 story log house with metal roof; wood plank & wire chicken coop; two modern 2 story wood frame houses	Very good	Settlement, agriculture	E; Criterion A & C	Map 1
MR 9	13-16253	Fuller Property	12708 SH 75 OR 90 Meadow Ct.	LT 12	T4N, R18E, S19	1948	2 story log house, small single car log garage, log pump house all with wood shingle roofs; roof	Excellent	Settlement	E; Criterion A & C	Map 1
MR 14	13-16248	Mills Property	12696 SH 75	LT 19	T4N, R18E, S19	1949	2 story log house with metal roof; board & batten horse stable converted to dog kennel with metal roof & modern garage	Excellent	Agriculture; Settlement	E; Criterion A & C	Map 1

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Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
**MR 16 (MC 4; RR 3; WS 42)	13-16172 10 BN 498	Oregon Short Line Railroad Grade/Wood River Branch Union Pacific Railroad	Wood River Trails west of SH 75		T4N, R18E, S19	1883	Railroad grade re-used as recreational trail system	Good	Transportation; Recreation/ Tourism	E; Criterion A	Map 1
**MR 17 (MC 3)	13-16170 10 BN 905	Ketchum-Stanley Stock Drive	Near Wood River Trails west of SH 75		T4N, R18E, S19	1870's	Historic sheep trail	Excellent	Agriculture	E; Criterion A	Map 1
MR 18		Elkhorn Tram Terminus	West of SH 75 above Wood River Trails and on both sides of Wood River		T4N, R18E, S19	1881 to 1957	Archaeological debris associated with the Triumph Mine up East Fork Canyon that ties in with a former railroad siding near Mortgage Row; concrete and steel abutments, timber beams, and metal plates	Good	Mining; Transportation	E; Criterion A & D	Map 1
AG 1	13-16116	Flower's Mill Homestead	21 & 33 Adams Gulch Rd.		T4N, R17E, S1	1907 1939	1.5 story log house(George Flowers Home), garden house, & chicken coop all with metal roofs	Very Good	Timber; Agriculture; Settlement	E; Criterion A & C	Map 1
RU 3	13-16094	Penny Mountain (Kinderhorn)	East of SH 75		T4N, R18E, S18	1940's to 1960's	Archaeological remains of historic down hill ski rope tow structure and abandoned equipment	Good	Recreation/ Tourism	E; Criterion A & D	Map 1
**RR 3 (MC 4; MR 16; WS 41)	13-16172 10 BN 498	Oregon Short Line Railroad Grade/ Wood River Branch Union Pacific Railroad	West of SH 75 along the Wood River Trails		T4N, R18E, S30	1883	Railroad grade re-used as recreational trail system	Good	Transportation; Recreation/ Tourism	E; Criterion A	Map 1
**RR 4 (WS 42)	13-16095	Bald Mt.	West of SH 75 West of Warm Springs & River Run Ski Lodges		T4N, R18E, S19, 30; T4N, R17E, S13,14,154,22,23, 24,25,26,27	1880's to 1940's	Historic roads, trails and mining adits; historic logging areas & skid trails; historic ski runs built by the Civilian Conservation Corps; historic Round House and other related early ski industry structures too numerous to detail here	Good	Mining; Timber; Agriculture; Recreation/Tourism	E; Criterion A	Map 1
SV 1	13-16109	Sun Valley Barn (Lewis/Brass Ranch Barn)	Sun Valley Road		T4N, R18E, S18	1890	Wood frame barn with metal roof	Excellent	Agriculture; Transportation; Recreation/Tourism	Eligible; Criterion A & C	Map 1

ATTACHMENT 4

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Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
TZ 1	13-16234	Ketchum Korral Motor Lodge (MacDonald's Motel)	310 S. Main St./ SH 75	2631 7411	T4N, R18E, S18	1939	Motor lodge with four log duplex units, continuous log motel units, a large log office, and a wood frame outbuilding with metal roofs.	Excellent	Recreation/Tourism	E; Criterion A, B, & C	Map 6 (E7)
TZ 9	13-16235	Gulch Property	280 South Main		T4N, R18E, S18	1948	1 story log house; wood shingle roof; newer architectural elements noted after 2004 ITD survey	Good	Settlement	E; Criterion C	Map 6 (E7)
WS 21	13-001875 10 BN 495	Cimino Property (Guyer Hot Springs)	Warm Springs Rd.		T4N, R17E, S15	1881	Archaeological site of historic hotel complex, warm springs flumes & hot springs plunge	Good	Recreation/Tourism	E; Criterion A & D	Map 1
WS 24		Sun Valley Company Property (Puchner House)	Above Picabo Lane		T4N, R17E, S14	1953	1 story wood plank & stone house (Troutner Architect)	Good	Settlement	E; Criterion B & C	Map 2 (A6)
WS 37	13-787 10 BN 496	? Property (Philadelphia Smelter Site)	Exhibition Blvd.		T4N, R17E, S13	1881	Archaeological site consisting of rock walls, tailings piles, & scatter of bricks & wood fragments	Good	Mining	E; Criterion A, C & D	Map 1
WS 39	13-00094	The Nature Conservancy House (Topping/Hemingway)	400 East Canyon Run Blvd.	6731	T4N, R17E, S12	1950	3 story concrete house; 1 story cinder block shed both with wood shake roofs	Good	Settlement; Recreation/Tourism	E; Criterion B & C	Map 1
**WS 41 (MC 4; MR 16; RR 3)	13-16172 10 BN 498	Oregon Short Line Railroad Grade	Warm Springs & Saddle Roads		T4N, R17E, S12	1883	Railroad grade re-used as a recreational trail system	Good	Transportation ; Recreation/Tourism	E; Criterion A	Map 1
**WS 42 (RR 4)	13-16095	Bald Mt.	West of SH 75 West of Warm Springs & River Run Ski Lodges		T4N, R18E, S19, 30; T4N, R17E, S13,14,154,22,23, 24,25,26,27	1880's to 1940's	Historic roads, trails and mining adits; historic logging areas & skid trails; historic ski runs built by the Civilian Conservation Corps; historic Round House and other related early ski industry structures too numerous to detail here	Good	Mining; Timber; Agriculture; Recreation/Tourism	E; Criterion A	Map 1

ATTACHMENT 4

Table 2. Potentially Eligible or Listed NRHP Sites

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
WK 16	13-16142	Davies Property (Foster's Place)	121 Badger Lane/ Rocking Ranch Lane	No Info	T4N, R17E, S13	1900's To 1930's	Complex: 1 story log cabin with plywood roof (originally sod) & log outhouse; 1 story log house with wood shake roof; s story wood shake cabin with shake roof; stone wall, irrigation ditch, rock-lined walkways, & a root cellar	Good	Mining; Agriculture; Recreation/Tourism; Settlement	E; Criterion A & C	Map 3 (D6)

PLEASE NOTE:

E=Eligible; UE=Unevaluated; IE= Ineligible; IIE=Insufficient Information to Evaluate

** Historic properties that have multiple locations

ATTACHMENT 5

Table 3. Historic Sites Potentially Eligible NRHP in near Future

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
KH 10		WR Troub Trust/Ripsom Property (Spiegel House)	611 Walnut Ave.		T4N, R18E, S18	1952 to 1960	Multi level wood frame & stone house with slanted metal roof (Troutner Architect)	Very good, some architectural changes noted	Settlement	IE; may be eligible in future under Criterion C	Map
SV 2		St. Thomas Episcopal Church	Sun Valley Road		T4N, R18E, S18	1958	A frame wood, stone building that has been remodeled (Nat Adams architecture)	Good	Society & Culture	IE, may be eligible in future under Criterion C	Map
WS 19		John Koppes House	105 Sage St.		T4N, R17E, S11	1962 to 1967	Split level stone house (moved to site from Jane Lane)	Good	Settlement	IE; may be eligible in future under Criterion C	Map
WS 20		Ross McLaughlin House	2600 Warm Springs	3223	T4N, R17E, S11	1960's	1 story wood frame octagon shaped house (in the form of a square with interior diamond quadrants removed)	Good	Settlement	IE; may be eligible in future under Criterion C	Map

ATTACHMENT 6

Table 4. Historic Sites Demolished, Extensively Remodeled, Moved, or Slated for Removal

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
	13-16104	River Street Retreat (Hop Shed)	120 River Street East		T4N, R18E, S18	1884	Destroyed	None	Commerce/Trade; Settlement	N/A	None
	13-16110	The Atrium (Hoffstetter House)	Fifth Street & Leadville Avenue North		T4N, R18E, S18	1890	Destroyed	None	Settlement	N/A	None
	13-16112	Lou Hill/Phil Hoene House	761 Washington Ave.		T4N, R17E, S13	1900 To 1945	Destroyed	None	Settlement	N/A	None
	13-16118	Fenwick (Ramsey House)	River Street		T4N, R18E, S18	1910	Destroyed	None	Settlement	N/A	None
	13-16119	Doering House (Metzler)	402 East Avenue		T4N, R18E, S18	1912	Destroyed	None	Settlement	N/A	None
	13-16123	Buffalo Café (Charles Atkins Cabin)	302 East Avenue		T4N, R18E, S18	1926	Destroyed	None	Settlement	N/A	None
	13-16124	Magic Lantern Theater (I.O.O.F./ Odd fellows Hall)	207 Washington Avenue		T4N, R18E, S18	1929	Destroyed	None	Settlement	N/A	None
	13-16133	Colonnade Building (Weinbrenner Property)	Walnut Avenue & Sun Valley Road		T4N, R18E, S18	1935	Destroyed	None	Settlement; Commerce/Trade	N/A	None
	13-16137	Andy Beck Property	512 North Main Street		T4N, R18E, S18	1900	Destroyed	None	Settlement	N/A	None
	13-16145	Barsotti House	220 Buss Elle		T4N, R17E, S13	1940's	Destroyed	None	Settlement	N/A	None
	13-16153	The Tub	Sun Valley Road		T4N, R18E, S18	1900	Destroyed	None	Settlement	N/A	None
13-16182	Broadway Bridge	Warm Springs Road			T4N, R17E, S13	1900	Bridge over Wood River moved & parts salvaged; new bridge built	Transportation	Transportation	IE	None

ATTACHMENT 6

Table 4. Historic Sites Demolished, Extensively Remodeled, Moved, or Slated for Removal

Temp. No.	SHPO OR OTHER NO.	Name or Type	Address	Tax lot no.	Legal or UTM	DATE BUILT	DESCRIPTION	CONDITION	THEME	NRHP ELIGIBILITY	KEY
MR 4	13-16258	Reitinger Property	12734 SH 75		T4N, R18E, S19	1900-1940's	Wood frame house with metal roof, wood frame cabin with wood shingle roof, board & batten shed with wood shingle roof were documented in 2004 IID survey. House, cabin is gone & shed is only structure remaining on site.	Poor	Agriculture; Settlement	E; Criterion A & C	Map
TZ 1	13-16234	Ketchum Korral Motor Lodge (MacDonald's Motel)	310 S. Main St./ SH 75	2631 7411	T4N, R18E, S18	1939	Motor lodge with four log duplex units, continuous log motel units, a large log office, and a wood frame outbuilding with metal roofs.	Excellent	Recreation/Tourism	E; Criterion A, B, & C	Map
N/A	13-17233	Ski View Lodge	409 Main Street South		T4N, R18E, S18	1930's	Complex consisting of a hotel and set of tourist cabins, all constructed of half-round logs with metal roofs	Poor (Destroyed 2005)	Recreation/Tourism	E; A & C	None
WK 16	13-16142	Davies Property (Foster's Place)	121 Badger Lane/ Rocking Ranch Lane		T4N, R17E, S13	1900's To 1930's	Complex: 1 story log cabin with plywood roof (originally sod roof; noted rag stuffed into roof hole); 1 story log, board & batten cabin with wood shake roof; rock walls, root cellar, and walkways	Good	Mining; Agriculture; Recreation/Tourism; Settlement	E; Criterion A & C	Map

Note: E=Eligible; UE=Unevaluated; IE= Ineligible; IIE=Insufficient Information to Evaluate

Historic Preservation Commission Recommended Heritage Sites November 8th, 2006

Criteria

- Representative of traditional Ketchum residential and/or commercial architecture, scale proportion and site orientation including but not limited to, being built before 1956 (significant periods include 1880s, 1920s, 1930s), gabled roofs, overhanging eaves, log or brick construction, one to two story, chalet style.
- Representative of Ketchum's community traditions and/or heritage, including but not limited to, mining, railroad, ranching, timber, farming, sheep herding or skiing.
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).
- Listed on or eligible for the National or State Register of Historic Places.

Bonning Cabin

531 5th St. East (73)

Block 46 Lot 1



Bonning Family



Criteria:

- Representative of traditional Ketchum residential architecture
- Representative of Ketchum's mining heritage

History

- Circa 1882
- Bonning Cabin was built in 1882 and used as a bunkhouse for the freighters who worked on the ore wagons. The one-room log cabin was built out of hand-squared logs that were hewn with a broad axe. Wood strips, secured in place by wooden pegs, were used as a rigid filler between the logs while the smaller cracks were filled with soft rags. The original roof was covered with sod.
- Art and Kate Bonning moved the cabin from its original site directly across the street from their home to the southeast side of their home. It was rented by family or employees of Sun Valley until it was moved in 1999. The City of Ketchum provided the current site for the cabin.
-source: Ketchum Historical Society
- NHRP Eligibility: IE

Thornton House

560 East Ave. (11)

Block 46 Lot 3



Criteria:

- Representative of traditional Ketchum residential architecture
- Associated with significant events and/or people of the past (a residence of an early Ketchum family)

History

- Circa 1912
- Like most immigrants who left their homelands for America during the turn of the Century, Mr. Thornton hoped to make a fortune in mining. He purchased this residence and lived here until World War I, when he returned to France to fight alongside his countrymen. He asked his friend, Albert Griffith, one of Ketchum's original pioneers, to watch over his house while he was away and dispose of it if he didn't return. He never came back, and whether he perished in the line of duty or simply decided to live elsewhere, is not known.
- Martyn Mallory, Hailey resident and County Assessor, purchased the house for his wife's parents, the Jim Obenchain's. Mallory, an exemplary photographer, took hundreds of photographs documenting the development of the Wood River Valley in the early part of the twentieth century.

-source: Ketchum Historical Society

- NHRP Eligibility: IE

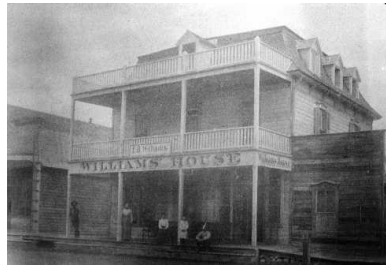
Ed Williams House

520 East Ave. North (12)
Block 46 Lot 2



E.B and Lesley Williams

Business owned by E.B. Williams



Criteria:

- Representative of traditional Ketchum residential architecture
- Associated with significant events and/or people of the past (a residence of an early Ketchum family)

History

- Circa 1884
- When Nellie Easley married one-time postmaster and merchant, E.B. Williams, this home was a wedding gift from her father. The wedding took place at the Easley Stage Stop and Springs where Nellie had been raised, and the wedding reception was held here on East Avenue.
- Ketchum suffered several major fires during its heyday as a boom town, and in 1896 E.B.'s merchandise store on Main Street burned to the ground when a fire broke out in the Palace Hotel next door. As their next venture, the Williams' purchased a former brothel, had it towed several blocks to the site of their store, turned it into the fashionable William's Hotel. In 1904 it too was destroyed by fire and the Williams', hoping to find better luck elsewhere, moved away. Years later an arsonist in Mackay alleged he was paid \$100 by a rival hotelier to torch the establishment.

-source: Ketchum Historical Society

- NHRP Eligibility: IE

591 East Ave. North (9)
Block 26 Lot 8



Criteria:

- Representative of traditional Ketchum residential architecture

History

- Circa 1930's
- NHRP Eligibility: IE

George Castle Complex

431 Walnut Ave (1)

Block 45 Lot 6



Criteria:

- Representative of traditional Ketchum residential architecture
- Representative of Ketchum's logging and ski heritage,

History

- Circa 1950's
- The building facing Walnut Avenue was built as a duplex in the 1950's by George Castle, and independent prospector and logger who came to Ketchum in the 1930's. The duplex was a renown "crash pad" for skiers who came for sport and stayed to carve out a niche for themselves.

-source: Ketchum Historical Society

- NHRP Eligibility: IE

George Castle Complex

591 4th St. East (67)

Block 45 Lot 5



Criteria:

- Representative of traditional Ketchum commercial architecture
- Representative of Ketchum's community traditions and/or heritage

History

- Circa 1930's to 1950's
- Former Motel
- NHRP Eligibility: IE

George Castle Complex

431 ½ Walnut Ave. (2)

Block 45 Lot 6



Criteria:

- Representative of traditional Ketchum residential architecture
- Representative of Ketchum's community traditions and/or heritage

History

- Circa 1930's
- George Castle's original cabin was built in the late 1930's. With \$8 in his pocket he built a one room cabin and added two more rooms as he earned the money. "It was tough going...but I built it alone. Part of the bark was left on the logs, and at night wood worms working under the green bark made a 'tick-tick' noise so irritating that sometimes I got out of bed and picked out a handful of them so I could go to sleep!"

-source: Ketchum Historical Society

- NHRP Eligibility: IE

Sanger House

380 East Ave. North (8)

Block 44 Lot 4



Criteria:

- Representative of traditional Ketchum residential architecture

History

- Circa 1884
- NHRP Eligibility: IE

American West Gallery

520 4th St. East (69)

Block 44 Lot 4



Criteria:

- Representative of traditional Ketchum residential architecture

History

- Circa 1930's
- NHRP Eligibility: IE

Christiana's Restaurant
Walnut and Sun Valley Rd
Block 44 Lot 5



Criteria: :

- Representative of Ketchum's community traditions (long standing restaurant)
- Associated with significant events and/or people of the past - Hemmingway

Siegel Property (Lister's Fally & Troutner Redesign)

231 Walnut Ave. (5)

Block 43



Criteria:

- Representative of traditional Ketchum residential architecture

History

- Circa 1930's
- NHRP Eligibility: IE

591 2nd St. (55)
Block 43 Lot 7



Criteria:

- Representative of traditional Ketchum residential architecture

History

- Circa 1940's
- NHRP Eligibility: IE

571 2nd St. (56)
Block 43 Lot 5



Criteria:

- Representative of traditional Ketchum residential architecture

History

- Circa 1920's-30's
- NHRP Eligibility: IE

Cristina's
2nd St.
Block 42



Criteria:

- Representative of traditional Ketchum residential architecture

Joe Giocoechea
180 East Ave. North (7)
Block 42 Lot 4



George J. Lewis Sr., George J. Lewis Jr.,
Crawford Lewis, Unidentified Man



Criteria:

- Representative of traditional Ketchum residential architecture

History

- Circa 1940's
- NHRP Eligibility: IE

Horace Lewis Home

280 East Ave. North (13)

Block 43 Lot 3 and 4



Criteria:

- Representative of traditional Ketchum residential architecture,
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).
- Listed on or eligible for the National or State Register of Historic Places.

History

- Circa 1880's
- Horace Lewis established the Ketchum Fast Freight Line and built the first wagon road over Trail Creek Summit, called the Ketchum-to-Challis Toll Road.
- Horace built this home in the early 1880's and was the first residence to have indoor plumbing and a modern bathroom.
- Horace married Katherine Barry and when the mining boom ended they moved to Seattle. After Horace died in 1911, Kate returned to spend the remainder of her life in this home. Members of the Lewis family lived here until 1967 when it was sold and converted to commercial use. The right-side rear portion remains much as it was in the early part of the century.

-source: Ketchum Historical Society

- NHRP Eligibility: IE

McCoy/Gooding/Miller House

480 East 2nd Street
Block 22 Lots 7 and 8



George and Jane McCoy ranch house
one mile south of Ketchum

Heritage Site Criteria

Age – late 1880s

Character - traditional Ketchum residential

Historical Significance - Governor Frank Gooding's House

History (source: Ketchum Historical Society)

- Circa 1884
- Jim McCoy was one of ten children born to pioneers, George Washington and Sarah Jane McCoy. George and Sarah met and married in California and moved to Ketchum in 1880. George McCoy purchased a homestead south of town and built the house that still stands on the premises. Bought by the Reigheimer family after WWII, the property is referred to as the Reinheimer Ranch.
- In the 1890's Jim began hauling ore from the mines, and freight in the local area. He continued his operation into the 1920's. He and his wife, Rosie, bought a homestead two miles south of the McCoy Ranch, and started their own operation with a herd of cattle, milk cows, and horses for their freight business. They raised eight children, and when their first-born began school, the family moved into town and spent winters in this house.
- Frank Gooding, senator and two-term Idaho Governor also occupied this home at one time. Frank and his wife arrived by wagon early in 1881 and their daughter, Maude, was reputedly the first baby born in Ketchum. The Gooding brothers-Frank, Fred and Thomas-were involved in logging, and for several years operated the Ketchum Meat market, supplying the mines and the smelter during the boom.
- In the 1940's this residence was purchased by a waiter at Sun Valley, remodeled, and sold again a few years later. The original wood exterior was redone in stucco, presumably to match the alpine look typical of the architecture at Sun Valley Lodge.

NHRP Eligibility: Ineligible

James Shaw & Obenchain House

111 East Ave. North (60)

Block 22 Lot 8



Obenchain Family and Others



Eugene Flowers, Ethelyn Obenchain, **Marvin Obenchain**, Quincy Obenchain, Unidentified Man, Elma Obenchain, Elfred Obenchain, James Obenchain, Morris Obenchain, Lydia Zemmer Obenchain, Jedith Peterson Obenchain

Criteria: Age; Architecture: cross gabled roof; Character: Traditional Ketchum residential; Size and Scale in relation to neighborhood; Historical Significance: Obenchain Family

History

- Circa 1910
- James Shaw...
- Marvin Obenchain served as the guide and skiing companion of Felix Schaffgotsch from Austria who visited Ketchum as a scout for Union Pacific Chairman Averell Harriman. Following the Count's visit Harriman founded the soon to be world famous Sun Valley Resort.

-source: Ketchum Historical Society

- NHRP Eligibility: IE

Lon Price/Esther Fairman House

180 Leadville Ave. North (22)

Block 22 Lot 4



Criteria:

- Representative of traditional Ketchum residential architecture
- Associated with significant events and/or people of the past - a residence of an early Ketchum family or resident (1880's to 1940's).
- Listed on or eligible for the National or State Register of Historic Places.

History

- Circa 1929
- NHRP Eligibility: E; Criterion A, B, C

Clear Creek Property

140 Leadville Ave. North (15)

Block 22 Lots 3 & 2



Criteria:

- Representative of traditional Ketchum residential architecture

History

- Circa 1940's
- Temporary housing after World War II.
- NHRP Eligibility: IE

Griffith House (Mary Jane Griffith-Conger)

380 Second St. East (54)

Block 2 Lot 8



Criteria:

- Representative of traditional Ketchum residential architecture
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).
- Eligible for the National or State Register of Historic Places.

History

- Circa 1929
- "Bert" was the eldest son of Albert Griffith, the first prospector to come to Ketchum, homestead and remain. He dabbled in mining and headed to Alaska to make his fortune. When he ran out of money, he wired his parents for passage home and went to work for the U.S. Forest Service. Bert served a term as County Commissioner and another as State Representative from Blaine County. He built this house one block from the Griffith's Grocery and Hardware Store on Main Street, which he and his brother owned.
- Bert's son, Jim, was the town's first native son to make the U.S. Olympic Ski Team. While practicing in Alta, Utah for the 1952 Olympic Games, Jim died in a tragic ski accident.

-source: Ketchum Historical Society

- NHRP Eligibility: E Criterion A, B, C

Rollie Sanger House

200 Leadville Ave. (19)

Block 23 Lot 1



Criteria:

- Representative of traditional Ketchum residential architecture
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).

History

- Circa 1929
- "Rollie" and Hazel Sanger arrived in Ketchum in 1912, and Rollie opened a blacksmith shop on Main Street. He entered into a partnership with Lon Price and Will Smith in 1920 and built Ketchum's first auto garage next to his blacksmith shop.
- The Sanger's home on Leadville Avenue was the first pre-fabricated home in town, and was ordered from the Alladin Company.

-source: Ketchum Historical Society

- NHRP Eligibility: IE

Majors Property

240 Leadville Ave. North (16)

Block 23 Lot 2



Criteria:

- Representative of traditional Ketchum residential architecture

History

- Circa 1940's
- NHRP Eligibility: IE

Sydney Venable Home (Kneadery)

260 Leadville Ave.

Block 23 Lot 3



Criteria:

- Representative of traditional Ketchum residential architecture
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).

History

- Circa 1912
- Sidney Venable operated Venable Livery Stable on Main Street, and built his house next to the old Isaac Lewis home, which stood at the corner of Sun Valley Road and Leadville. Frances Venable outlived her husband by many years, and was known as "Mother V" to generations of Ketchum children. She operated her home as a boarding house until after World War II. The front of the building is virtually unchanged, except that the former screened-in porch has become the restaurant main entrance. Interior room partitions have been removed to create the restaurant's large dining space.

St. Mary's Catholic Church

380 Leadville Ave. North (20)

Block 24 Lot 4



Criteria:

- Representative of traditional Ketchum architecture
- Representative of Ketchum's community traditions
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).

History

- Circa 1880's
- NHRP Eligibility: IE

Fagan Property

411 Sun Valley Rd. (63)

Block 24 Lot 1



Criteria:

- Representative of traditional Ketchum residential architecture

History

- Circa 1940's
- NHRP Eligibility: IE



Memory Park
Main St.
Block 6 Lot 4



Criteria:

- Representative of Ketchum's community traditions and/or heritage - Community Gathering Place

Tomason House/ Kate Knight's Antiques

491 Leadville Ave North (17)

Block 5 Lot 8



Criteria:

- Representative of traditional Ketchum residential architecture

History

- Circa 1915
- NHRP Eligibility: IE

Heritage Block

Block 4



Criteria:

- Representative of traditional Ketchum commercial architecture
- Representative of Ketchum's community traditions and/or heritage
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).

Mercantile/Clark/Comstock

300 North Main St. (30)

Block 4 Lot 1



Criteria:

- Representative of traditional Ketchum commercial architecture
- Representative of Ketchum's community traditions and/or heritage
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).

History

- Circa 1887
- A.W. Comstock & Walter Clark built the brick structure in 1887 with materials from a local company. Soon after, it was sold to Tom Tague, a successful pack outfitter. It served as the upper valley's prime gathering spot for miners, and later ranchers, who worked in the surrounding hills. Jack Lane, a local rancher bought the building after Tague's death in 1917 and opened Lane Mercantile five years later. From 1967 till present, the building has had several occupants. Currently, Starbuck is continuing the building's retail history.

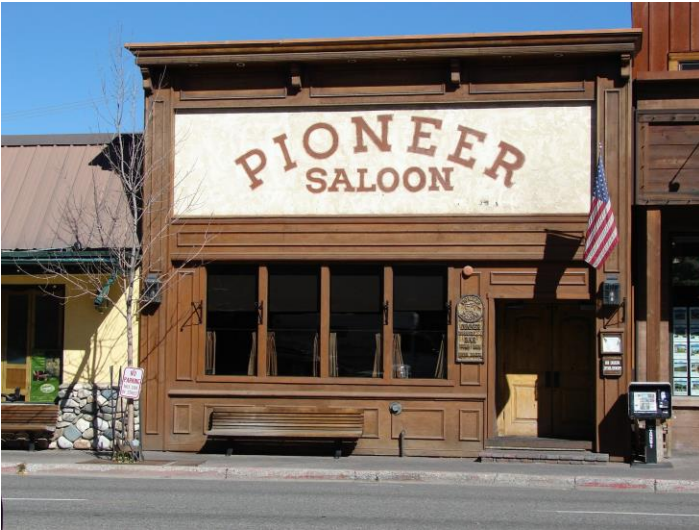
-source: Ketchum Historical Society

- NHRP Eligibility: IE

Pioneer Saloon (The Commerce Club)

308 North Main St. (29)

Block 4



Criteria:

- Representative of traditional Ketchum commercial architecture
- Representative of Ketchum's community traditions and/or heritage
- Associated with significant events and/or people of the past - Hemmingway

History

- Circa 1945
- NHRP Eligibility: IE

Helm Property

340 North Main St. (28)

Block 4



Criteria:

- Representative of traditional Ketchum commercial architecture
- Representative of Ketchum's community traditions and/or heritage

History

- Circa 1940's
- NHRP Eligibility: IE

Former Post Office

460 Main St.

Block 5 Lot 4



Criteria:

- Representative of traditional Ketchum commercial architecture
- Representative of Ketchum's community traditions and/or heritage
- Associated with significant events and/or people of the past - Former Post Office

Bert Cross Cabin

271 ½ Leadville Ave. North (18)

Block 3 Lot 6



Criteria:

- Representative of traditional Ketchum architecture
- Representative of Ketchum's community traditions and/or heritage
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).

History

- Circa 1938
- The cabin served as lodging for early Sun Valley employees and for personnel working at the Lodge during its conversion to a naval hospital during World War II. After the war it was home to artist and ski instructor Bert Cross.
- NHRP Eligibility: IE

McCann Daech Fenton Realtors
271 Leadville Ave. North (21)
Block 3 Lot 7



Criteria:

- Representative of traditional Ketchum commercial architecture
- Representative of Ketchum's community traditions and/or heritage, including but not limited to, mining, railroad, ranching, timber, farming, sheep herding or skiing.
- Associated with significant events and/or people of the past

History

- Circa 1938
- Home of Albert R. Griffith and Warehouse
- "Bert" was the eldest son of Albert Griffith, the first prospector to come to Ketchum, homestead and remain.
- Bert built this house one block from the Griffith Brother's Grocery and Hardware store on Main Street, which he and his brother owned. Bert's son, Jim, was the town's first native son to make the U.S. Olympic Ski Team.
-source: Ketchum Historical Society
- NHRP Eligibility: IE

Heritage Block
Block 3



Slavey's

Main St. and Sun Valley Rd. (27)

Block 3

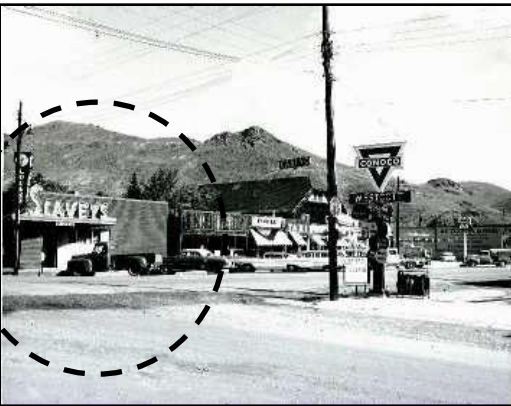


Criteria:

- Representative of traditional Ketchum commercial architecture
- Representative of Ketchum's community traditions and/or heritage - formerly Slavey's

History

- Circa 1930's
- NHRP Eligibility: IE



Former Liquor Store
250 North Main St. (25)
Block 3



Criteria:

- Representative of traditional Ketchum commercial architecture

History

- Circa 1940's
- NHRP Eligibility: IE

Former Restaurant

260 North Main St. (26)

Block 3



Criteria

- Representative of traditional Ketchum commercial architecture

History

- Circa 1940's
- NHRP Eligibility: IE

Ketchum Kamp Hotel
220 North Main St. (32)
Block 3



Criteria:

- Representative of traditional Ketchum commercial architecture
- Representative of Ketchum's community traditions and/or heritage
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).

History

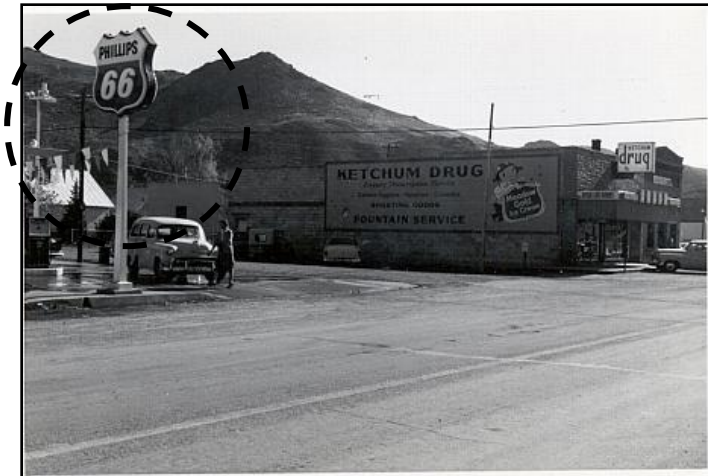
- Circa 1925
- This entire block stood vacant for many years after the 1904 arson of the Williams Hotel, which spread to destroy all other structures on the block. Elmer Ebbe bought the land from Nellie Easley Williams, cut the timber and built his hotel by himself. The hotel included a salon and dining room furnished with big game trophies and rustic hand-made furniture. The bar featured a dance floor, a large fireplace and French doors.
- Slavey and Dora Werry purchased the property the year Sun Valley Resort opened. They changed the name and built a gambling casino which thrived until Idaho began to enforce its anti-gambling laws in 1948. The remodeled Casino still operates as a bar and reputed to have the second-highest yield, by volume, of any bar in Idaho. Werry family members still own the property.
-source: Ketchum Historical Society
- NHRP Eligibility: IE

Rico's
200 North Main St.
Block 3



Criteria:

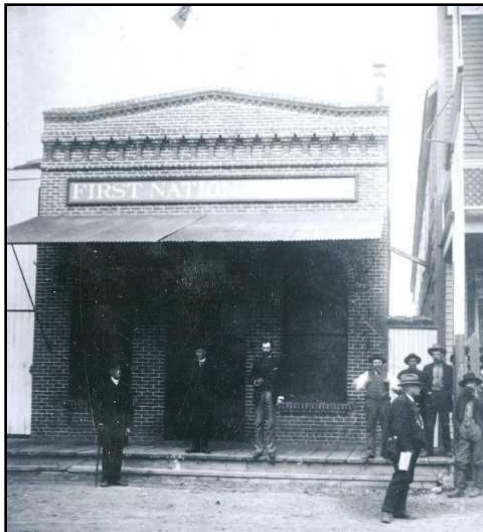
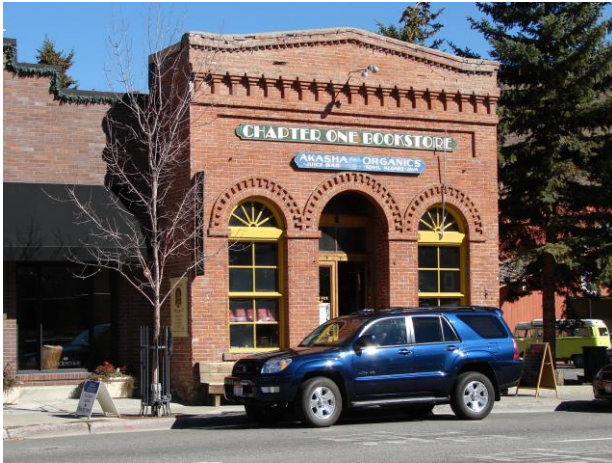
- Representative of traditional Ketchum commercial architecture



Lewis Bank/Ketchum Drug Annex

180 North Main St. C (33)

Block 2 Lot 4



Criteria:

- Representative of traditional Ketchum commercial architecture
- Representative of Ketchum's community traditions and/or heritage, including but not limited to, mining, railroad, ranching, timber, farming, sheep herding or skiing.
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).

History

- Circa 1880's
- Isaac Lewis was drawn here by the mining strikes in the Wood River Valley. He left his banking position in Butte, Montana and headed to Ketchum by wagon with "all necessary tools and equipment for a genuine prospecting and mining outfit." He pitched the first tent in Ketchum on the morning of May 3, 1880 after purchasing 4 lots at \$2 each from a party that was platting the town on a sheet of brown paper. He was indeed active. He invested in real estate, opened the town's first drug store in 1881, helped build the Guyer Hot Springs Resort, purchased the local newspaper the Ketchum Keystone in 1883, and then built this bank using locally made brick. After weathering several bank crises, the national financial panic of 1896 forced him to close his doors.

-source: Ketchum Historical Society

- NHRP Eligibility: IE

Ketchum Drug

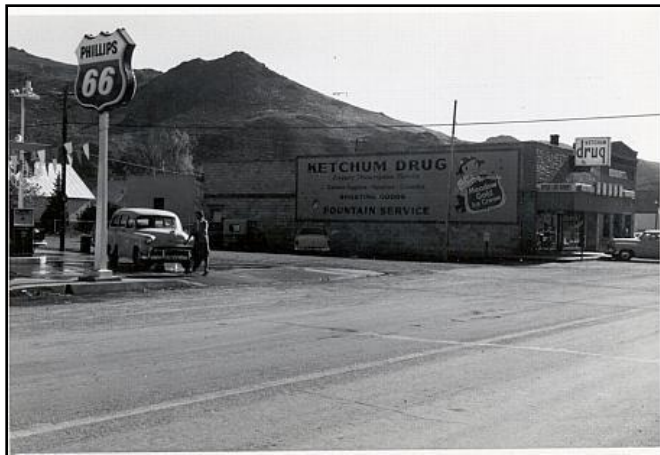
180 North Main St. B

Block 2 Lot 4



Criteria:

- Representative of traditional Ketchum commercial architecture
- Associated with significant events and/or people of the past – site of old drug store



First Telephone Company and Dick Alfs Fly Shop

340 2nd St. (59)

Block 2 Lot 8



Criteria:

- Representative of traditional Ketchum commercial architecture
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's) - Location of first telephone company

History

- Circa 1930's to 1940's
- NHRP Eligibility: IE

Heritage Block
Block 18



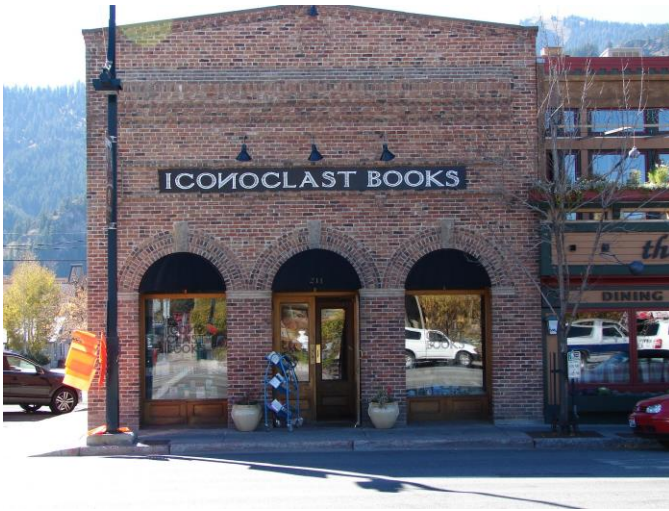
Criteria:

- Representative of traditional Ketchum commercial architecture

Greenhow & Rumsey/Lewis & Lemon/Griffith Store

211 North Main St. (31)

Block 18 Lot 4



Criteria:

- Representative of traditional Ketchum commercial architecture
- Representative of Ketchum's community traditions and/or heritage, including but not limited to, mining, railroad, ranching, timber, farming, sheep herding or skiing.
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).
- Listed on the National or State Register of Historic Places.

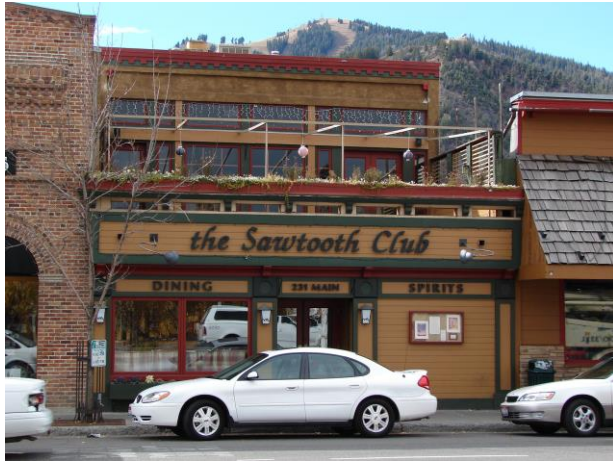
History

- Circa 1884
- A.W. Comstock started the first store in Ketchum in a tent on this site in 1880. It has been a hub of retail activity ever since. Isaac Lew encouraged the building of this store by Robert Leonard and former Boise U.S. Marshal Joe Pinkham. Locally made brick was used and three layers were placed on the roof for fire protection. After Leonard left, Lewis became Pinkham's partner, but Pinkham proved to be more interested in card games than in groceries.
-source: Ketchum Historical Society
- NHRP Eligibility: E; Listed

Sawtooth Club

231 N. Main St.

Block 18 Lot 3



Criteria:

- Representative of traditional Ketchum commercial architecture
- Representative of Ketchum's community traditions and/or heritage
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).



Womack House & Ed Scott's Ski Shop

200 Sun Valley Rd. (66)

Block 18 Lot 5A



Criteria:

- Representative of traditional Ketchum residential architecture
- Representative of Ketchum's community traditions and/or heritage
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).

History

- Circa 1895
- Mr. Womack worked in the mines, and his wife ran a restaurant on south Main Street. In 1949 Ed Scott purchased the home from Bert Griffith, son early Ketchum settler Albert Griffith. Scott moved the abandoned, weather-beaten home from the alley behind the old Griffith Grocery Store to this location and turned it into a ski-repair shop. He shortly thereafter developed the Scott USA ski pole, which revolutionized the ski industry world-wide. This building was the first factory and distribution center for Scott poles. When Scott sold his company after ten years, the building was also sold. Ed Scott moved on to develop a mountain bike brake shoe, considered one of the best in the business. Since the 1970's the building has housed several retail and restaurant ventures. Although there have been some interior remodels and additions, the original home to the left retains its basic structure.

-source: Ketchum Historical Society

- NHRP Eligibility: IE

Dynamite Shed

271 Sun Valley Rd. (61)

Block 17



Criteria:

- Representative of traditional Ketchum architecture
- Representative of Ketchum's community traditions and/or heritage
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).
- Listed on or eligible for the National or State Register of Historic Places.

History

- Circa 1880
- This building was constructed of thick stone to store explosives sold by the Gillette & Evans hardware store on Main Street. The store was the chief supplier of mining supplies during Ketchum's mining and smelting boom. After the Silver Crash of 1894, this building passed through numerous hands, occasionally standing vacant or housing a number of small businesses. Glenn and Esther Mueller bought it in 195- and added the second story as their living area. She ran a gift shop downstairs. The Jailhouse beauty shop later occupied the premises and the bars were in keeping with the jail theme.

-source: Ketchum Historical Society

- NHRP Eligibility: IE

Sun Valley Real Estate
500 N Washington Ave
Block 15 Lot 8



Criteria:

- Representative of traditional Ketchum residential architecture

Ikauniek's Salon

491 Washington Ave. (43)

Block 36 Lot 1



Criteria:

- Representative of traditional Ketchum residential architecture

History

- Circa 1940's
- NHRP Eligibility: IE

Mary Simpson House
471 Washington Ave. (44)
Block 36 Lot 2



Criteria:

- Representative of traditional Ketchum residential architecture

History

- Circa 1940's
- NHRP Eligibility: IE

Battis House

431 Washington Ave. (45)

Block 36 Lot 3



Criteria:

- Representative of traditional Ketchum residential architecture

History

- Circa 1940's
- NHRP Eligibility: IE

Paul Sugasa House

171 4th St. East (68)

Block 36 Lot 4



Criteria:

- Representative of traditional Ketchum residential architecture

History

- Circa 1940's
- NHRP Eligibility: IE

Obenchain House

520 Washington Ave. (34)

Block 15 Lot 5



Criteria:

- Representative of traditional Ketchum residential architecture
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).

History

- Circa 1930's
- NHRP Eligibility: IE

Strega

360 1st Ave. (46)

Block 37 Lot 6



Criteria:

- Representative of traditional Ketchum residential architecture

History

- Circa 1940's
- NHRP Eligibility: IE

McAtee House
380 1st Ave. (47)
Block 37 Lot 5



Criteria:

- Representative of traditional Ketchum residential architecture, scale proportion and site orientation
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).

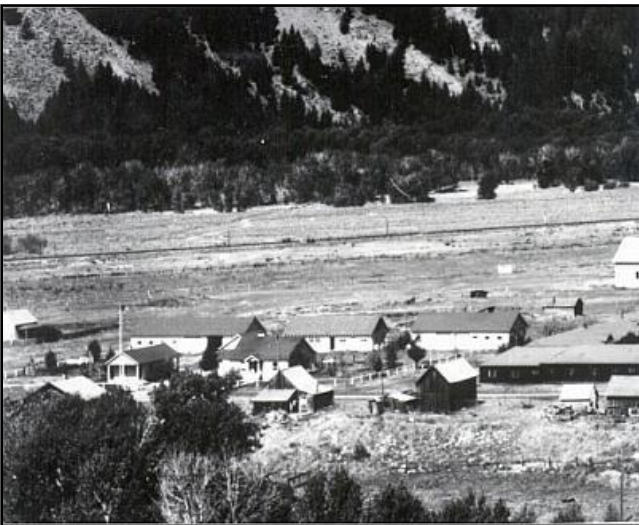
History

- Circa 1930's
- NHRP Eligibility: IE

Forest Service Park

Between River St. and 1st St. (83)

Block 40



Criteria:

- Representative of traditional Ketchum architecture
- Representative of Ketchum's community traditions and/or heritage
- Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).
- Eligible for the National or State Register of Historic Places.

History

- Circa 1930-33
- In 1926, Ranger Arthur Berry began to operate the Ketchum Ranger Station out of his home in town. Not satisfied with the arrangement, he purchased several lots from Mrs. Walter Leflang, and Fred Pothier donated the remainder of the land to complete this site. Berry had his crew construct the center warehouse building in 1930.
- In 1933 President Franklin D. Roosevelt formed the Civilian Conservation Corps to provide jobs for young during the Depression. Some 250 CCC workers made up of boys or men from Idaho, established a camp five miles west of Ketchum on Warm Springs Creek on April 5, 1933. The first major project of the local CCC was construction of the ranger station structures, including the two large warehouses and living quarters. Arthur Berry moved his family into the new complex in the fall of 1933. Wayne Sorenson and Marvin Obenchain were two local CCC youths who represented Ketchum. -source: Ketchum Historical Society
- NHRP Eligibility: E; Criterion A and C

Les Smith Community Church

711 Warm Springs Road (82)

Block 13 Lot 4



Criteria:

- Representative of traditional Ketchum architecture
- Representative of Ketchum's community traditions and/or heritage

History

- Circa 1945
- NHRP Eligibility: IE

Webster Pottery

291 E. 6th Street (75)
Block 14 Lot 4



Criteria:

- Representative of traditional Ketchum architecture
- Representative of Ketchum's community traditions and/or heritage

History

- Circa 1940
- NHRP Eligibility: IE

Shurtz House Property; Chinese Gardens

680 Washington Ave. (35)

Block 14 Lot 5



Criteria:

- Representative of traditional Ketchum architecture
- Representative of Ketchum's community traditions and/or heritage Associated with significant events and/or people of the past, including but not limited to, being a residence or business of an early Ketchum family or resident (1880's to 1940's).

History

- Circa 1900 to 1935
- NHRP Eligibility: IE