



AGENDA

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1. Join us via Zoom (*please mute your device until called upon*).
Join the Webinar: <https://ketchumidaho-org.zoom.us/j/88520701626>
Webinar ID: 885 2070 1626
2. Address the Commission in person at City Hall.
3. Submit your comments in writing at participate@ketchumidaho.org (*by noon the day of the meeting*).

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

CALL TO ORDER:

ROLL CALL:

COMMUNICATIONS FROM COMMISSIONERS:

CONSENT AGENDA:

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

1. ACTION ITEM: Approval of the March 28, 2023 minutes
2. ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the 200 N Leadville Design Review application File No. P22-035
3. ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the 200 N Leadville Condominium Preliminary Plat application File No. P22-035A

- [4.](#) ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the 211 N Leadville Design Review application File No. P22-066
- [5.](#) ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the 211 N Leadville Conditional Use Permit application File No. P22-066A
- [6.](#) ACTION ITEM: Recommendation to approve Planning and Zoning Commission determination and recommendation on PEG Permits, Conditions Acceptance Agreement
- [7.](#) ACTION ITEM: Recommendation to approve Planning and Zoning Commission determination and recommendation on amendment to PEG PUD/CUP P19-063.
- [8.](#) ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the 402 Evergreen Lane Addition Planned Unit Development Conditional Use Permit Application File No. P22-033

PUBLIC HEARING:

- [9.](#) ACTION ITEM: Recommendation to review and approve the Design Review (P22-031), Townhouse Preliminary Plat (P22-031A), and Phased Development Agreement #22844 and adopt the Findings of Fact, Conclusions of Law, and Decision for the 7th Street Townhomes project, Lot 3, Block 68, Ketchum Townsite

NEW BUSINESS:

- [10.](#) Discussion of Refined Scope of Work for Permanent Adoption of Interim Ordinance 1234.
- [11.](#) Discussion of Mountain Overlay Design Review Criteria and application of Commission Interpretations related to Mountain Overlay projects

EXECUTIVE SESSION:

ADJOURNMENT:



CITY OF KETCHUM
MEETING MINUTES OF THE
PLANNING AND ZONING COMMISSION
Tuesday, March 28, 2023

CALL TO ORDER: *(00:00:09 in video)*

Neil Morrow called the meeting of the Ketchum Planning and Zoning Commission to order at 4:30p.m.

ROLL CALL:

Neil Morrow
Susan Passovoy
Brenda Moczygemba
Tim Carter *(arrived via zoom @ 01:04:00 in video)*
Spencer Cordovano

ALSO PRESENT:

Morgan Landers—Director of Planning and Building
Abby Rivin—Senior Planner
Adam Crutcher—Associate Planner
Heather Nicolai-Planning Technician & Office Administrator

COMMUNICATIONS FROM COMMISSIONERS: *(00:00:30 in video)*

CONSENT AGENDA: *(00:00:38 in video)*

1. ACTION ITEM: Approval of the March 28, 2023 minutes

Motion to approve March 28, 2023 Minutes *(00:00:53 in video)*

MOVER: Brenda Moczygemba

SECONDER: Susan Passovoy

AYES: Spencer Cordovano, Susan Passovoy, Neil Morrow, Brenda Moczygemba

RESULT: ADOPTED UNANIMOUSLY

2. ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for The Perry Building Lot Consolidation Preliminary Plat Application File No. P22-045A.

Motion to approve the Findings of Fact, Conclusions of Law, and Decision for The Perry Building Lot Consolidation Preliminary Plat Application File No. P22-045A. *(00:01:39 in video)*

MOVER: Brenda Moczygemba

SECONDER: Spencer Cordovano

AYES: Spencer Cordovano, Susan Passovoy, Neil Morrow, Brenda Moczygemba

RESULT: ADOPED UNANIMOUSLY

3. ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for The Perry Building Condominium Subdivision Preliminary Plat Application File No. P22-045B.

Motion to approve the Findings of Fact, Conclusions of Law, and Decision for The Perry Building Condominium Subdivision Preliminary Plat Application File No. P22-045B. (00:01:57 in video)

MOVER: Brenda Moczygemba

SECONDER: Spencer Cordovano

AYES: Spencer Cordovano, Susan Passovoy, Neil Morrow, Brenda Moczygemba

RESULT: ADOPED UNANIMOUSLY

4. ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for The Perry Building Design Review Application File No. P22-045C

Motion to approve the Findings of Fact, Conclusions of Law, and Decision for The Perry Building Design Review Application File No. P22-045C. (00:06:33 in video)

MOVER: Susan Passovoy

SECONDER: Brenda Moczygemba

AYES: Spencer Cordovano, Susan Passovoy, Neil Morrow, Brenda Moczygemba

RESULT: ADOPED UNANIMOUSLY

5. ACTION ITEM: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for The Perry Building Variance Application File No. P22-045D

Motion to approve the Findings of Fact, Conclusions of Law, and Decision for The Perry Building Variance Application File No. P22-045D. (00:07:20 in video)

MOVER: Spencer Cordovano

SECONDER: Brenda Moczygemba

AYES: Spencer Cordovano, Susan Passovoy, Neil Morrow, Brenda Moczygemba

RESULT: ADOPED UNANIMOUSLY

PUBLIC HEARING: (00:07:40 in video)

6. ACTION ITEM: Recommendation to conduct a public hearing to approve Findings of Fact, Conclusions of Law and Conditions of Approval for Design Review Permit P22-028, Review and Recommendation on Permits Conditions Acceptance Development Agreement and Review and Recommendation to Amend PUD/CUP P19-063 for the PEG Ketchum Hotel or Ketchum Tribute Hotel located at 251 S Main Street, 260 E River Street and 280 E River Street.

Presented by: Suzanne Frick—KURA Executive Director (00:8:10 in video)

- Commission Questions/Comments for Staff (00:17:20 in video)

Applicant Presentation by: Bill Gigray-City Attorney (00:35:20 in video)

- Commission Questions/Comments for Applicant (00:44:15 in video)

Public Comment: (00:59:00 in video)

- Scott Levy (00:59:16 in video)

Public Comment Closed: (01:01:00 in video)

Motion to approve Findings of Fact, Conclusions of Law and Conditions of Approval for Design Review Permit P22-028. (01:01:15 in video)

MOVER: Susan Passovoy

SECONDER: Brenda Moczygemba

AYES: Susan Passovoy, Neil Morrow, Brenda Moczygemba

NAYS: Spencer Cordovano

RESULT: 3-Ayes, 1 Nay – Motion APPROVED

Motion to recommend that the City Council approve the agreement or amend the agreement according to the discussion items that we had today. Specifically, a unitary and clarifying definition of the lender, the timeframe for a building permit being four months with an administrative extension of two months, and the obligation not be for the City to issue a Certificate of Occupancy, that the applicant shall have completed all the necessary prerequisites and have applied for a Certificate of Occupancy. (01:01:30 in video)

MOVER: Susan Passovoy

SECONDER: Brenda Moczygemba

AYES: Susan Passovoy, Neil Morrow, Brenda Moczygemba, Spencer Cordovano

RESULT: ADOPTED UNANIMOUSLY

Motion to approve the amendment to the proposed Amended PUD/CUP P19-063 and forward the recommendation to the City Council. (01:02:38 in video)

MOVER: Susan Passovoy

SECONDER: Brenda Moczygemba

AYES: Susan Passovoy, Neil Morrow, Brenda Moczygemba, Spencer Cordovano

RESULT: ADOPTED UNANIMOUSLY

7. ACTION ITEM: Recommendation to hold a public hearing, review, and deny the Conditional Use Permit application for the 400 East Avenue Office Space.

Presented by: Adam Crutcher— Associate Planner (01:05:00 in video)

- Commission Questions/Comments for Staff (01:12:00 in video)

Applicant Presentation by: Josh Shetler, Ally Project Management (01:12:55 in video)

- Gary Slette, legal counsel for applicant (01:16:15 in video)

- Commission Questions/Comments for Applicant (01:21:10 in video)
- Staff Comments for Applicant and Commission (01:25:42 in video)
- Applicant's Responses to questions (01:27:35 in video)
- Commission Questions/Comments for Applicant (01:30:00 in video)

Public Comment: (01:34:18 in video)

- Adam Elias (01:34:45 in video)

Public Comment Closed: (01:37:03 in video)

- Commission Deliberation: (01:37:07 in video)
- Commission asked applicant if they were willing to make changes to their application, reconfigure the space and Gary Slette advised that they do not want to make any changes.. (01:47:56 in video)

Motion to deny the Conditional Use Permit application for the 400 East Avenue Office Space.
(01:49:40 in video)

MOVER: Susan Passovoy

SECONDER: Spencer Cordovano

AYES: Tim Carter, Susan Passovoy, Neil Morrow, Brenda Moczygemba, Spencer Cordovano

RESULT: ADOPED UNANIMOUSLY

10-minute BREAK (01:50:04 in video) and resumed meeting (01:50:05 in video)

8. ACTION ITEM: Recommendation to hold a public hearing, review and provide feedback on the Design Review and Conditional Use Permit applications for the Leadville Trading Project at 211 N Leadville Avenue.

- Presented by: Morgan Landers—Director of Planning and Building (01:50:35 in video)
- Commission Questions/Comments for Staff (01:59:45 in video)
- Applicant Presentation by: Lucas Winter, Architect-The Jarvis Group Architects (02:02:45 in video)
- Commission Questions/Comments for Applicant (02:09:40 in video)

Public Comment: (02:20:10 in video)

- None

Public Comment Closed: (02:20:15 in video)

- Commission Deliberation: (02:20:20 in video)

Motion to approve the application for Design Review for the Leadville Trading Project at 211 N Leadville Avenue with the condition that the mural goes through approval of staff.
(02:38:50 in video)

MOVER: Susan Passovoy

SECONDER: Brenda Moczygemba

AYES: Tim Carter, Susan Passovoy, Neil Morrow, Brenda Moczygemba, Spencer Cordovano

RESULT: ADOPED UNANIMOUSLY

Motion to approve application for the Conditional Use Permit for the additional parking for the Leadville Trading Project at 211 N Leadville Avenue. (02:39:50 in video)

MOVER: Susan Passovoy

SECONDER: Spencer Cordovano

AYES: Tim Carter, Susan Passovoy, Neil Morrow, Brenda Moczygemba, Spencer Cordovano

RESULT: ADOPED UNANIMOUSLY

NEW BUSINESS: (02:40:22 in video)

Announcements for upcoming meetings – Morgan Landers – Director of Planning and Building (02:40:25 in video)

ADJOURNMENT:

Motion to adjourn at 7:32pm (02:48:50 in video)

MOVER: Neil Morrow

SECONDER: Spencer Cordovano

AYES: Spencer Cordovano, Susan Passovoy, Tim Carter, Neil Morrow, Brenda Moczygemba

RESULT: ADOPTED UNANIMOUS

Neil Morrow – P & Z Commissioner

Morgan Landers – Director of Planning & Building



City of Ketchum
Planning & Building

IN RE:)	
)	
The 208 Condos	)	KETCHUM PLANNING AND ZONING COMMISSION
Design Review	)	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Date: April 11, 2023	)	DECISION
)	
File Number: P22-035)	

PROJECT: The 208 Condos

APPLICATION TYPE: Design Review

FILE NUMBER: P22-035

ASSOCIATED APPLICATIONS: Condominium Subdivision Preliminary Plat (P22-035A)

REPRESENTATIVE: Nicole Ramey, Medici Architects (Architect)

OWNER: 755 S Broadway, LLC

LOCATION: 200 N Leadville Ave – Lot 1 Block 23, Ketchum Townsite

ZONING: Community Core – Subdistrict 2 – Mixed Use (CC-2)

OVERLAY: None

RECORD OF PROCEEDINGS

The City of Ketchum received the application for Final Design Review and condominium preliminary plat on July 1, 2022. The Final Design and Preliminary Plat applications have been reviewed concurrently and were deemed complete on October 14, 2022. Department comments were provided to the applicant on July 27, 2022, and additional comments provided on October 14, 2022. Following receipt of the complete application, staff routed the application materials to all city departments for review. All department comments have been addressed satisfactorily through applicant revision of project plans or conditions of approval.

A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on November 7, 2022. The public hearing notice

was published in the Idaho Mountain Express on November 9, 2022. A notice was posted on the project site and the city’s website on November 7, 2022. Story poles were verified on the subject property on November 22, 2022. The project was heard at the November 29, 2022 meeting of the Planning and Zoning Commission (the “Commission”) and continued to a special meeting on December 20, 2022. The project was heard again on December 20, 2022, and continued to the January 10, 2023 meeting of the Commission. The applicant, citing the need for additional time to respond to Commission’s comments, requested the January 10, 2023 hearing be continued to the February 28, 2023 meeting of the Commission. No information was presented or reviewed at the January 10, 2023 meeting and no public comment was taken.

The Planning and Zoning Commission (the “Commission”) conducted their final consideration of the Design Review (Application No. P22-035) and the Condominium Subdivision Preliminary Plat (Application No. P22-035A) applications concurrently at their February 28, 2023 hearing, and the associated public hearings were combined in accordance with Idaho Code §67-6522. After considering staff’s analysis, the applicant’s presentation, and public comment, the Commission approved the Design Review application with a vote of 3-2 and recommended approval of the Condominium Subdivision Preliminary Plat application to the City Council with a vote of 3-2.

BACKGROUND

The Applicant is proposing an 10,856 square foot three-story mixed-use development known as The 208 Condominiums (the “project”), located at 200 N Leadville Avenue (the “subject property”). The development is not subject to the interim ordinance as the applications were deemed complete prior to the effective date of the ordinance. The subject property is a vacant corner lot zoned Community Core - Subdistrict 2 - Mixed Use (CC-2) just southeast of the Kneadery and VP Companies offices, across from Vintage restaurant and another vacant lot on the opposite corner.

As proposed, the project includes 1,306 square feet of ground floor retail, and four residential dwelling units as follows:

- One dwelling unit in the basement – 639 net square feet (NSF)
- Two dwelling units on the second floor – 746 NSF and 2,628 NSF
- One dwelling unit on the third floor – 3,503 NSF

Based on the size of the units, a total of 4 parking spaces are required for the residential units. The project proposes two two-car garages. The retail space and the two residential units less than 750 net square feet are exempt from parking requirements.

The project proposes to take advantage of the Floor Area Ratio (FAR) bonus in exchange for community housing, mitigating the additional floor area by making a community housing contribution. The total FAR for the project is 1.97, where 1.0 is permitted by right.

The project will construct improvements to the right-of-way per the City of Ketchum improvement standards including, three streetlights, asphalt alley, curb and gutter, and 8-foot sidewalks. The project proposes to snowmelt the sidewalks adjacent to the project. The city engineer and streets department has conducted a preliminary review all improvements and believes the improvements to meet the city’s standards. Final review of all improvements to the right-of-way will be conducted by the City Engineer

and Streets Department prior to issuance of a building permit. An encroachment permit approved by the City Council will be required for the snow melt system and pavers.

FINDINGS OF FACT

The Commission, having reviewed the entire project record, provided notice, and conducted the required public hearing, does hereby find that the project does not jeopardize the health, safety, and welfare of the public and conforms to all applicable standards and criteria as set forth in Chapter 17.96 – *Design Review* and Title 17 – *Zoning Regulations*. Therefore, the Commission does hereby make and set forth these Findings of Fact, Conclusions of Law, and Decision as follows:

FINDINGS REGARDING HEALTH, SAFETY, AND WELFARE

The 2014 Comprehensive Plan outlines 10 core values that drive the city’s vision for the future including a strong and diverse economy, vibrant downtown, community character, and a variety of housing options. The built environment within the downtown plays a key role in materializing these values to achieve the city’s vision. The 2014 Comprehensive Plan designates the future land use for the subject property as “mixed-use commercial” where, according to the plan, “New structures in existing mixed-use areas should be oriented to streets and sidewalks and contain a mix of activities. Mixed-use development should contain common public space features that provide relief to the density and contribute to the quality of the street.” Primary uses include offices, medical facilities, health/wellness-related services, recreation, government, residential, and services.

Policy CD-1.3 of Chapter 4 of the comprehensive plan states that “Infill and redevelopment projects should be contextually appropriate to the neighborhood and development in which they occur. Context refers to the natural and manmade features adjoining a development site; it does not imply a certain style.” The transition between buildings is a key design element and has the potential to impact the perceived cohesiveness of the downtown and can impact the way residents and visitors experience a place.

The Commission discussed the project’s conformance with the future land use designation and found that the proposed project met the vision of the future land use designation as there are both residential and commercial uses proposed in the project. All of the proposed uses are listed as acceptable primary uses in the comprehensive plan. The Commission also found that the proposed uses and design of the building provided an active ground floor street frontage that supports the goals of creating a vibrant downtown. The building is set back from the property line with pedestrian amenities such as landscape planters and benches. This design creates spaces for pedestrians to congregate at the corner of the building where there are opportunities to window shop. The building design also includes floor to ceiling storefront windows that provide interest for pedestrians traveling along Leadville Ave and 2nd Street. The

building is oriented towards the corner of Leadville Ave and 2nd Street with vertical and horizontal architectural elements and storefront windows on the ground level.

The Commission also discussed the project and whether it was contextually appropriate to the neighborhood. The Commission acknowledged that the building was larger than the immediately adjacent one-story structures but acknowledged that there are two- and three-story structures within one block of the subject property. The subject property is one block from Sun Valley Rd and one block from Main Street. Both roads are heavily trafficked by pedestrians and vehicles and are the locations of many larger buildings within the community core. Ultimately, the Commission found that the context of the neighborhood should be measured not by the immediately adjacent structures, but by the broader surroundings. The Commission also acknowledged that the changes proposed by the applicant throughout the design review process improved the building’s perceived height and addressed concerns related to bulk and flatness.

Therefore, the Commission found that the project is in general conformance with the comprehensive plan and does not jeopardize the health, safety, or welfare of the public.

FINDINGS REGARDING COMPLIANCE WITH ZONING REGULATIONS

Zoning and Dimensional Standards Analysis				
Compliant			Ketchum Municipal Code Standards and Staff Comments	
Yes	No	N/A	KMC §	Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Minimum Lot Area
			Staff Comments	Permitted: 5,500 square feet Proposed: 5,504 square feet
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	FAR or Lot Coverage
			Staff Comments	Permitted FAR: 1.0 Permitted FAR with Community Housing: 2.25 Floor Area, Gross: The sum of the horizontal area of the building measured along the outside walls of each floor of a building or portion of a building, including stair towers and elevators on the ground floor only, and 50 percent of atriums over 18 feet plate height, but not including basements, underground parking areas or open unenclosed decks. Parking areas covered by a roof or portion of the building and enclosed on three or more sides by building walls are included. Four parking stalls for developments on single Ketchum Town Site lots of 5,600 square feet in size or less are not included in the gross floor area calculation. Proposed:

				<p>Gross Square Footage – 10,856 SF (Per Sheet A0.0) Total Lot Area – 5,504 SF FAR – 1.97</p> <p>Community Housing Mitigation Calculation: Permitted Gross Square Feet (1.0 FAR): 5,504 SF Proposed Gross Square Feet: 10,856 SF Increase Above Permitted FAR: 5,352 SF 20% of Increase: 1,070 SF Net Livable (15% Reduction): 910 SF</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	<p>Minimum Building Setbacks</p> <p>Staff Comments</p> <p>Permitted: Front (N Leadville Ave/west): 5 feet average Side (Interior/north): 0 feet Side (Street Side/2nd Street): 5 feet average as this frontage is considered “street side” Rear (Alley/east): 3 feet</p> <p>To calculate the average setback for front and street sides, the length of the façade at each level is measured and multiplied by five to determine the minimum required square footage of setback for the façade at that level. To calculate compliance with the minimum requirement, the total square footage of proposed setback for the same facade is measured.</p> <p>0 feet - Cantilevered decks and overhangs</p> <p>10 feet - Non-habitable structures, fixed amenities, solar and mechanical equipment affixed to a roof from all building facades for all projects except for projects where 100% of the residential units are community or workforce housing.</p> <p>Proposed: Front (N Leadville Ave/west): 16.71-foot average Side (Interior/north): 6-inch setback Side (Street Side/south): 11-foot average Rear (Alley/east): 11-foot average</p> <p>Rooftop planters, trellis, mechanical equipment, elevator and stair tower are all set back 10 feet from the façade wall. Solar panels are flush with the roof and do not require being set back. The final placement of solar panels must meet all fire code requirements.</p>
			17.12.030	Building Height

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Staff Comments	<p>Permitted: 42 feet Height of building/CC District: The greatest vertical distance of a building in the community core district measured by determining the average elevation of the front property line and rear property line. Draw a line from the average front or rear elevation up to the maximum building height allowed, and then draw a line at that height parallel to the front or rear property line. The resulting line establishes the highest elevation of the front or rear facade. The front or rear facade shall not extend above this line. Side facades may be stepped up or down to transition from the highest elevation of the front facade height to the highest elevation of the rear facade. One or multiple steps along the side facades are allowed, except no step shall occur within 40 feet of the front elevation or within 35 feet of the rear facade. The City shall establish the elevation points used to calculate the average elevation of the front and rear property lines (see illustration A on file in the office of the City Clerk).</p> <p>Cantilevered decks and overhangs: 8 feet above walking surface Non-habitable structures located on building roof tops: 10 feet max Perimeter walls enclosing roof top deck and structures: 4 feet above roof surface height if it projects above the maximum height limit Roof top solar and mechanical equipment above roof surface: 5 feet</p> <p>Proposed: As shown on Sheets A4.0 and A4.1, the total building height in the rear is 41.4 feet. The total building height in the front (Leadville side) is 40.5 feet.</p> <p>Cantilevered decks and overhangs: 12 feet 4 inches to the top of the cantilevered decks and overhangs Non-habitable structures located on building roof tops: stair and trellis are 10 feet or less from the top of the roof Roof top solar and mechanical equipment above roof surface: 5 feet Perimeter walls enclosing rooftop deck and structures: does not exceed the maximum building height therefore the max height does not apply</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.030H Staff Comments	<p>Curb Cut</p> <p>Permitted: A maximum of thirty five percent (35%) of the linear footage of any street frontage may be devoted to access off street parking.</p> <p>Proposed: The subject property has two street frontages, one along N Leadville Ave and the other along 2nd Street. All access to proposed off street parking is being accessed from an alley and therefore no street frontage is devoted to access off street parking.</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.040	<p>Parking Spaces</p> <p>Staff Comments</p> <p>Permitted: For residential multi-family dwelling units in the Community Core Units 750 net SF or less – 0 spaces Units 751 SF to 2,000 net SF – minimum of 1 space Units 2,001 net SF and above – minimum of 2 spaces</p> <p>Retail spaces less than 5,500 SF are exempt from parking requirements in the Community Core</p> <p>The project proposes a total of 4 dwelling units:</p> <ul style="list-style-type: none"> • One dwelling unit in the basement – 639 net square feet (NSF) – no parking required • Two dwelling units on the second floor – 746 NSF and 2,628 NSF – two spaces required • One dwelling unit on the third floor – 3,503 NSF – two spaces required <p>A total of 4 off-street parking spaces are required for the project.</p> <p>Bicycle parking: One bicycle parking space for two bicycles is required.</p> <p>Proposed: As shown on Sheet A2.1, the project proposes a total of four parking spaces, two tandem parking spaces for Unit #2 and a side-by-side 2 car garage for Unit #4.</p>
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FINDINGS REGARDING COMPLIANCE WITH DESIGN REVIEW STANDARDS

17.96.060.A.1 - Streets	Conformance
<i>The applicant shall be responsible for all costs associated with providing a connection from an existing City street to their development.</i>	YES
<p>Finding: The development is at the corner of N Leadville Ave and 2nd Street, two existing public rights-of-way. The development proposes to bring both rights-of-way up to city standards by replacing the existing nonconforming sidewalks, provide curb and gutter, and improve the alley to meet standards and provide for adequate drainage. The development proposes walkways the full length of the building from the property line to ensure direct pedestrian access from all building entrances to the sidewalks. All improvements to the right-of-way and walkways to the right-of-way improvements are at the expense of the applicant.</p>	

17.96.060.A.2 - Streets	Conformance
<i>All street designs shall be approved by the City Engineer.</i>	YES Condition #3
Finding: No new streets are proposed for the project, however, all improvements to the right-of-way as shown on the project plans has been reviewed by the City Engineer. Final review of all improvements to the right-of-way will be completed prior to issuance of a building permit for the project per condition of approval #3.	

17.96.060.B.1 - Sidewalks	Conformance
<i>All projects under subsection 17.96.010.A of this chapter that qualify as a "substantial improvement" shall install sidewalks as required by the Public Works Department.</i>	YES
Finding: KMC 17.124.140 outlines the zone districts where sidewalks are required when substantial improvements are made, which include the CC, all tourist zone districts, and all light industrial districts. As the project is within the CC-2 zone district, sidewalks are required and proposed.	

17.96.060.B.2 - Sidewalks	Conformance
<i>Sidewalk width shall conform to the City's right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.</i>	YES Condition #3
Finding: The project plans provided the details of the sidewalks for review by the City Engineer. Preliminary review of the project plans indicates that all city right-of-way standards for width and construction are met. Final review of all improvements to the right-of-way will be completed prior to issuance of a building permit for the project per condition of approval #3.	

17.96.060.B.3 - Sidewalks	Conformance
<p><i>Sidewalks may be waived if one of the following criteria is met:</i></p> <ul style="list-style-type: none"> <i>a) The project comprises an addition of less than 250 square feet of conditioned space.</i> <i>b) The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.</i> 	N/A
Finding: The applicant has not requested, nor has the City Engineer granted a waiver to the sidewalk requirement for the project.	

17.96.060.B.4 - Sidewalks	Conformance
<i>The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.</i>	YES

Finding: As shown on the project plans, the project proposes new sidewalks to be placed the full length of the subject property along N Leadville Ave and 2nd Street.

17.96.060.B.5 – Sidewalks	Conformance
<i>New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.</i>	YES

Finding: There are existing sidewalks along the subject property connecting to existing sidewalks to the north and east. The development proposes to replace the existing nonconforming 5-foot sidewalks on both N Leadville Ave and 2nd Street. The new 8-foot sidewalks will taper and connect to the existing sidewalks to the north and east. There will be direct pedestrian access from the entrances and exits to the building to the new sidewalks as shown in the project plans.

17.96.060.B.6 - Sidewalks	Conformance
<i>The City may approve and accept voluntary cash contributions in lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be 110 percent of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in lieu contribution shall be paid before the City issues a certificate of occupancy.</i>	N/A

Finding: The applicant has not requested relief from the requirement to construct sidewalks nor has the City granted any such request.

17.96.060.C.1 - Drainage	Conformance
<i>All stormwater shall be retained on site.</i>	YES

Finding: The project proposes a series of roof drains, drywells, and catch basins to manage onsite stormwater. Per the project plans, all stormwater is being retained on site.

17.96.060.C.2 - Drainage	Conformance
<i>Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.</i>	YES Condition #3

Finding: As shown on the project plans, all stormwater is retained on-site. The project proposes to construct right-of-way improvements the length of the subject property, including curb and gutter and other drainage infrastructure, along N Leadville Ave and 2nd Street. The project also proposes drainage infrastructure in the alley behind the subject property for the full length of the subject property. Final design of drainage infrastructure will be reviewed and approved by the City Engineer prior to building permit issuance per condition #3.

17.96.060.C.3 - Drainage	Conformance
<i>The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.</i>	N/A
Finding: The City Engineer did not identify any additional drainage improvements during department review. The characteristics of the site do not warrant additional drainage improvements.	

17.96.060.C.4 - Drainage	Conformance
<i>Drainage facilities shall be constructed per City standards.</i>	YES Condition #3
Finding: Based on review of the project plans by the City Engineer during department review, all drainage facilities meet city standards. Final design of drainage facilities will be reviewed and approved by the city engineer prior to issuance of a building permit per condition #3.	

17.96.060.D.1 - Utilities	Conformance
<i>All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.</i>	YES
Finding: All project costs associated with the development, including installation of utilities, are the responsibility of the applicant. The applicant has not made requests for funding to the City, and no funds have been provided by the city for the project. The subject property was previously served by an above ground power line to a power pole on-site. At the owner's expense, the overhead line and power pole have already been removed. The development will be served by power from below grade power lines to an on-site transformer as shown on the project plans.	

17.96.060.D.2 - Utilities	Conformance
<i>Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.</i>	YES
Finding: Per the project plans, all necessary utilities are underground. As shown on Sheet A0.1, a single-phase transformer is located on the southeast corner of the property adjacent to the alley and the pedestrian sidewalk along 2 nd Street. The transformer is proposed to be screened with perforated metal paneling and landscaping as shown on the sheet. The Idaho Power will serve letter is dated October 24, 2022 and references a previous version of the site plan. As outlined in condition of approval #3, an updated service letter from Idaho Power shall be provided with the building permit application to ensure all screening and access is adequate. Any changes in transformer size and location may require an amendment to the design review approval. As conditioned, this standard is met.	

17.96.060.D.3 - Utilities	Conformance
<i>When extension of utilities is necessary all developers will be required to pay for and install two-inch SDR11 fiber optical conduit. The placement and construction of the</i>	N/A

<i>fiber optical conduit shall be done in accordance with City of Ketchum standards and at the discretion of the City Engineer.</i>	
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Finding: The location of the subject property is already served by fiber optical and therefore no conduit is required in this location.
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17.96.060.E.1 – Compatibility of Design	Conformance
<i>The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.</i>	YES

Finding: The surrounding neighbors and adjoining structures have a wide variety of materials and colors. Most of the structures adjacent to the subject property, or directly across the street, are one-story single-family residence type buildings with pitched roofs and white or lightly colored horizontal siding. However, further north along N Leadville Ave on the same block, the materials and color palette shift to brick, darker accent colors such as red or green, and flat roofs such as the building with the Cellar Pub. The building at the corner of N Leadville and Sun Valley Rd has brick, light colored stucco, and red accents. Although the proposed development does not mimic the light-colored horizontal materials of immediately adjacent properties, the proposed materials of darker brick, and black metal accents on the balconies are complementary to the buildings on N Leadville Ave. The building also includes a lighter colored accent wall along 2 nd Street that ties the building’s color palette to the surrounding properties and lightens the buildings feel where there are no windows.
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17.96.060.E.2 – Compatibility of Design	Conformance
<i>Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.</i>	N/A

Finding: The subject property is vacant therefore this standard does not apply.
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17.96.060.E.3 – Compatibility of Design	Conformance
<i>Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.</i>	N/A

Finding: The subject property is vacant therefore this standard does not apply.
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17.96.060.F.1 – Architectural	Conformance
<i>Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.</i>	YES

Finding: The project includes primary entrances to the retail on both N Leadville Ave and 2 nd Street. Additionally, there are entrances to the residential units on 2 nd Street. All entrances have direct access to the sidewalk. All entrances are identifiable with architectural elements, particularly the elements on 2 nd Street where there is a

recessed entrance to the upper floor units and a single entrance articulated with architectural detailing around the door for the basement residence.

17.96.060.F.2 – Architectural	Conformance
<i>The building character shall be clearly defined by use of architectural features.</i>	YES
<p>Finding: The building character mimics that of historic brick buildings with balconies that stretch for a significant length of the building. The windows have a subtle curvature at the top which is also a characteristic of more ornate historic brick buildings. Some examples in Ketchum include the buildings where Enoteca, Sun Valley Cullinary, and the Sawtooth Club are located.</p>	

17.96.060.F.3 – Architectural	Conformance
<i>There shall be continuity of materials, colors and signing within the project.</i>	YES
<p>Finding: The project uses a consistent set of materials including multiple shades of brick, black metal accents, and lighter wood siding under the balconies. The signage for the project is minimal and does not deter from the architectural characteristics of the building. Signage is primarily wall mounted signage and window decals as shown on the elevations in the project plans.</p>	

17.96.060.F.4 – Architectural	Conformance
<i>Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.</i>	YES
<p>Finding: The proposed balconies are of a material that contrasts but compliments the two tones of brick on the facades of the building. The rooftop deck proposes a wood pergola and metal landscape planters that complement the other materials of the building.</p>	

17.96.060.F.5 – Architectural	Conformance
<i>Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.</i>	YES
<p>Finding: The development implements a variety of features that successfully minimize the appearance of bulk and flatness on the primary facades of the building. Features include setback facades with cantilevered balconies, setback roof projection above the third floor balcony on N Leadville Ave, three dimensional trim features at each floor of the building, and material changes from the base of the building to the top on the 2nd Street side of the building. The only wall with limited undulation and material variation is the north façade which is located on an interior lot line but not set back more than 5 feet. As shown on Sheet A4.4, the development proposes horizontal brick banding, indentions of the wall façade to create “bricked in” windows, wrapping of ground floor architectural materials, and a vertical trellis with climbing vines. All of these treatments serve to avoid the creation of blank walls and are consistent with the other materials and treatments of the front façade. Additionally, the third floor façade on the N Leadville Ave side of the building is set back from the lower floors</p>	

which provides additional undulation and relief to the north façade. This setback, combined with the façade treatments, serve to adequately reduce the appearance of bulk and flatness of the building.

17.96.060.F.6 – Architectural	Conformance
<i>Building(s) shall orient toward their primary street frontage.</i>	YES
<p>Finding: The subject properties’ primary street frontage is N Leadville Ave, however, as a corner lot, the building should orient to both N Leadville and 2nd Street. The development orients to N Leadville Ave very effectively with cantilevered balconies, main entrances to the retail space, and landscape planters that anchor the building. Additionally, the ground floor retail space includes storefront windows along N Leadville Ave that extend around the corner to the 2nd Street side.</p>	

17.96.060.F.7 – Architectural	Conformance
<i>Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.</i>	YES
<p>Finding: As shown on the project plans, the garbage area is in the rear of the building, in an enclosed storage room with a roll up door for access and service.</p>	

17.96.060.F.8 – Architectural	Conformance
<i>Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.</i>	YES
<p>Finding: As shown on the project plans, the roof plan for the project includes flat roofs at an angle that causes water to drain toward a series of roof drains along the interior of the roof. Cantilevered decks integrate with roof drain systems for any water or snow accumulation. Based on the design of drainage facilities and roof design, no water or snow will enter onto adjacent properties.</p>	

17.96.060.G.1 – Circulation Design	Conformance
<i>Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.</i>	YES
<p>Finding: The project is fully connected by crosswalks with the existing sidewalk system. There are no regional trails, other anticipated easements, or pathways other than the sidewalk system</p>	

17.96.060.G.2 – Circulation Design	Conformance
<i>Awnings extending over public sidewalks shall extend five feet or more across the public sidewalk but shall not extend within two feet of parking or travel lanes within the right-of-way.</i>	N/A
<p>Finding: The development does not propose any awnings over public sidewalks.</p>	

17.96.060.G.3 – Circulation Design	Conformance
<i>Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.</i>	YES
Finding: Vehicle traffic accesses the site from the alley between N Leadville Ave and East Ave. Following required improvements to the alley, the access will be adequate to enter or exit the project safely. Bicycle and pedestrian circulation will primarily be in and out of the front of the project along 2 nd Street.	

17.96.060.G.4 – Circulation Design	Conformance
<i>Curb cuts and driveway entrances shall be no closer than 20 feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right-of-way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.</i>	N/A
Finding: The subject property is a corner lot, however, alley access points for garages in the Community Core are not considered curb cuts or driveways, therefore this standard does not apply.	

17.96.060.G.5 – Circulation Design	Conformance
<i>Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.</i>	YES
Finding: With the right-of-way improvements proposed, access for emergency vehicles, snowplows, and garbage trucks will be enhanced as access to the property will be achievable from all sides. The enclosed garages and garbage handling area is such that vehicles will not overhang into the alley and garbage receptacles will be returned to their storage area immediately following service. There is direct access to the building from the alley, N Leadville Ave, and 2 nd Street in case of emergencies.	

17.96.060.H.1 – Snow Storage	Conformance
<i>Snow storage areas shall not be less than 30 percent of the improved parking and pedestrian circulation areas.</i>	N/A
Finding: The project proposes heated pavers for the pedestrian areas between the building and pedestrian sidewalks per the project plans, therefore, no on-site snow storage is required.	

17.96.060.H.2 – Snow Storage	Conformance
<i>Snow storage areas shall be provided on site.</i>	N/A
Finding: As discussed above, no on-site snow storage is required as snowmelt is proposed.	

17.96.060.H.3 – Snow Storage	Conformance
<i>A designated snow storage area shall not have any dimension less than five feet and shall be a minimum of 25 square feet.</i>	N/A
Finding: As discussed above, no on-site snow storage is required as snowmelt is proposed.	

17.96.060.H.4 – Snow Storage	Conformance
<i>In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.</i>	N/A
Finding: As discussed above, no on-site snow storage is required as snowmelt is proposed.	

17.96.060.I.1 – Landscaping	Conformance
<i>Landscaping is required for all projects.</i>	YES
Finding: The development proposes landscaping for the project as shown on the project plans including landscape planter beds and street trees.	

17.96.060.I.2 – Landscaping	Conformance
<i>Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.</i>	YES
Finding: The landscape plan includes street trees and planter boxes with low lying shrubs and tall grasses, primarily on the west and south facing sides of the building. The landscape plan adds interest to the street by providing autumn blaze maples which are vibrant during the fall. These vegetation types are found in many areas of the community core including 4 th Street, Sun Valley Rd, and East Ave. Having similar streetscape throughout the community core provides visitors with a sense of place reinforcing where they are in the community.	

17.96.060.I.3 – Landscaping	Conformance
<i>All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.</i>	YES
Finding: All proposed plantings are drought tolerant and common for the area.	

17.96.060.I.4 – Landscaping	Conformance
<i>Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.</i>	YES
Finding: The proposed land uses are complimentary to the surrounding area, therefore substantial buffer between the proposed development and surrounding properties is not encouraged. The development does not	

include any surface parking lots that need screening with vegetation. The building is setback 5 feet from the property boundary which expands the pedestrian realm. This area is where the landscape planters are proposed which enhances the pedestrian experience and creates a softening of the building.

17.96.060.J.1 – Public Amenities	Conformance
<p><i>Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.</i></p>	<p>YES</p>
<p>Finding: The development proposes street trees which have been approved by the Public Works Director. Trash receptacles, benches, and bike racks are proposed on the subject property, not within the right-of-way.</p>	

17.96.060.K.1 – Underground Encroachments	Conformance
<p><i>Encroachments of below grade structures into required setbacks are subject to subsection 17.128.020.K of this title and shall not conflict with any applicable easements, existing underground structures, sensitive ecological areas, soil stability, drainage, other sections of this Code or other regulating codes such as adopted International Code Council Codes, or other site features concerning health, safety, and welfare.</i></p>	<p>N/A</p>
<p>Finding: As noted in 17.128.020.G, the provisions of 17.128.020.K do not apply to the Community Core district of which the subject property is located. Therefore, this standard is not applicable.</p>	

17.96.060.K.2 – Underground Encroachments	Conformance
<p><i>No below grade structure shall be permitted to encroach into the riparian setback.</i></p>	<p>N/A</p>
<p>Finding: The subject property is not adjacent to any bodies of water; therefore, no riparian setback exists for the property.</p>	

FINDINGS REGARDING DESIGN REVIEW STANDARDS – COMMUNITY CORE

17.96.070.A.1 – Streets	Conformance
<p><i>Street trees, streetlights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department.</i></p>	<p>YES Condition #3</p>
<p>Finding: The development includes benches, bike racks, and trash receptacles on the subject property. Within the right-of-way, the development proposes street trees along N Leadville Ave and 2nd Street, snowmelt sidewalks, a new fire hydrant, and three streetlights. Final review and approval of all right-of-way improvements will be conducted at the time of building permit review per condition #3.</p>	

17.96.070.A.2 – Streets	Conformance
<i>Street trees with a minimum caliper size of three inches, shall be placed in tree grates.</i>	YES
Finding: As shown in the project plans, street trees proposed are 3” caliper, include tree grates, and will be installed using Silva Cell installation requirements.	

17.96.070.A.3 – Streets	Conformance
<i>Due to site constraints, the requirements of this subsection A may be modified by the Public Works Department.</i>	YES
Finding: No modifications to these requirements have been made. The Public Works Department has provided directions as to the location of improvements in the right-of-way.	

17.96.070.B.1 - Architectural	Conformance
<i>Facades facing a street or alley or located more than five feet from an interior side property line shall be designed with both solid surfaces and window openings to avoid the creation of blank walls and employ similar architectural elements, materials, and colors as the front facade.</i>	YES
Finding: As outlined above, the development employs a variety of architectural materials and features to avoid the creation of blank walls and reduce bulk and mass. The only wall with limited undulation and material variation is the north façade which is located on an interior lot line but not set back more than 5 feet. As shown on Sheet A4.4, the development proposes horizontal brick banding, indentions of the wall façade to create “bricked in” windows, wrapping of ground floor architectural materials, and a vertical trellis with climbing vines. All of these treatments serve to avoid the creation of blank walls and are consistent with the other materials and treatments of the front façade.	

17.96.070.B.2 - Architectural	Conformance
<i>For nonresidential portions of buildings, front building facades and facades fronting a pedestrian walkway shall be designed with ground floor storefront windows and doors with clear transparent glass. Landscaping planters shall be incorporated into facades fronting pedestrian walkways.</i>	YES
Finding: The development includes ground floor retail that fronts N Leadville Ave and 2 nd Street. The building includes significant storefront windows on the N Leadville Ave frontage that wrap around the first half of the building on the 2 nd Street side. One landscape planter is located on N Leadville Ave with two more on 2 nd Street.	

17.96.070.B.3 - Architectural	Conformance
<i>For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows.</i>	YES

Finding: The development does not include features that would obscure views into windows. On the N Leadville side of the building, the landscape planter includes low lying shrubs and grasses as an accent to the windows rather than an obstruction.

17.96.070.B.4 - Architectural	Conformance
<i>Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.</i>	YES

Finding: The roof form and material is like that of the rest of the building. The roof form is flat, compatible with the horizontal cantilevered decks. The roof soffit is proposed to be a lighter color wood siding which will be a nice complement to the lighter tones in the brick. No reflective materials are proposed.

17.96.070.B.5 - Architectural	Conformance
<i>All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters, and downspouts.</i>	N/A

Finding: The project does not include pitched roofs.

17.96.070.B.6 - Architectural	Conformance
<i>Roof overhangs shall not extend more than three feet over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Department.</i>	N/A

Finding: Roof overhangs are not proposed to encroach into the public right-of-way or over the sidewalk.

17.96.070.B.7 - Architectural	Conformance
<i>Front porches and stoops shall not be enclosed on the ground floor by permanent or temporary walls, windows, window screens, or plastic or fabric materials.</i>	YES

Finding: The building does not have a traditional front porch or stoop, however, due to the topography of the site, the finished floor of the building is slightly higher than the sidewalk on the N Leadville Ave side, creating a stepped entrance to the building that somewhat functions like a stoop. The stepped-up area is not enclosed by any walls, fences, or other screening materials.

17.96.070.C.1 – Service Areas and Mechanical/Electrical Equipment	Conformance
<i>Trash disposal areas and shipping and receiving areas shall be located within parking garages or to the rear of buildings. Trash disposal areas shall not be located within the public right-of-way and shall be screened from public views.</i>	YES

Finding: The trash disposal area for the project is located in the rear of the building within a fully enclosed portion of the building not visible by the public. The dumpster is located on an automatic roller which enters the alley during trash servicing and retracts to its original location within the building once the servicing is complete.

17.96.070.C.2 – Service Areas and Mechanical/Electrical Equipment	Conformance
<i>Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.</i>	YES Condition #5
<p>Finding: As shown on the project plans, the roof mounted mechanical equipment and solar panels are setback from the roof parapet as required by the Ketchum Municipal Code. Mechanical equipment on the roof will be screened with a 5-foot max perforated metal screen. The same screen is proposed to screen the ground mounted transformer at the rear of the property on 2nd Street at the alley. As shown on Sheet A0.1, a single-phase transformer is located on the southeast corner of the property adjacent to the alley and the pedestrian sidewalk along 2nd Street. The transformer is proposed to be screened with perforated metal paneling and landscaping as shown on the sheet. The Idaho Power will serve letter is dated October 24, 2022 and references a previous version of the site plan. As outlined in condition of approval #5, an updated service letter from Idaho Power shall be provided with the building permit application to ensure all screening and access is adequate. Any changes in transformer size and location may require an amendment to the design review approval. As conditioned, this standard is met.</p>	

17.96.070.D.1 - Landscaping	Conformance
<i>When a healthy and mature tree is removed from a site, it shall be replaced with a new tree. Replacement trees may occur on or off site.</i>	N/A
<p>Finding: No trees exist on the subject property therefore replacement trees are not required.</p>	

17.96.070.D.2 - Landscaping	Conformance
<i>Trees that are placed within a courtyard, plaza, or pedestrian walkway shall be placed within tree wells that are covered by tree grates.</i>	YES
<p>Finding: All street trees proposed are within tree grates and must be installed using Silva Cell installation requirements.</p>	

17.96.070.D.3 - Landscaping	Conformance
<i>The City arborist shall approve all parking lot and replacement trees.</i>	N/A
<p>Finding: No replacement trees or parking lot trees are proposed for the development therefore this standard does not apply.</p>	

17.96.070.E.1 – Surface Parking Lots	Conformance
<i>Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.</i>	N/A
<p>Finding: The development does not propose surface parking lots therefore this standard does not apply.</p>	

17.96.070.E.2 – Surface Parking Lots	Conformance
<i>Surface parking lots shall incorporate at least one tree and one additional tree per ten on-site parking spaces. Trees shall be planted in landscaped planters, tree wells and/or diamond shaped planter boxes located between parking rows. Planter boxes shall be designed so as not to impair vision or site distance of the traveling public.</i>	N/A
Finding: The development does not propose surface parking lots therefore this standard does not apply.	

17.96.070.E.3 – Surface Parking Lots	Conformance
<i>Ground cover, low lying shrubs, and trees shall be planted within the planters and planter boxes. Tree grates or landscaping may be used in tree wells located within pedestrian walkways.</i>	N/A
Finding: The development does not propose surface parking lots therefore this standard does not apply.	

17.96.070.F.1 – Bicycle Parking	Conformance
<i>One bicycle rack, able to accommodate at least two bicycles, shall be provided for every four parking spaces as required by the proposed use. At a minimum, one bicycle rack shall be required per development.</i>	YES
Finding: As shown on the project plans, one bicycle rack is proposed between the entrance to the basement residential unit and the main entrance to the building on 2 nd Street.	

17.96.070.F.2 – Bicycle Parking	Conformance
<i>When the calculation of the required number of bicycle racks called for in this section results in a fractional number, a fraction equal to or greater than one-half shall be adjusted to the next highest whole number.</i>	YES
Finding: The development requires four parking spaces, therefore only one bicycle rack is required. The required bicycle rack is provided between the entrance to the basement residential unit and the main entrance to the building on 2 nd Street.	

17.96.070.F.3 – Bicycle Parking	Conformance
<i>Bicycle racks shall be clearly visible from the building entrance they serve and not mounted less than 50 feet from said entrance or as close as the nearest non-ADA parking space, whichever is closest. Bicycle racks shall be located to achieve unobstructed access from the public right-of-way and not in areas requiring access via stairways or other major obstacles.</i>	YES
Finding: The required bicycle rack is provided between the entrance to the basement residential unit and the main entrance to the building on 2 nd Street. This location is clearly visible for most visitors to the building and within 50 feet of the entrance on the N Leadville Ave side of the building.	

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum Municipal Code (“KMC”) and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which City Ordinances govern the applicant’s Design Review application for the development and use of the project site.
2. The Commission has authority to hear the applicant’s Design Review Application pursuant to Chapter 17.96 of Ketchum Municipal Code Title 17.
3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Ketchum Municipal Code §17.96.080.
4. The Design Review application is governed under Ketchum Municipal Code Chapters 17.96, 17.124, 17.08, 17.12, 17.18, and 17.128.
5. The Design Review application meets all applicable standards specified in Title 17 of Ketchum Municipal Code.

DECISION

THEREFORE, the Commission **approves** this Design Review Application File No. P22-035 this Tuesday, April 11, 2023, subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. This Design Review approval is based on the architectural plan set presented at the February 28, 2023 Planning and Zoning Commission meeting, included as Exhibit A to these findings. Building Permit Plans must conform to the approved Design Review plans unless otherwise approved in writing by the Commission or the Planning and Zoning Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal.
2. The Civil and Landscape Drawings included in Exhibit B are preliminary only and must be revised to match the approved design review plan set prior to building permit application.
3. Final civil drawings prepared by an engineer registered in the State of Idaho which include specifications for right-of-way, utilities, and drainage improvements shall be submitted for review and approval by the City Engineer, Streets, and Utilities departments prior to issuance of a building permit for the project.

4. Final landscape drawings shall be submitted for review and approval by the Planning and Building, City Engineer, Streets, and Utilities departments prior to issuance of a building permit for the project.
5. A letter from Idaho Power confirming the final transformer size, location, and approval of the proposed screening and landscaping shall be submitted with the building permit application. Any changes in the size, location, or screening constitute an amendment to the design review and must be reviewed and approved by the Administrator or the Commission per the requirements of Chapter 17.96 – *Design Review*.
6. Prior to issuance of a building permit for the project, the City Council shall review and approve an encroachment agreement for the installation and maintenance of the paver sidewalk and snowmelt within the public rights-of-way.
7. In exchange for an increase in FAR, a voluntary community housing contribution of 910 square feet is required. Payment-in-lieu contributions for community housing are required prior to issuance of a building permit for the project.
8. Prior to issuance of a building permit for the project, an Encroachment Agreement shall be approved by the City Council addressing the paver sidewalks and snowmelt within the right-of-way.
9. The term of Design Review approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations.
10. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.

Findings of Fact **adopted** this 11th day of April 2023.

Neil Morrow, Chair
City of Ketchum
Planning and Zoning Commission



City of Ketchum

Exhibit A:

200 N Leadville Ave - Design Review Plan Set

THE 208



NOTE: 3D RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

ZONING REQUIREMENTS

JURISDICTION: CITY OF KETCHUM, ID

ZONING: CC COMMUNITY CORE, SUBDISTRICT 2-MIXED USE

PARCEL ASSESSOR'S #: RPK00000230010

LOT SIZE: 5,504 SF = 0.13 ACRE

LEGAL DESCRIPTION:

LOT 1, BLOCK 23 OF THE VILLAGE OF KETCHUM, BLAINE COUNTY, IDAHO, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED AS INSTRUMENT NO. 302967, RECORDS OF BLAINE COUNTY, IDAHO.

MAXIMUMS:

MAX. FAR: 2.25 WITH INCLUSIONARY HOUSING INCENTIVE
REFER TO SHEET A0.3
MAX. BUILDING COVERAGE: 75% (SF)
MAX. HEIGHT: 42' ABOVE ABE

SETBACKS:

-FRONT AND STREET SIDE 5' AVERAGE
-ADJACENT TO ALLEYWAY 3'
-NON-HABITABLE STRUCTURES LOCATED ON BUILDING ROOF-TOPS 10'

CODE INFORMATION

ALL MATERIALS, WORKMANSHIP, DESIGN AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE FOLLOWING APPLICABLE CODES USED IN THIS DESIGN FOR CITY OF KETCHUM.

- 2018 INTERNATIONAL BUILDING CODE (IBC)
- 2018 INTERNATIONAL FIRE CODE
- INCLUDING AMENDMENTS PER KETCHUM ORDINANCE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- INCLUDING AMENDMENTS BY THE IDAHO BUILDING CODE BOARD
- 2018 INTERNATIONAL FIRE CODE (IFC)
- INCLUDING ADMENDMENTS PER KETCHUM ORDINANCE
- 2018 CITY OF KETCHUM MUNICIPAL CODE
- INCLUDING KETCHUM GREEN BUILDING CODE
- 2018 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- 2018 NATIONAL ELECTRIC CODE (NEC)
- 2018 IDAHO STATE PLUMBING CODE (ISPC)

ACCESSIBLE UNITS

PROJECT CONTAINS (4) UNITS TOTAL:
(3)TYPE B UNITS PROVIDED, PER IBC CHAPTER 11

PARKING:

RETAIL: EXEMPT LESS THAN 5,500 SF 0 SPACES
RESIDENTIAL: 4 SPACES

DESIGN REVIEW APPLICATION REQUIREMENTS

TITLE 17 - CHAPTER 17.96 DESIGN REVIEW:

17.96.040.C.2.f. FLOOR PLAN. LIST GROSS AND NET SQUARE FOOTAGE FOR EACH FLOOR. LIST OCCUPANCY CLASSIFICATION AND TYPE OF CONSTRUCTION.

OCCUPANCY CLASSIFICATION:

M - MERCANTILE (RETAIL AREAS)
R-2 RESIDENTIAL
S-2 PARKING AREAS

TYPE OF CONSTRUCTION:

V-B

NOTE: METHOD FOR MEASURING FLOOR AREA (GROSS) PER CHAPTER 17.08 DEFINITIONS:
THE SUM OF HORIZONTAL AREA OF THE BUILDING MEASURED ALONG THE OUTSIDE WALLS OF EACH FLOOR OF A BUILDING OR PORTION OF A BUILDING, INCLUDING STAIR TOWERS AND ELEVATORS ON THE GROUND FLOOR ONLY, AND 50 PERCENT OF ATRIUMS OVER 18 FEET PLATE HEIGHT, BUT NOT INCLUDING BASEMENTS, UNDERGROUND PARKING AREAS OR OPEN UNENCLOSED DECKS. PARKING AREAS COVERED BY A ROOF OR PORTION OF THE BUILDING AND ENCLOSED ON THREE OR MORE SIDES BY BUILDING WALLS ARE INCLUDED. FOUR PARKING STALLS FOR DEVELOPMENTS ON SINGLE KETCHUM TOWN SITE LOTS OF 5,600 SF IN SIZE OR LESS ARE NOT INCLUDED IN THE GROSS FLOOR AREA CALCULATION.

NOTE: METHOD FOR MEASURING FLOOR AREA (NET) PER CHAPTER 17.08 DEFINITIONS:
THE SUM OF HORIZONTAL AREAS OF ALL FLOORS IN A BUILDING INCLUDING BASEMENTS BUT NOT INCLUDING OPEN UNENCLOSED DECKS, INTERIOR OR EXTERIOR CIRCULATION, MECHANICAL EQUIPMENT ROOMS, PARKING AREAS, COMMON AREAS, PUBLIC BATHROOMS OR STORAGE AREAS IN BASEMENTS.

PROJECT DATA

PROJECT DESCRIPTION: NEW CONSTRUCTION OF MIXED USE AND COMMERCIAL BUILDING

OWNER: MICHAEL CARR
2667 SOUTH TACOMA WAY
TACOMA, WA 98409
P:206.423.3121
E:MIKEC@PERFORMANCERADIATOR.COM

ARCHITECT: MEDICI ARCHITECTS
200 WEST RIVER STREET #301
KETCHUM, ID 83340
P: 208.726.0194
E: EMILY@MEDICIARCHITECTS.COM

DESIGNER: EXECUTIVE DESIGN SERVICES
SHERMAN, JONATHAN
FRIDAY HARBOR, WA 98250
P:206.383.4526
E:JONATHANDESIGN007@GMAIL.COM

CIVIL ENGINEER: GALENA ENGINEERING, INC
317 N. RIVER STREET
HAILEY, IDAHO 83333
P: 208.788.1705
E:GALENA@GALENA-ENGINEERING.COM

LANDSCAPE ARCHITECT: LYON LANDSCAPE ARCHITECTS
126 SOUTH MAIN STREET, SUITE B1
HAILEY, IDAHO 83333
P:253.209.4053
E:MOGHAN@LYONLA.COM

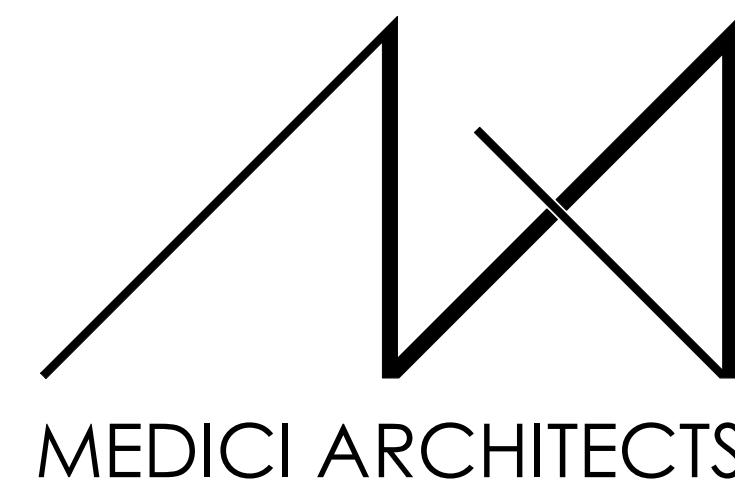
GENERAL CONTRACTOR: CONRAD BROTHERS
105 LEWIS ST SUITE 101
KETCHUM, IDAHO 83340
P:208.309.1200
E:PAUL@CONRADBROTHERSCONSTRUCTION.COM

ELECTRICAL ENGINEER: ABOSSEIN ENGINEERING
18465 NE 68TH STREET #22
REDMOND, WA 98052
P:425.462.9441
E:CSERVICE@ABOSSEIN.COM

CITY OF KETCHUM LIGHTING CONSULTANT: THE MH COMPANIES
2995 N COLE RD SUITE 115
BOISE, IDAHO 83704
P:208.609.3722
E:CARSON@MHLIGHTING.COM



VICINITY MAP
1/4" = 1'-0"



11661 SE 1ST STREET, SUITE 200
BELLEVUE, WASHINGTON 98005
TEL: (425) 453-9298
FAX: (425) 452-8448

REGISTRATION:

LICENSED ARCHITECT
AR 985993
PRELIMINARY
NICOLE C. RAMEY
(STATE OF IDAHO)

INTAKE DATE: 02/22/23

REVISIONS: DATE:

REVISIONS:	DATE:

PROJECT / CLIENT:

THE 208 BUILDING

CARR, MICHAEL

JOB ADDRESS:

200 N LEADVILLE KETCHUM
IDAHO, 83340
PARCEL #RPK00000230010

SYMBOL LEGEND

(A)	GRID LINES	EXISTING WALL
(1)	PROJECT BASE POINT	EXISTING WALL TO DEMO
(2)	REFERENCE ELEVATION POINT	2X WALLS
(3)	PROPERTY CORNER	FOUNDATION WALL
(4)	PROPERTY LINE	CONCRETE SURFACE
(5)	CENTER LINE	CAST IN PLACE CONCRETE
(6)	TOP OF WALL ELEVATION	STRUCTURAL POST - SIZE AND TYPE PER STRUCTURAL PLAN
(7)	PROPERTY LINE TAG	GAS OUTLET
(8)	SECTIONS FOUND ON SHEET A101	GAS METER
(9)	DETAIL SECTION FOUND ON SHEET A101	HOSE BIB
(10)	INTERIOR ELEVATION FOUND ON SHEET A1.0	DOWNSPOUT
(11)	EXIT DIRECTION	METER
(12)	SMOKE DETECTOR	ELECTRICAL METER
(13)	SMOKE & CARBON MONOXIDE DETECTOR	ELECTRICAL PANEL
(14)	DOOR TAG NUMBER	UNDISTURBED EARTH
(15)	DOOR SIZE	COMPACTED FILL
(16)	WINDOWS TAG NUMBER	GRAVEL
(17)	WHOLE HOUSE FAN CONTROL	RIGID OR SPRAY INSULATION
(18)		BIBS BLOW-IN INSULATION
(19)		STONE
(20)		BATT INSULATION
(21)		EXHAUST FAN
(22)		VENT TO OUTSIDE
(23)		WATER METER
(24)		STEP DOWN / ELEVATION CHANGE
(25)		KEY NOTES

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	PICT	PICTURE
A/C	AIR CONDITIONING	PLAM	PLASTIC LAMINATE
AHU	AIR HANDLING UNIT	PSF	POUNDS PER SQUARE FOOT
ALT	ALTERNATE	PSI	POUNDS PER SQUARE INCH
ALUM	ALUMINUM	PL	PROPERTY LINE
ANOD	ANODIZED	PNA	PROTECTED NATURAL AREA
BSMT	BASEMENT	QTY	QUANTITY
BLK	BLOCK	REF	REFRIGERATOR
BS	BOTH SIDES	REQD	REQUIRED
BLDG	BUILDING	REV	REVISION
CAB	CABINET	R	RISER
CB	CATCH BASIN	RM	ROOM
CLG	CEILING	RO	ROUGH OPENING
CLR	CLEAR	SG	SAFETY GLASS
CL	CLOSET	SM	SMILAR
CONC	CONCRETE	SH	SINGLE HUNG
CMU	CONCRETE MASONRY UNIT	SOG	SLAB ON GRADE
CONT	CONTINUOUS	SPEC	SPECIFICATION
CJ	CONTROL JOINT	SF	SQUARE FOOT
CPT	CARPET	SS	STAINLESS STEEL
CSMT	CASSEMENT	STD	STANDARD
CF	CUBIC FOOT	STL	STEEL
DIA	DIAMETER	STOR	STORAGE
DBH	DIAMETER BREST HEIGHT	S2	STORM DRAIN
DIM	DIMENSION	SUP	SUPPLEMENTAL
DW	DISHWASHER	TV	TELEVISION
DH	DOUBLE HUNG	TEMP	TEMPORARY
DN	DOWN	TP	TOILET PAPER DISPENSER
DS	DOWNSPOUT	T&G	TONGUE & GROOVE
D	DRYER	TO	TOP OF
EA	EACH	TOW	TOP OF WALL
ELEC	ELECTRICAL	TB	TOWEL BAR
EP	ELECTRICAL PANEL	T	TREAD
ELEV	ELEVATOR	TPZ	TREE PROTECTION ZONE
EQ	EQUAL	TYP	TYPICAL
EXT	EXTERIOR	UNO	UNLESS NOTED OTHERWISE
EXIST	EXISTING	VB	VAPOR BARRIER
FFE	FINISH FLOOR ELEVATION	VTOS	VENT TO OUTSIDE
FRD	FIRE RATE DOOR	VF	VERIFY IN FIELD
FRW	FIRE RATE WINDOW	VERT	VERTICAL
FXD	FIXED	VC	VERTICAL GRAIN
FXT	FIXTURE	WC	WATER CLOSET
FAR	FLOOR AREA RATIO	WH	WATER HEATER
FTG	FOOTING	WRB	WATER RESISTANT BARRIER
FAU	FORCED AIR UNIT	W	WASHER
FDN	FOUNDATION	WHF	WHOLE HOUSE FAN
FURN	FURNACE	W	WINDOW
GFA	GROSS FLOOR AREA	WI	WITH
HDWD	HARDWOOD	W/O	WITHOUT
HDR	HEADER	WP	WATER PROOFING
HVAC	HEATING, VENTILATION & A/C	YD	YARD
HT	HEIGHT		
HRZ	HORIZONTAL		
HR	HOUR		
INCL	INCLUDE (ED/ING)		
INT	INTERIOR		
LED	LIGHT EMITTING DIODE		
LOD	LIMIT OF DISTURBANCE		
LF	LINEAR FEET		
MANUF	MANUFACTURER		
MAX	MAXIMUM		
MECH	MECHANICAL		
MIN	MINIMUM		
MISC	MISCELLANEOUS		
NIC	NOT IN CONTRACT		
NTS	NOT TO SCALE		
NO	NUMBER		
OC	ON CENTER		
PERF	PERFORATED		

DRAWING NAME:

TITLE SHEET

Drawn By: MS

Checked By: NR

Owner Approval:

PHASE:

CONSTRUCTION DRAWINGS

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APPROVED FOR CONSTRUCTION:

PROJECT No.: A21-198

DATE: 2/22/2023

PLOT SCALE: 1:1

A0.0

REGISTRATION:

LICENSED ARCHITECT
 AR 985993
PRELIMINARY
 NICOLE C. RAMEY
 (STATE OF IDAHO)

INTAKE DATE: 02/22/23

REVISIONS: DATE:

REVISIONS:	DATE:

PROJECT / CLIENT:

THE 208 BUILDING

CARR, MICHAEL

JOB ADDRESS:

200 N LEADVILLE KETCHUM
 IDAHO, 83340
 PARCEL #RPK0000230010

DRAWING NAME:

SITE PLAN

Drawn By: MS

Checked By: NR

Owner Approval:

PHASE:

CONSTRUCTION DRAWINGS

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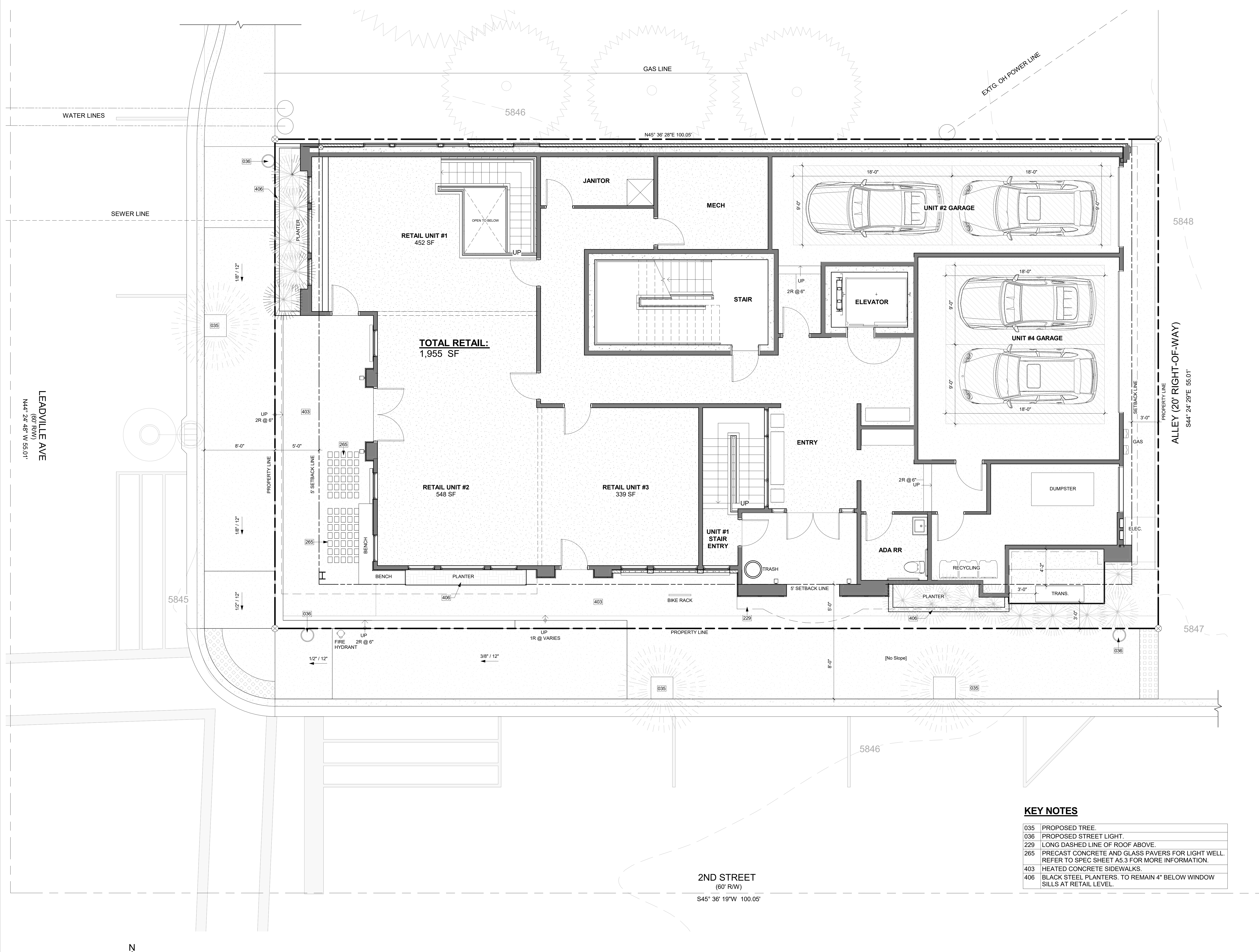
PROJECT No.: A21-198

DATE: 2/22/2023

PLOT SCALE: 1:1

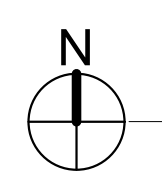
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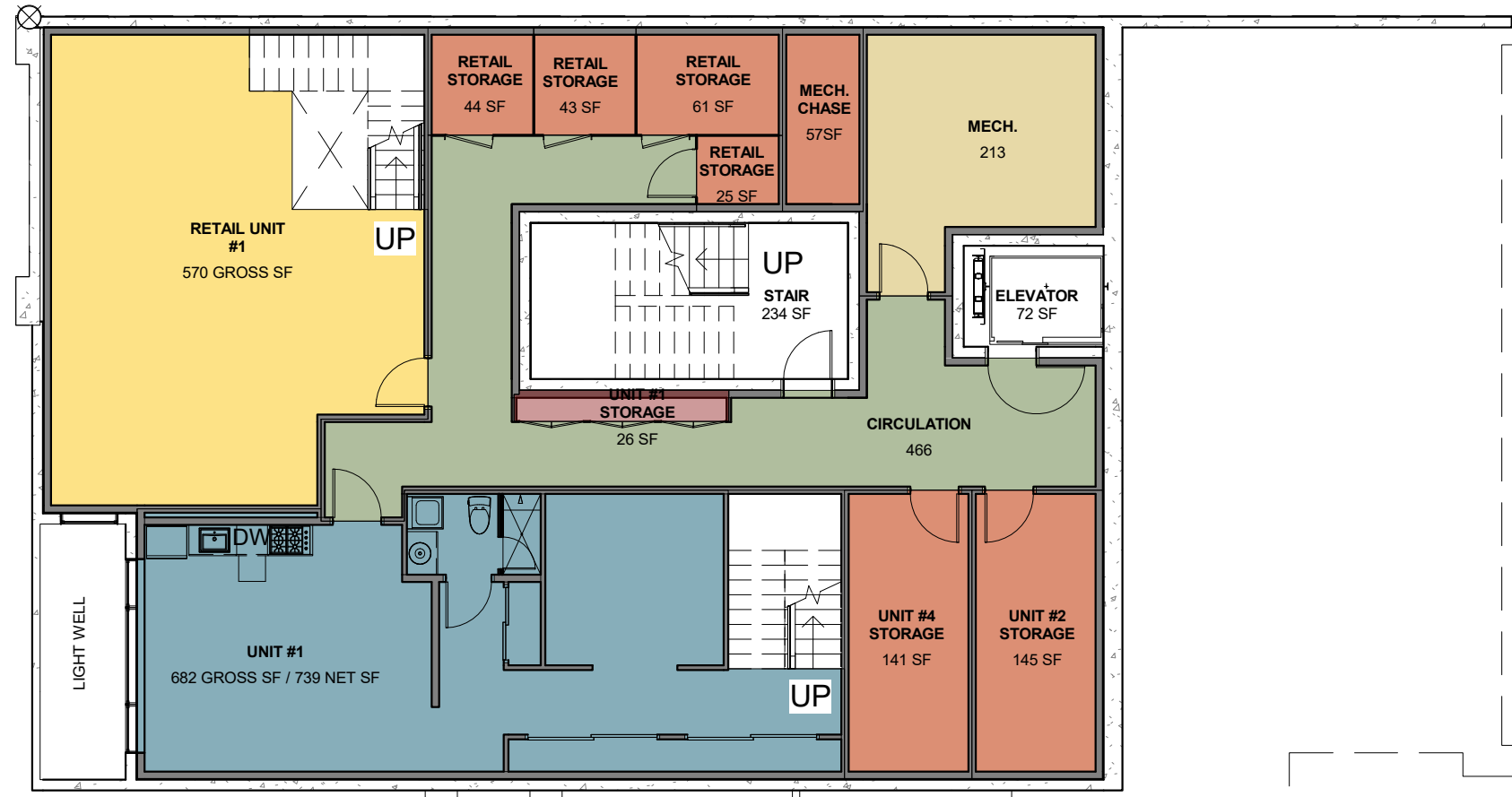
SITE PLAN 1
 1/4" = 1'-0"



KEY NOTES

- 035 PROPOSED TREE.
- 036 PROPOSED STREET LIGHT.
- 229 LONG DASHED LINE OF ROOF ABOVE.
- 265 PRECAST CONCRETE AND GLASS PAVERS FOR LIGHT WELL. REFER TO SPEC SHEET A5.3 FOR MORE INFORMATION.
- 403 HEATED CONCRETE SIDEWALKS.
- 406 BLACK STEEL PLANTERS. TO REMAIN 4" BELOW WINDOW SILLS AT RETAIL LEVEL.

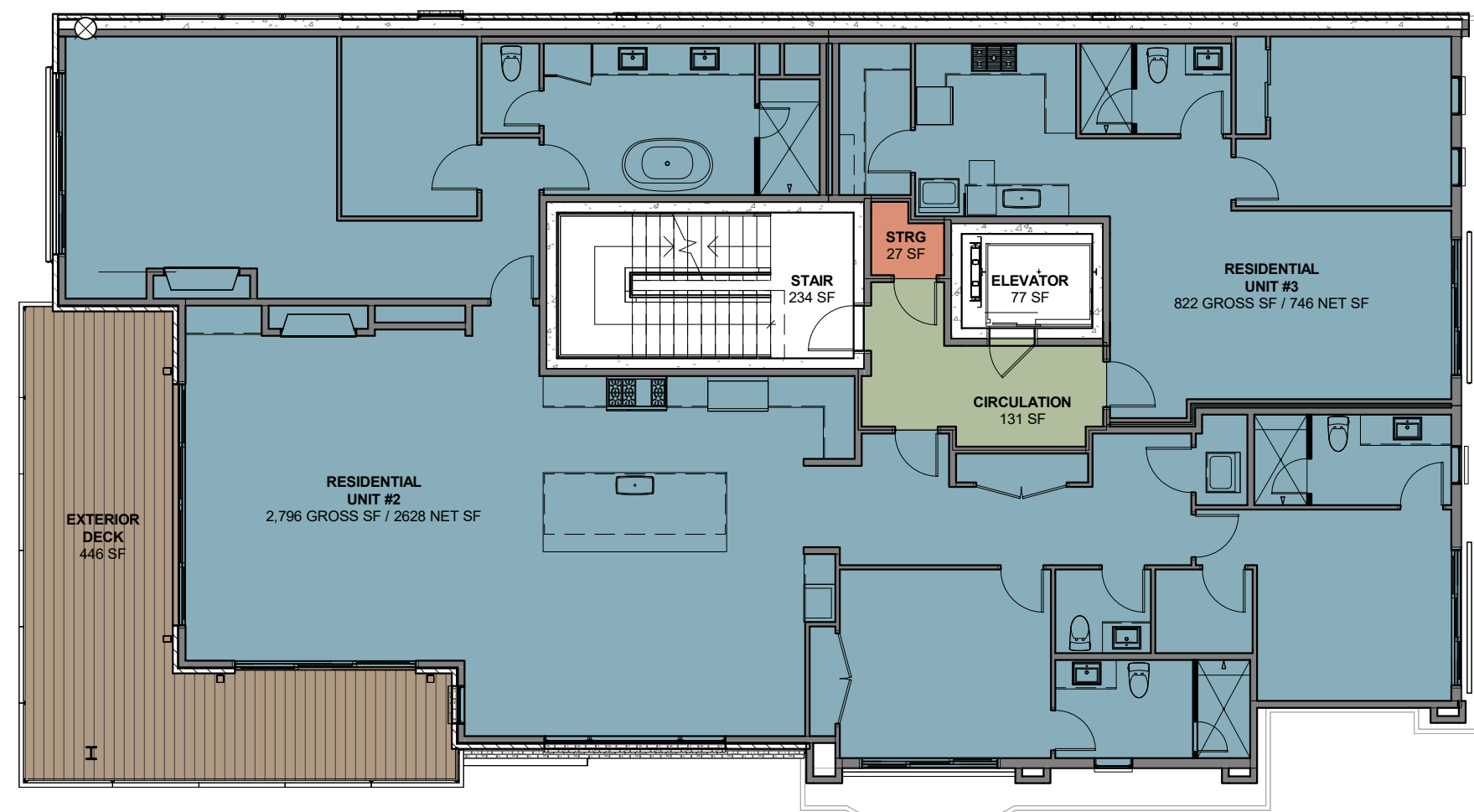




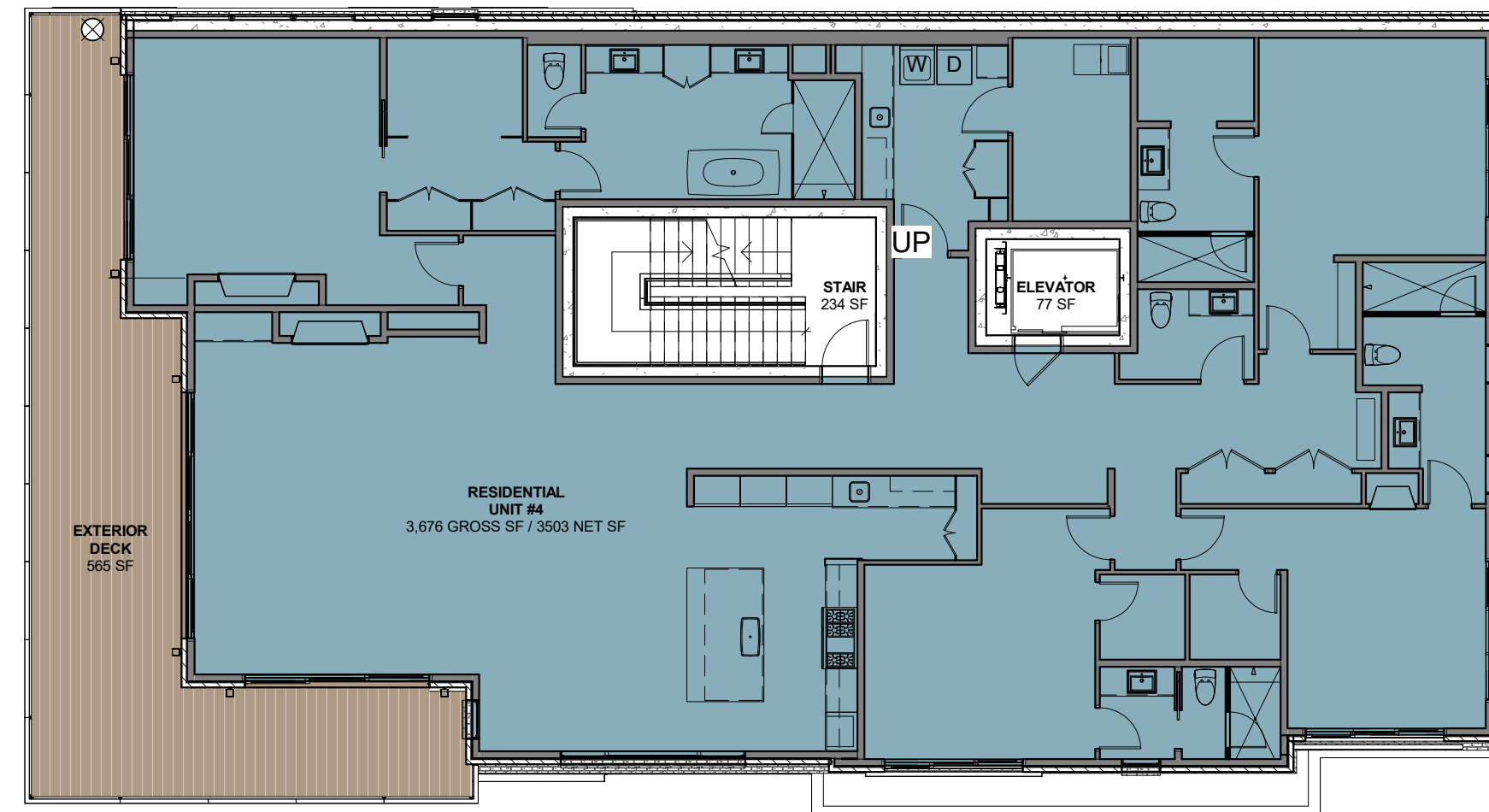
LOWER LEVEL PLAN
3/32" = 1'-0"



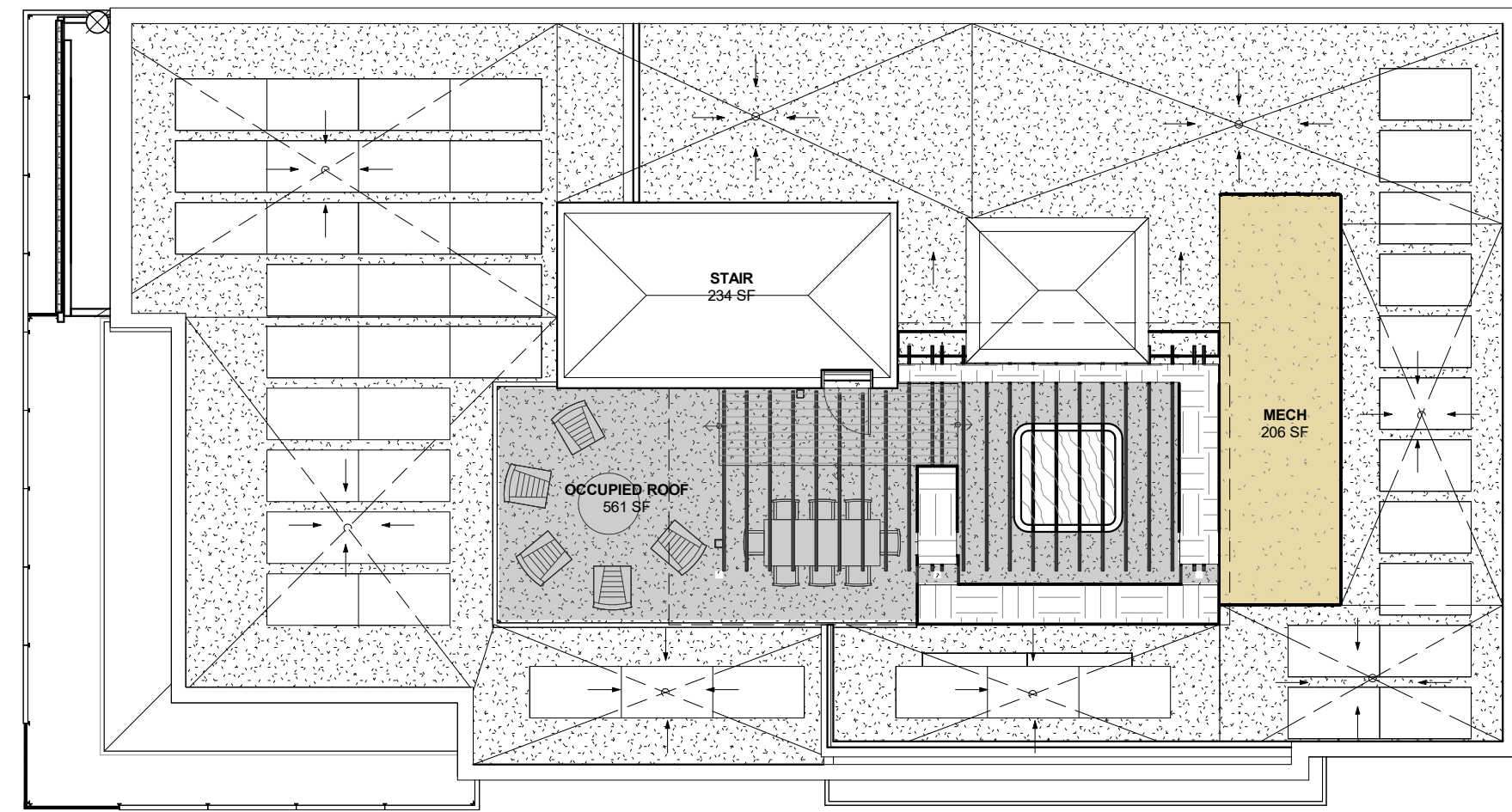
1ST FLOOR PLAN
3/32" = 1'-0"



2ND FLOOR PLAN
3/32" = 1'-0"



3RD FLOOR PLAN
3/32" = 1'-0"



ROOF PLAN
3/32" = 1'-0"

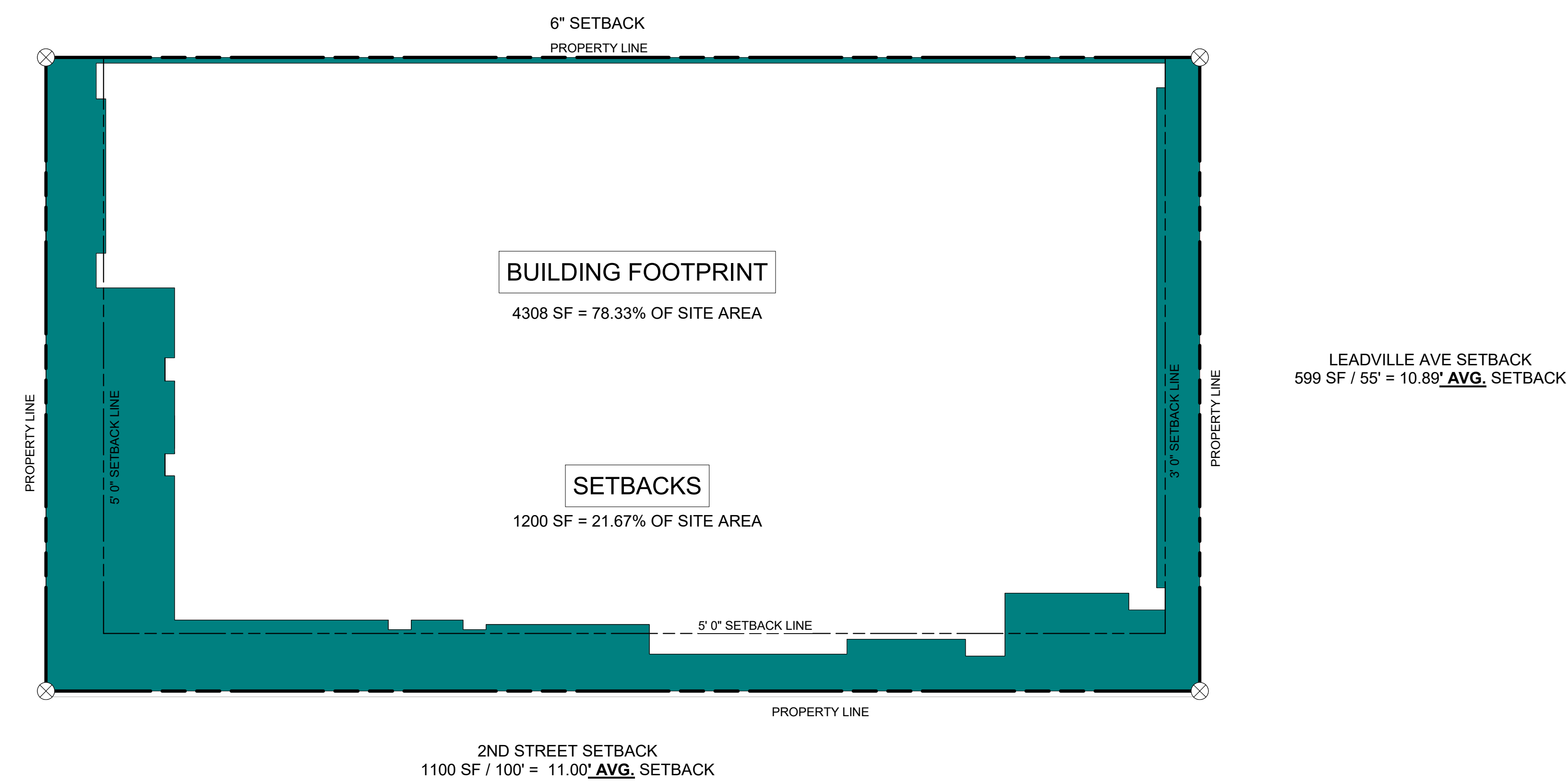
FLOOR AREA LEGEND	
	STORAGE AREA
	RESIDENTIAL PARKING
	RESIDENTIAL AREA
	EXTERIOR AMENITY AREA
	MECHANICAL / FIRE
	COMMERCIAL AREA
	CIRCULATION
	VERTICAL CIRCULATION

DESIGN REVIEW APPLICATION REQUIREMENTS

BUILDING AREA SQUARE FOOTAGES				
FLOOR PLAN	AREA USE	GROSS AREA SF	NET AREA SF	EXCLUDED AREA SF
LOWER LEVEL	RESIDENTIAL UNIT #1	682 SF	639 SF	682 SF
	STORAGE UNIT #4	141 SF		141 SF
	STORAGE UNIT #1	26 SF		26 SF
	STORAGE UNIT #2	145 SF		145 SF
	RETAIL UNIT #1	570 SF		570 SF
	MECH / FIRE RISER ROOM	213 SF		213 SF
	CIRCULATION	466 SF		466 SF
	STAIR	234 SF		234 SF
TOTALS:		2549 SF	639 SF	2549 SF
1ST FLOOR	RETAIL UNIT #1	380 SF	0 SF	665 SF
	RETAIL UNIT #1 STAIR	121 SF		
	ATRIUM (50% over 18')	34 SF		
	RETAIL UNIT #2	544 SF		
	RETAIL UNIT #3	341 SF		
	RESTROOM	67 SF		
	RESIDENTIAL UNIT#1 STAIR	33 SF		
	RESIDENTIAL PARKING	530 SF		
	RESIDENTIAL PARKING	552 SF		
	JANITOR	74 SF		
	MECHANICAL	148 SF		
	CIRCULATION	682 SF		
	STAIR	234 SF		
ELEVATOR	77 SF			
TRASH ROOM	220 SF			
TOTALS:		4069 SF	0 SF	665 SF
2ND FLOOR	RESIDENTIAL UNIT #2	2796 SF	3374 SF	757 SF
	RESIDENTIAL UNIT #3	822 SF		
	STORAGE	27 SF		
	EXTERIOR DECK	446 SF		
	CIRCULATION	131 SF		
	STAIR	234 SF		
	ELEVATOR	77 SF		
TOTALS:		4533 SF	3374 SF	757 SF
3RD FLOOR	RESIDENTIAL UNIT #4	3676 SF	3503 SF	876 SF
	EXTERIOR DECK	565 SF		
	STAIR	234 SF		
	ELEVATOR	77 SF		
TOTALS:		4552 SF	3503 SF	876 SF
ROOF DECK	OCCUPIED ROOF	561 SF	0 SF	1001 SF
	MECHANICAL	206 SF		
	STAIR	234 SF		
TOTALS:		1001 SF	0 SF	1001 SF
TOTAL BUILDING:		16,704 SF	7516 SF	5,848 SF

	GROSS AREA SF	NET AREA SF	EXCLUDED AREA SF
TOTAL BUILDING:	16,704 SF	7516 SF	5,848 SF

	GROSS AREA SF	SITE AREA SF	FAR
FAR:	10,856 SF	5504 SF	1.97



FIRST FLOOR AVERAGE SETBACK DIAGRAM
1/8" = 1'-0"



11661 SE 1ST STREET, SUITE 200
BELLEVUE, WASHINGTON 98005
TEL: (425) 453-9298
FAX: (425) 452-8448

REGISTRATION:

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PRELIMINARY
NICOLE C. RAMEY
(STATE OF IDAHO)

INTAKE DATE: 02/22/23

REVISIONS: DATE:

PROJECT / CLIENT:

THE 208 BUILDING

CARR, MICHAEL

JOB ADDRESS:

200 N LEADVILLE KETCHUM
IDAHO, 83340
PARCEL #RPK0000230010

DRAWING NAME:

DESIGN REVIEW FLOOR
AREA DIAGRAM

Drawn By: MS

Checked By: NR

Owner Approval:

PHASE:

CONSTRUCTION DRAWINGS

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APPROVED FOR CONSTRUCTION:

PROJECT No.: A21-198

DATE: 2/22/2023

A0.3

PLOT SCALE: 1:1

REGISTRATION:

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 (STATE OF IDAHO)

INTAKE DATE: 02/22/23

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PROJECT / CLIENT:

THE 208 BUILDING

CARR, MICHAEL

JOB ADDRESS:

200 N LEADVILLE KETCHUM
 IDAHO, 83340
 PARCEL #RPK00000230010

DRAWING NAME:

LOWER LEVEL PLAN

Drawn By: MS

Checked By: NR

Owner Approval:

PHASE:

CONSTRUCTION DRAWINGS

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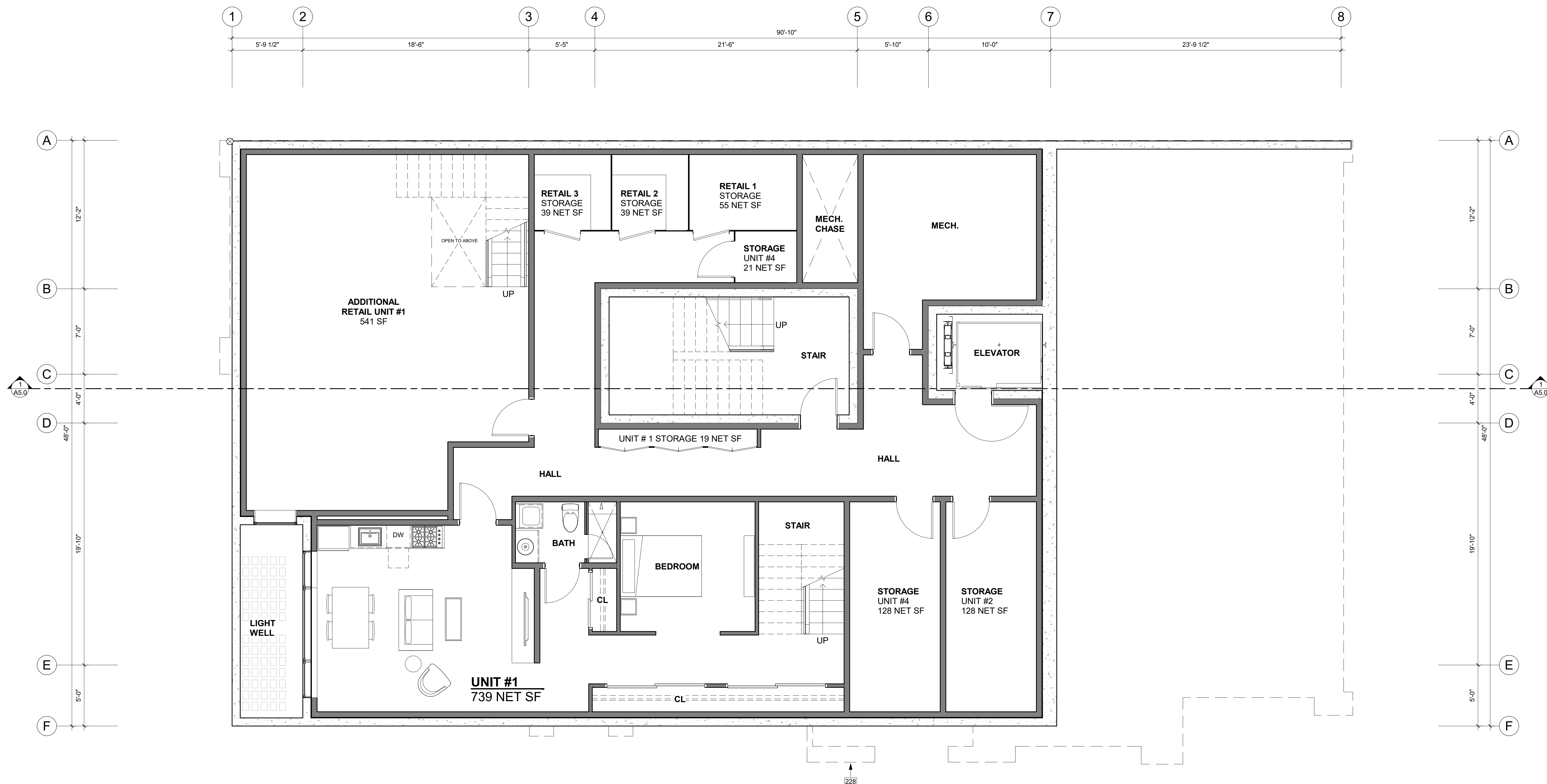
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PROJECT No.: A21-198

DATE: 2/22/2023

A2.0

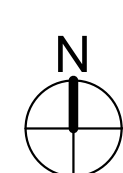
PLOT SCALE: 1:1



LOWER LEVEL PLAN
 1/4" = 1'-0" 1

KEY NOTES

228 DASHED LINE OF BUILDING ABOVE.



REGISTRATION:

LICENSED ARCHITECT
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PRELIMINARY
 NICOLE C. RAMEY
 (STATE OF IDAHO)

INTAKE DATE: 02/22/23

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REVISIONS:	DATE:

PROJECT / CLIENT:

THE 208 BUILDING

CARR, MICHAEL

JOB ADDRESS:

200 N LEADVILLE KETCHUM
 IDAHO, 83340
 PARCEL #RPK00000230010

DRAWING NAME:

1ST FLOOR PLAN

Drawn By: MS

Checked By: NR

Owner Approval:

PHASE:

CONSTRUCTION DRAWINGS

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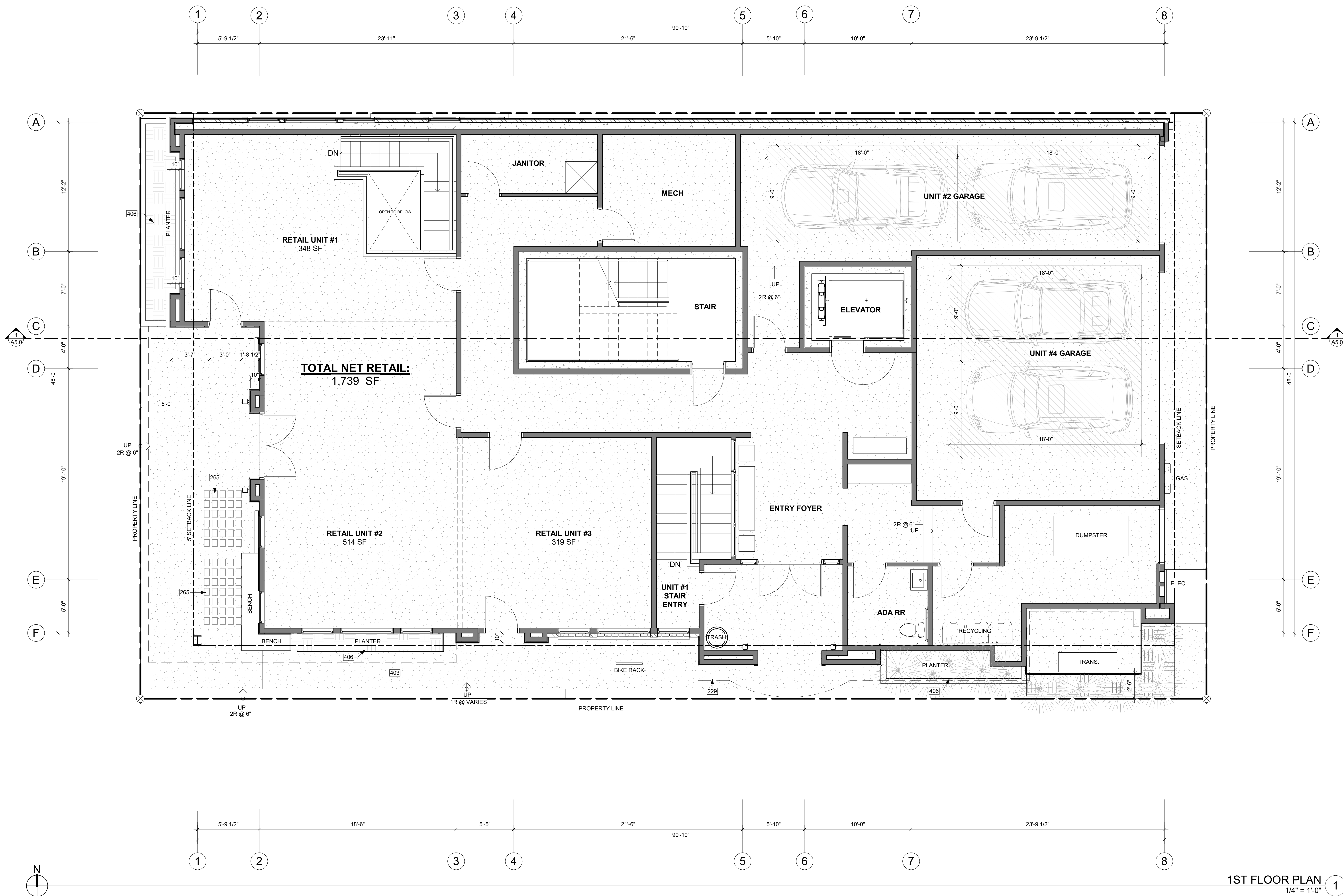
APPROVED FOR CONSTRUCTION:

PROJECT No.: A21-198

DATE: 2/22/2023

A2.1

PLOT SCALE: 1:1



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

KEY NOTES

- 229 LONG DASHED LINE OF ROOF ABOVE.
- 265 PRECAST CONCRETE AND GLASS PAVERS FOR LIGHT WELL. REFER TO SPEC SHEET A5.3 FOR MORE INFORMATION.
- 403 HEATED CONCRETE SIDEWALKS.
- 406 BLACK STEEL PLANTERS. TO REMAIN 4" BELOW WINDOW SILLS AT RETAIL LEVEL.

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PROJECT / CLIENT:

THE 208 BUILDING

CARR, MICHAEL

JOB ADDRESS:

200 N LEADVILLE KETCHUM
 IDAHO, 83340
 PARCEL #RPK0000230010

DRAWING NAME:

2ND FLOOR PLAN

Drawn By: MS

Checked By: NR

Owner Approval:

PHASE:

CONSTRUCTION DRAWINGS

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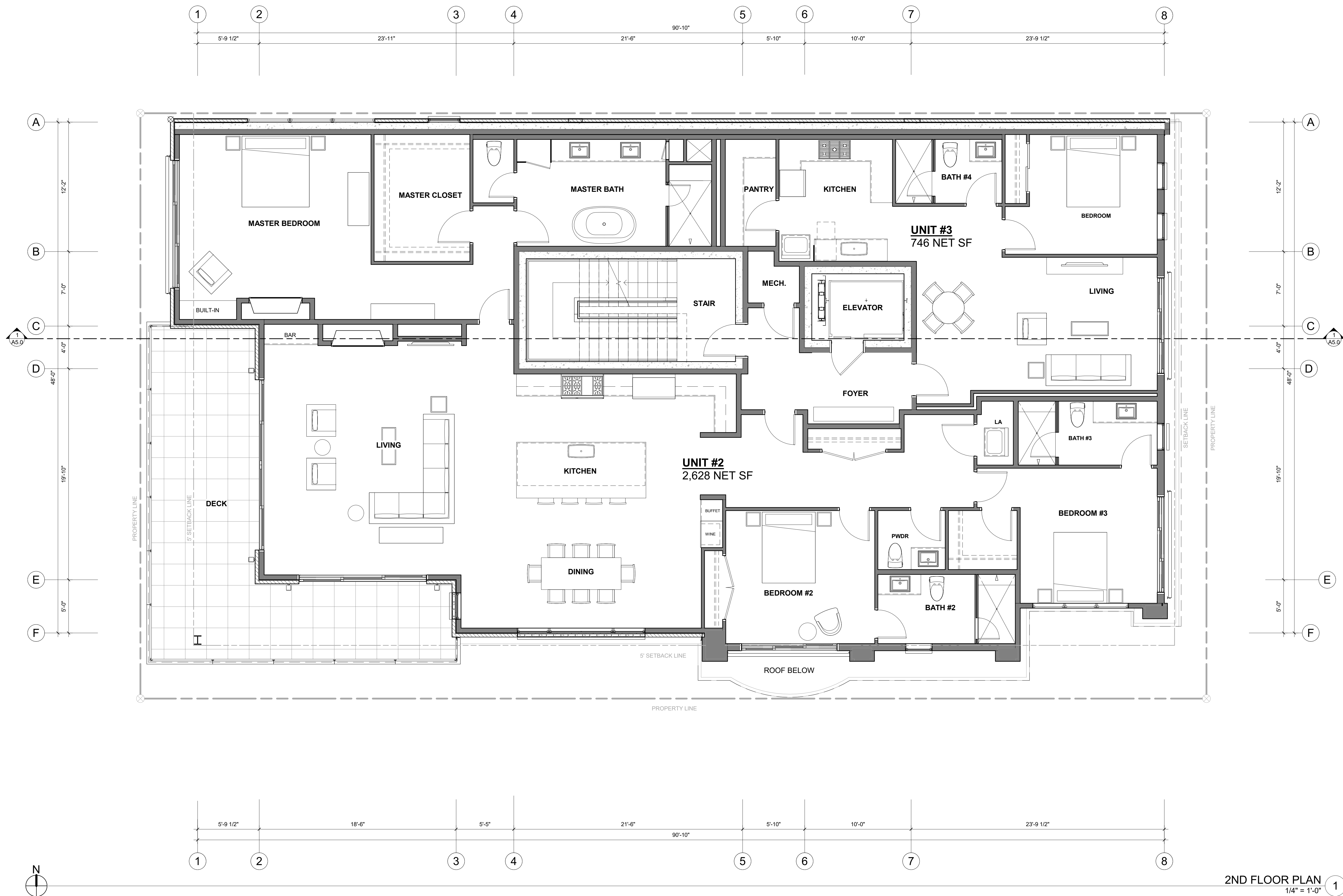
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PROJECT No.: A21-198

DATE: 2/22/2023

A2.2

PLOT SCALE: 1:1



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

REGISTRATION:

LICENSED ARCHITECT
 AR 985993
PRELIMINARY
 NICOLE C. RAMEY
 (STATE OF IDAHO)

INTAKE DATE: 02/22/23

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REVISIONS:	DATE:

PROJECT / CLIENT:

THE 208 BUILDING

CARR, MICHAEL

JOB ADDRESS:

200 N LEADVILLE KETCHUM
 IDAHO, 83340
 PARCEL #RPK00000230010

DRAWING NAME:

3RD FLOOR PLAN

Drawn By: MS

Checked By: NR

Owner Approval:

PHASE:

CONSTRUCTION DRAWINGS

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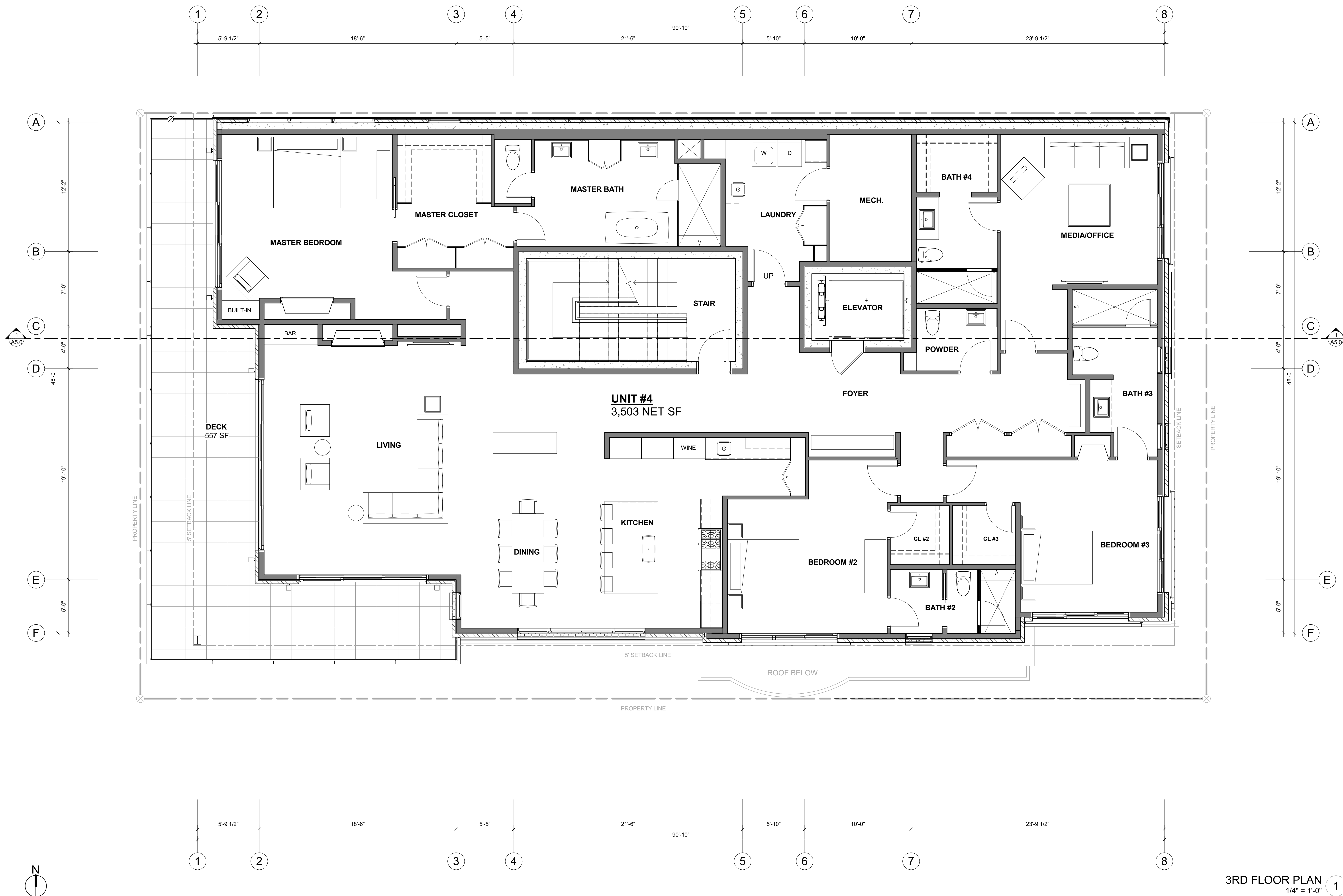
APPROVED FOR CONSTRUCTION:

PROJECT No.: A21-198

DATE: 2/22/2023

A2.3

PLOT SCALE: 1:1



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

REGISTRATION:

LICENSED ARCHITECT
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PRELIMINARY
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 (STATE OF IDAHO)

INTAKE DATE: 02/22/23

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REVISIONS:	DATE:

PROJECT / CLIENT:

THE 208 BUILDING

CARR, MICHAEL

JOB ADDRESS:

200 N LEADVILLE KETCHUM
 IDAHO, 83340
 PARCEL #RPK0000230010

DRAWING NAME:

ROOF PLAN

Drawn By: MS

Checked By: NR

Owner Approval:

PHASE:

CONSTRUCTION DRAWINGS

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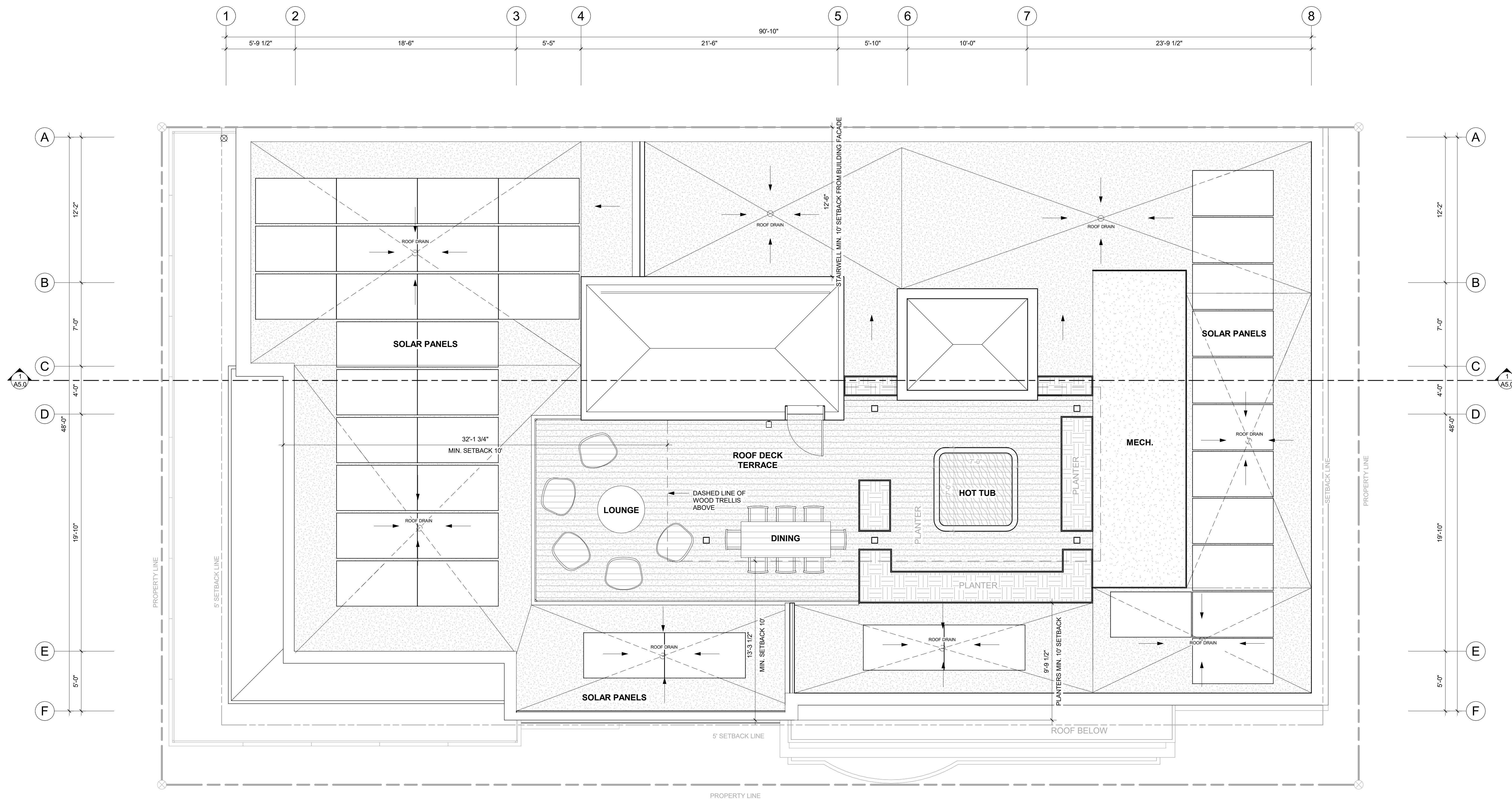
APPROVED FOR CONSTRUCTION:

PROJECT No.: A21-198

DATE: 2/22/2023

A3.0

PLOT SCALE: 1:1



ROOF PLAN
 1/4" = 1'-0" 1

REGISTRATION:

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 AR 985993
PRELIMINARY
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 (STATE OF IDAHO)

INTAKE DATE: 02/22/23

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REVISIONS:	DATE:

PROJECT / CLIENT:

THE 208 BUILDING

CARR, MICHAEL

JOB ADDRESS:

200 N LEADVILLE KETCHUM
 IDAHO, 83340
 PARCEL #RPK0000230010

DRAWING NAME:

ELEVATIONS

Drawn By: MS

Checked By: NR

Owner Approval:

PHASE:

CONSTRUCTION DRAWINGS

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PROJECT No.: A21-198

DATE: 2/22/2023

A4.0

PLOT SCALE: 1:1



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

KEY NOTES

- 400 NATURAL STONE VENEER.
- 401 BRICK VENEER.
- 404 WOOD SIDING.
- 405 BLACK STEEL C-CHANNEL.
- 406 BLACK STEEL PLANTERS. TO REMAIN 4" BELOW WINDOW SILLS AT RETAIL LEVEL.
- 407 METAL MESH SCREEN.
- 408 BLACK STEEL GUARD. MIN. 75% TRANSPARENT AT ROOFTOP.
- 409 BLACK METAL COPING OVER PARAPET WALL.
- 410 METAL CLAD WOOD WINDOWS AND DOORS.
- 411 PRE CAST CONCRETE LINTEL.

REGISTRATION:

LICENSED ARCHITECT
 AR 985993
PRELIMINARY
 NICOLE C. RAMEY
 (STATE OF IDAHO)

INTAKE DATE: 02/22/23

REVISIONS: DATE:

REVISIONS:	DATE:

PROJECT / CLIENT:

THE 208 BUILDING

CARR, MICHAEL

JOB ADDRESS:

200 N LEADVILLE KETCHUM
 IDAHO, 83340
 PARCEL #RPK00000230010

DRAWING NAME:

ELEVATIONS

Drawn By: MS

Checked By: NR

Owner Approval:

PHASE:

CONSTRUCTION DRAWINGS

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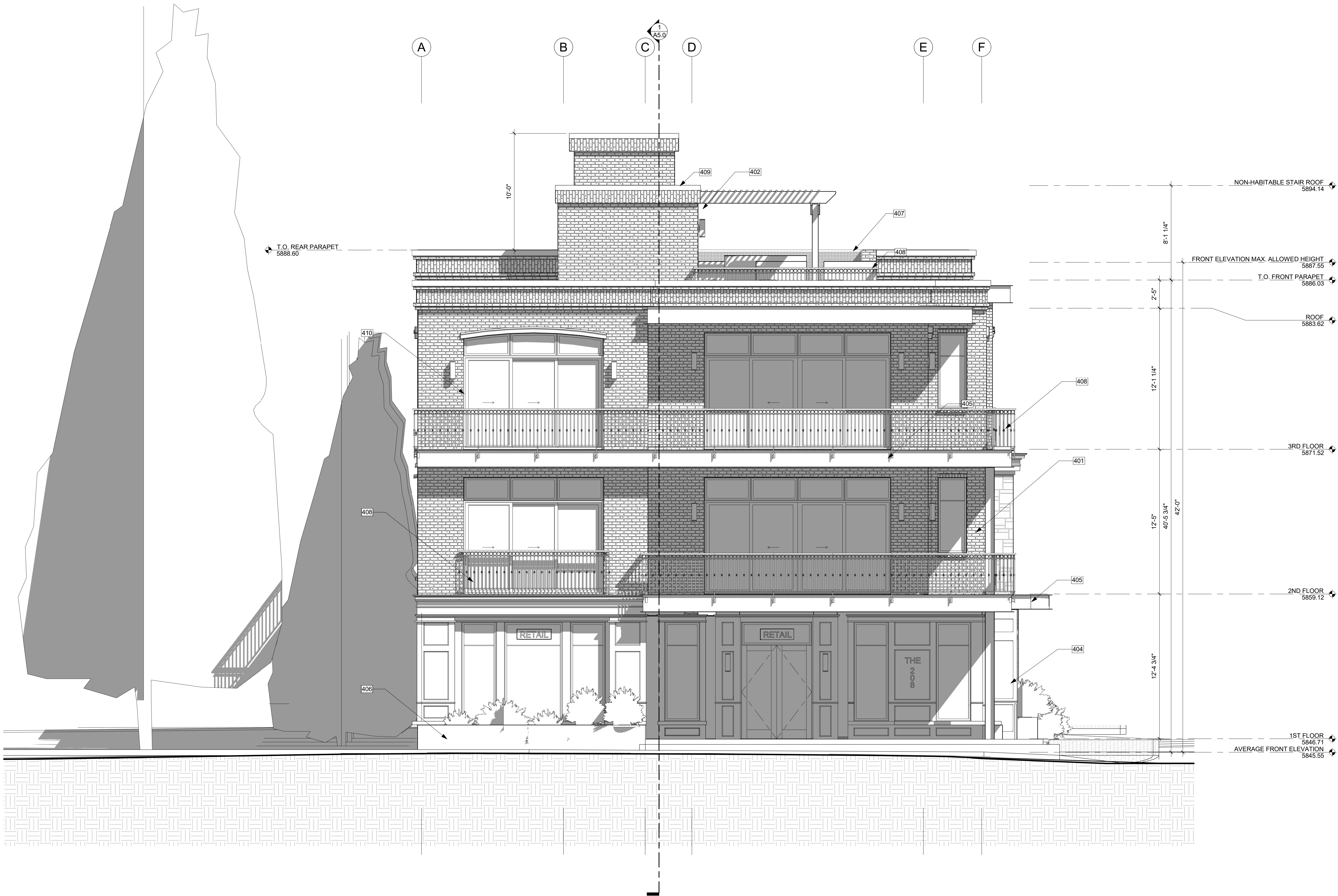
APPROVED FOR CONSTRUCTION:

PROJECT No.: A21-198

DATE: 2/22/2023

A4.1

PLOT SCALE: 1:1

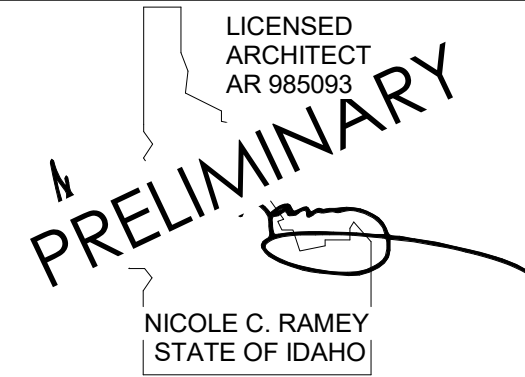


WEST ELEVATION 2
 1/4" = 1'-0"

KEY NOTES

401	BRICK VENEER.
402	LIGHTING @ ALL EXTERIOR DOORS INSTALLED PER MANUFACTURER, TYP. REFER TO SHEET A5.2 FOR LIGHTING SPECS. ALL LIGHTS SHALL COMPLY WITH CITY OF KETCHUM MUNICIPAL CODE 17.132.
404	WOOD SIDING.
405	BLACK STEEL C-CHANNEL.
406	BLACK STEEL PLANTERS. TO REMAIN 4" BELOW WINDOW SILLS AT RETAIL LEVEL.
407	METAL MESH SCREEN.
408	BLACK STEEL GUARD. MIN. 75% TRANSPARENT AT ROOFTOP.
409	BLACK METAL COPING OVER PARAPET WALL.
410	METAL CLAD WOOD WINDOWS AND DOORS.

REGISTRATION:



INTAKE DATE: 02/22/23

REVISIONS: DATE:

REVISIONS:	DATE:

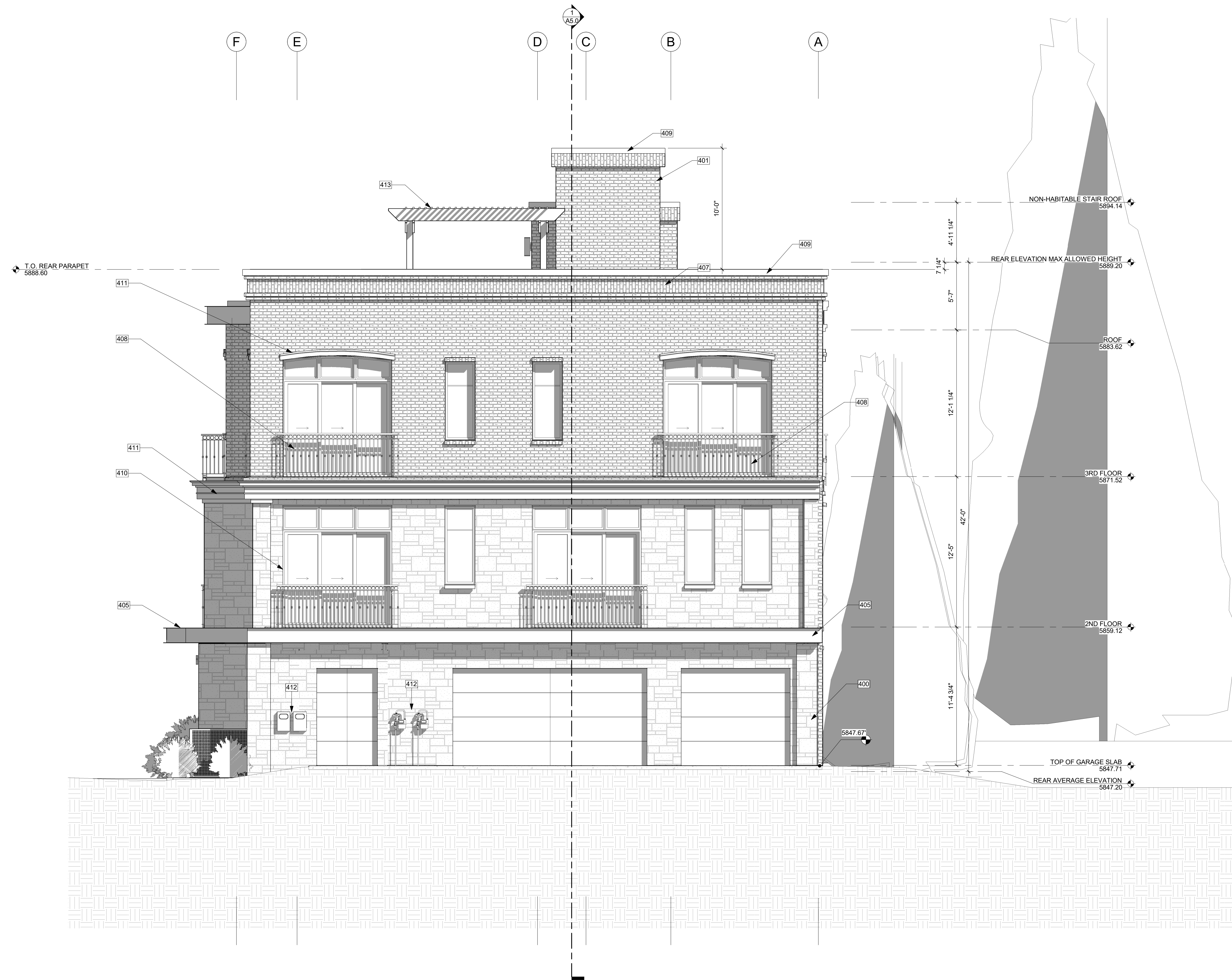
PROJECT / CLIENT:

THE 208 BUILDING

CARR, MICHAEL

JOB ADDRESS:

200 N LEADVILLE KETCHUM
 IDAHO, 83340
 PARCEL #RPK00000230010



EAST ELEVATION 1
 1/4" = 1'-0"

KEY NOTES

400	NATURAL STONE VENEER.
401	BRICK VENEER.
405	BLACK STEEL C-CHANNEL.
407	METAL MESH SCREEN.
408	BLACK STEEL GUARD. MIN. 75% TRANSPARENT AT ROOFTOP.
409	BLACK METAL COPING OVER PARAPET WALL.
410	METAL CLAD WOOD WINDOWS AND DOORS.
411	PRE CAST CONCRETE LINTEL.
412	ELECTRICAL/ GAS METERS.
413	BLACK STEEL FRAMED TRELLIS W/ BLACK STAINED WOOD CANOPY.

DRAWING NAME:

ELEVATIONS

Drawn By: MS

Checked By: NR

Owner Approval:

PHASE:

CONSTRUCTION DRAWINGS

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APPROVED FOR CONSTRUCTION:

PROJECT No.: A21-198

DATE: 2/22/2023

A4.2

PLOT SCALE: 1:1

REGISTRATION:

LICENSED ARCHITECT
 AR 985593
PRELIMINARY
 NICOLE C. RAMEY
 (STATE OF IDAHO)

INTAKE DATE: 02/22/23

REVISIONS: DATE:

REVISIONS:	DATE:

PROJECT / CLIENT:

THE 208 BUILDING

CARR, MICHAEL

JOB ADDRESS:

200 N LEADVILLE KETCHUM
 IDAHO, 83340
 PARCEL #RPK0000230010

DRAWING NAME:

ELEVATIONS

Drawn By: MS

Checked By: EB

Owner Approval:

PHASE:

CONSTRUCTION DRAWINGS

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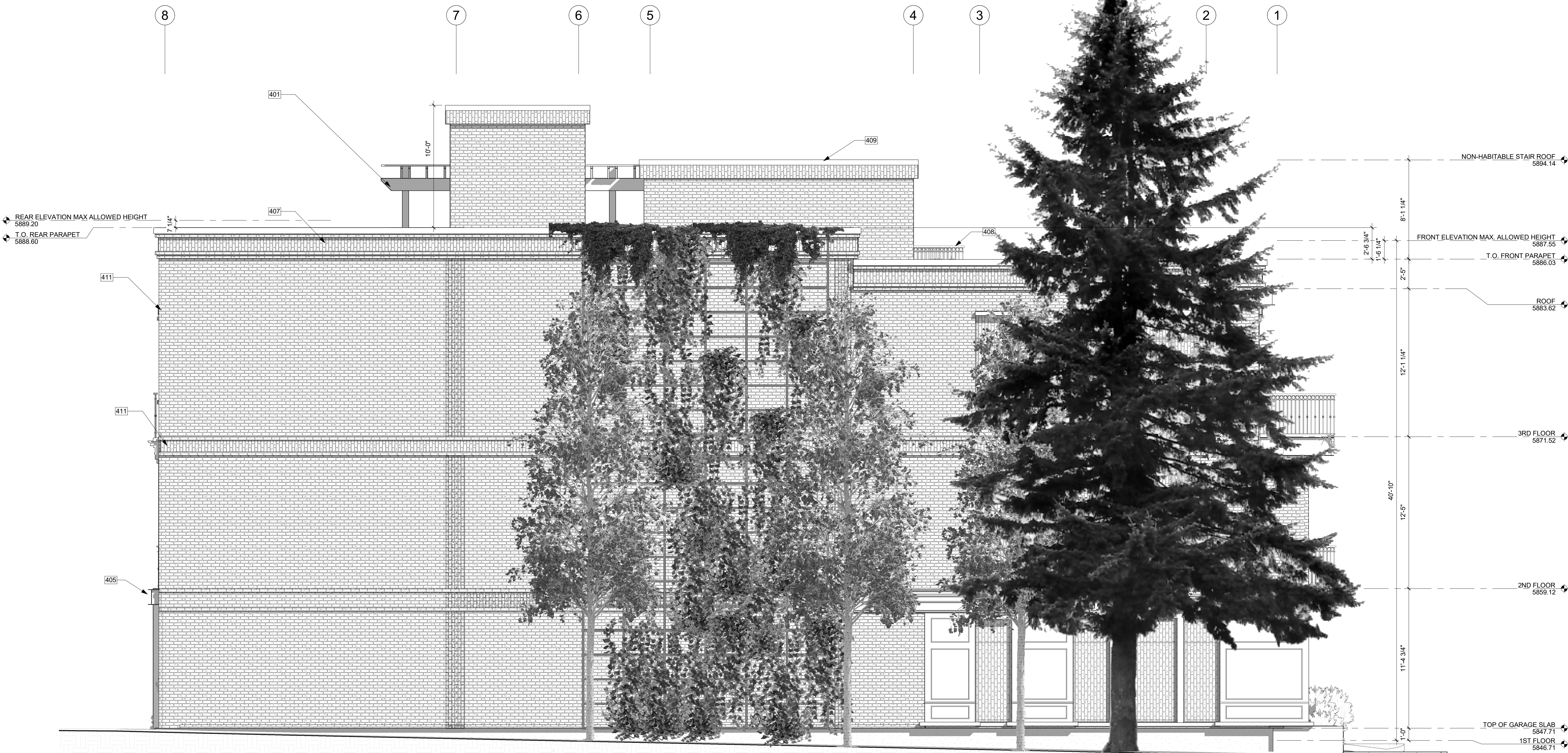
APPROVED FOR CONSTRUCTION:

PROJECT No.: A21-198

DATE: 2/22/2023

A4.3

PLOT SCALE: 1:1



NORTH ELEVATION 1
 1/4" = 1'-0"

KEY NOTES

401	BRICK VENEER.
405	BLACK STEEL C-CHANNEL.
407	METAL MESH SCREEN.
408	BLACK STEEL GUARD. MIN. 75% TRANSPARENT AT ROOFTOP.
409	BLACK METAL COPING OVER PARAPET WALL.
411	PRE CAST CONCRETE LINTEL.

REGISTRATION:

LICENSED ARCHITECT
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PRELIMINARY
 NICOLE C. RAMEY
 (STATE OF IDAHO)

INTAKE DATE: 02/22/23

REVISIONS: DATE:

REVISIONS:	DATE:

PROJECT / CLIENT:

THE 208 BUILDING

CARR, MICHAEL

JOB ADDRESS:

200 N LEADVILLE KETCHUM
 IDAHO, 83340
 PARCEL #RPK0000230010

DRAWING NAME:

ELEVATIONS

Drawn By: Author

Checked By: Checker

Owner Approval:

PHASE:

CONSTRUCTION DRAWINGS

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APPROVED FOR CONSTRUCTION:

PROJECT No.: A21-198

DATE: 2/22/2023

A4.4

PLOT SCALE: 1:1



NORTH ELEVATION 1
 1/4" = 1'-0"

KEY NOTES

401	BRICK VENEER.
405	BLACK STEEL C-CHANNEL.
407	METAL MESH SCREEN.
408	BLACK STEEL GUARD. MIN. 75% TRANSPARENT AT ROOFTOP.
409	BLACK METAL COPING OVER PARAPET WALL.
411	PRE CAST CONCRETE LINTEL.

NOTE: 3D RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.



SOUTH EAST PERSPECTIVE



NORTH EAST PERSPECTIVE



SOUTH WEST PERSPECTIVE

11 661 SE 1ST STREET, SUITE 200
 BELLEVUE, WASHINGTON 98005
 TEL: (425) 453-9298
 FAX: (425) 452-8448

REGISTRATION:

LICENSED ARCHITECT
 AR 985993
PRELIMINARY
 NICOLE C. RAMEY
 (STATE OF IDAHO)

INTAKE DATE: 02/22/23

REVISIONS: DATE:

REVISIONS:	DATE:

PROJECT / CLIENT:

THE 208 BUILDING

CARR, MICHAEL

JOB ADDRESS:

200 N LEADVILLE KETCHUM
 IDAHO, 83340
 PARCEL #RPK00000230010

DRAWING NAME:

PERSPECTIVES

Drawn By: MS

Checked By: NR

Owner Approval:

PHASE:

CONSTRUCTION DRAWINGS

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PROJECT No.: A21-198

DATE: 2/22/2023

PLOT SCALE: 1:1

A4.5

REGISTRATION:

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PRELIMINARY
 NICOLE C. RAMEY
 (STATE OF IDAHO)

INTAKE DATE: 02/22/23

REVISIONS: DATE:

NO.	DESCRIPTION	DATE

PROJECT / CLIENT:

THE 208 BUILDING

CARR, MICHAEL

JOB ADDRESS:

200 N LEADVILLE KETCHUM
 IDAHO, 83340
 PARCEL #RPK0000230010

DRAWING NAME:

SECTIONS

Drawn By: MS

Checked By: NR

Owner Approval:

PHASE:

CONSTRUCTION DRAWINGS

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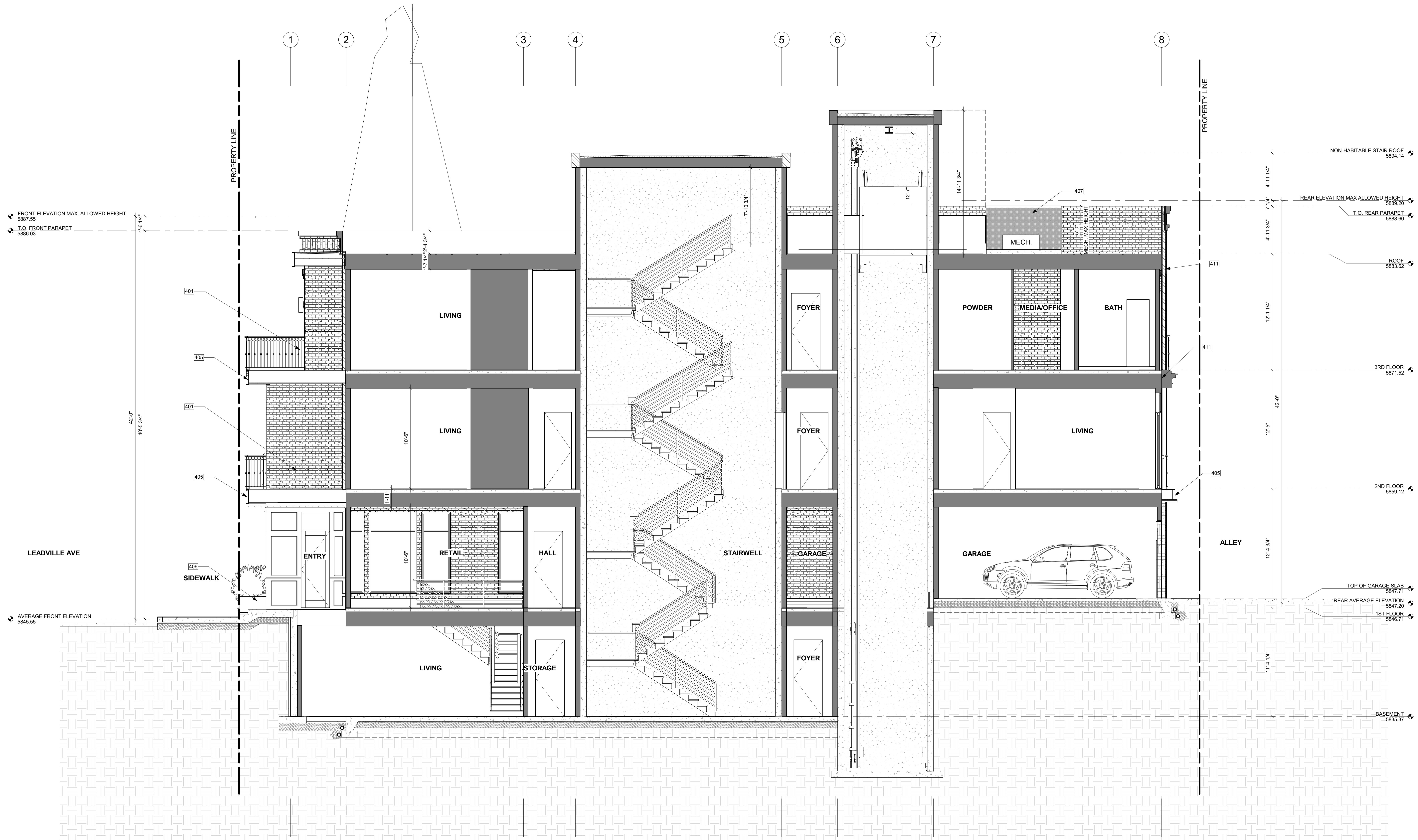
APPROVED FOR CONSTRUCTION:

PROJECT No.: A21-198

DATE: 2/22/2023

A5.0

PLOT SCALE: 1:1



SECTION 1
 1/4" = 1'-0" 1

KEY NOTES

- 401 BRICK VENEER.
- 405 BLACK STEEL C-CHANNEL.
- 406 BLACK STEEL PLANTERS. TO REMAIN 4" BELOW WINDOW SILLS AT RETAIL LEVEL.
- 407 METAL MESH SCREEN.
- 411 PRE CAST CONCRETE LINTEL.



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INTAKE DATE: 02/22/23

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REVISIONS:	DATE:

PROJECT / CLIENT:

THE 208 BUILDING

CARR, MICHAEL

JOB ADDRESS:

200 N LEADVILLE KETCHUM
 IDAHO, 83340
 PARCEL #RPK00000230010

DRAWING NAME:

EXTERIOR MATERIALS

Drawn By: MS

Checked By: NR

Owner Approval:

PHASE:

CONSTRUCTION DRAWINGS

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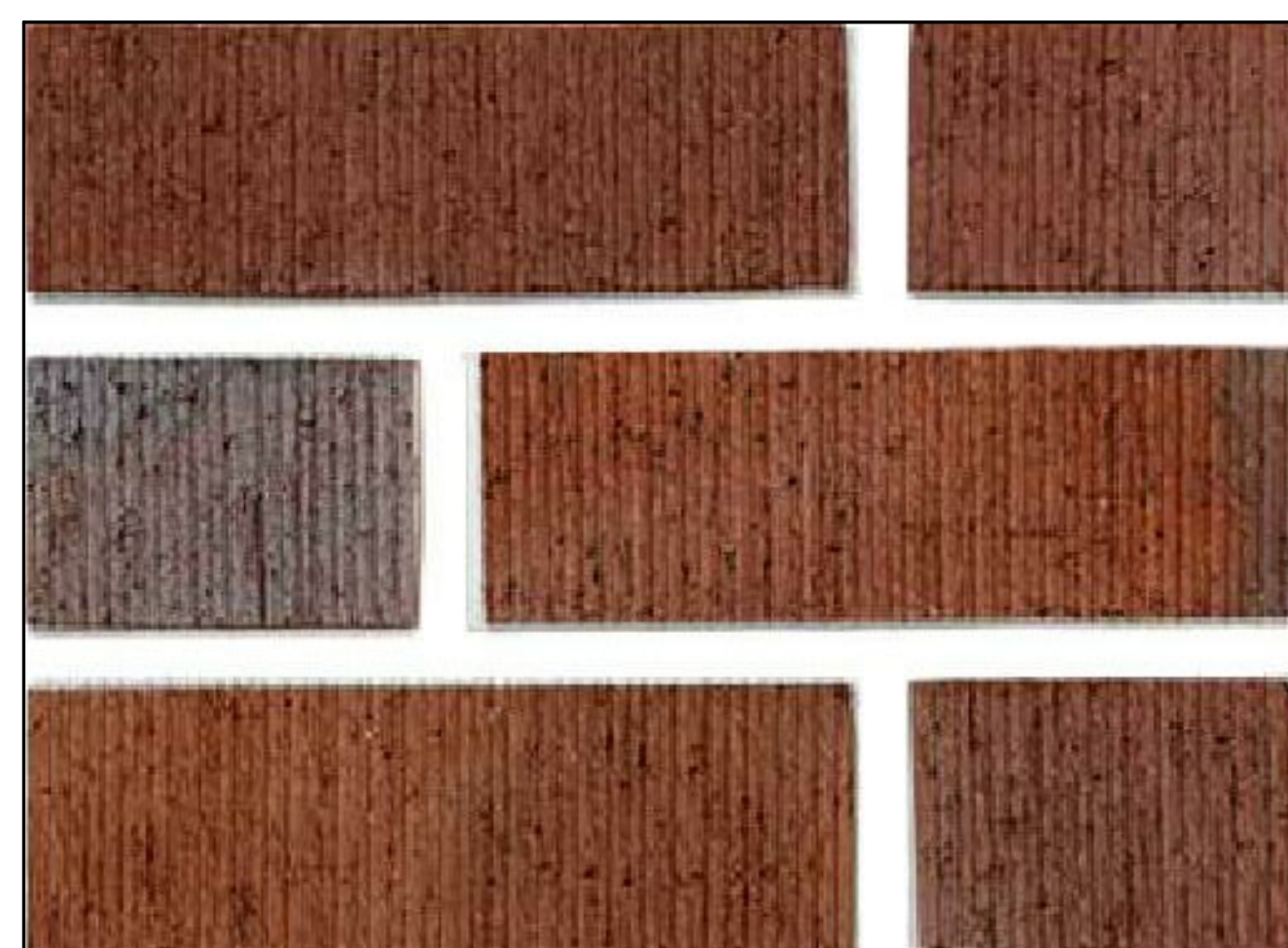
APPROVED FOR CONSTRUCTION:

PROJECT No.: A21-198

DATE: 2/22/2023

PLOT SCALE: 1:1

A5.1



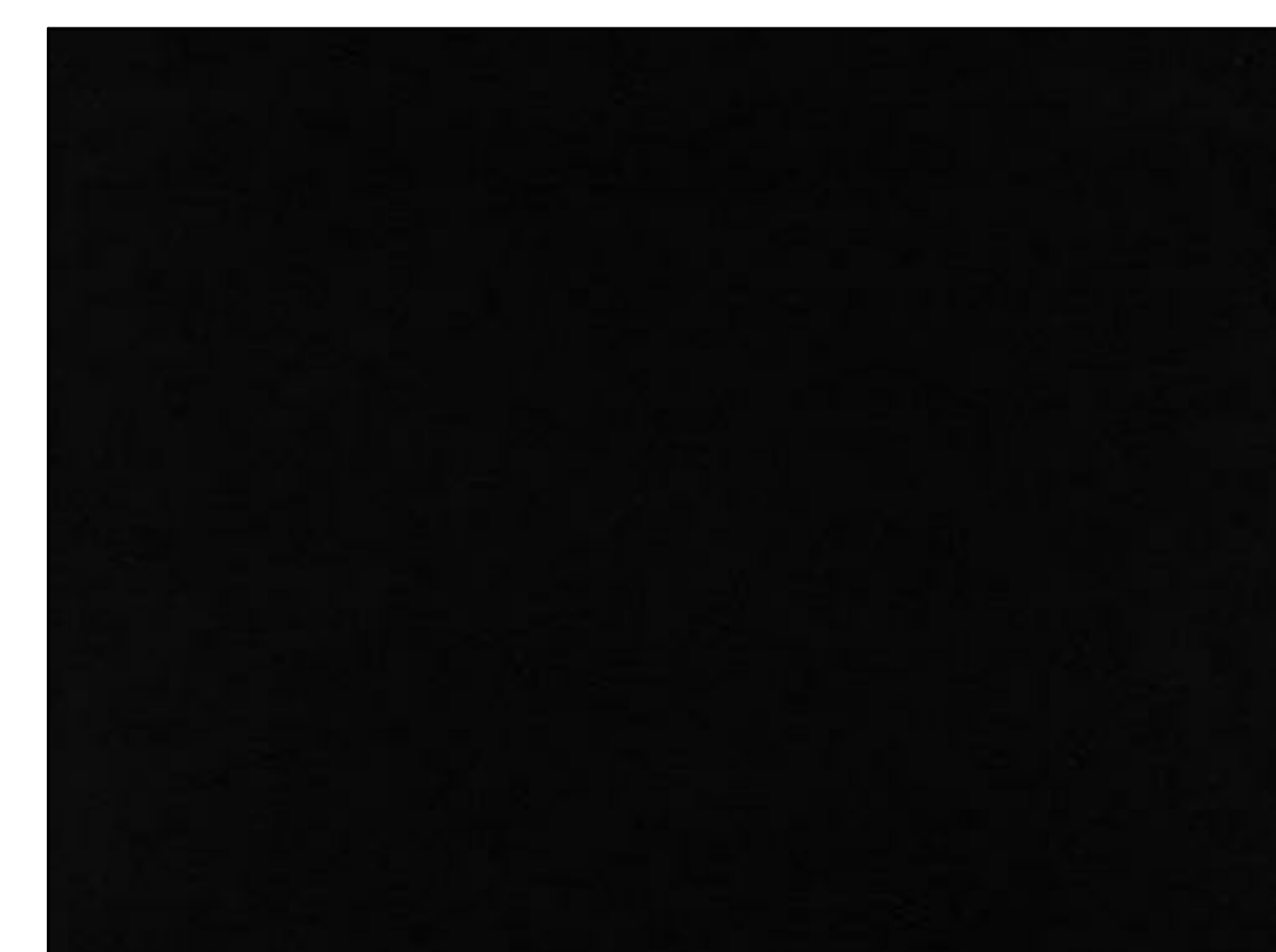
BRICK VENEER
 MOUNTAIN BLEND WITH RUG TEXTURE



STONE VENEER
 SILVERTIP STACK



WOOD SOFFIT
 ALASKAN YELLOW CEDAR VG



STEEL
 BLACK STEEL

A

TEGEL 18 WALL SCONCE

TECH LIGHTING

Understated modern design characterizes Tegel outdoor LED wall sconces. Providing well-controlled up and down lighting, or down light only, these wall sconces provide accent and ambient illumination. The option of three finish choices and two sizes ensures this design profile successfully blends with all architectural aesthetics.

Outstanding protection against the elements:

- Powder coat finishes
- Impact-resistant, UV stabilized frosted acrylic lensing
- Up light and down light options, with 10° and 36° beam spread options

SPECIFICATIONS

DELIVERED LUMENS	2419 Up/Downlight, 1212 Downlight
WATTS	28.9 Up/Downlight, 14.45 Downlight
VOLTAGE	Universal 120-277V, with integral transformer 2.5KV surge protection (driver)
DIMMING	0-10, 0-1V
LIGHT DISTRIBUTION	Symmetric Up/Down Lighting, or Down Only
MOUNTING OPTIONS	Wall
OPTICS	10° and 36°
PERFORMANCE OPTIONS	Photocontrol / Surge Protector
CCT	2700K, 3000K or 4000K
CRI	80+
COLOR BINNING	3 Step
BUS RATING	Up-Downlight 81-105-010, Downlight 81-105-011
DARK SKY	Compliant (Downlight)
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	38°C
FIELD SERVICEABLE LED	Yes
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70: >60,000 Hours
WARRANTY*	5 Years
WEIGHT	8 lbs.

*Visit techlighting.com for specific warranty limitations and details.

ORDERING INFORMATION

PRODUCT	CIRCUIT	LENGTH	BEAM SPREAD*	LENS	FINISH	FUNCTION	VOLTAGE	OPTIONS
DOWNLIGHT	81-105-011	18" or 24"	10° or 36°	Clear	Black, White, Bronze	Downlight Only	120V, 277V	None, Photocontrol, Surge Protection, LED Driver, Dimmer
UP/DOWNLIGHT	81-105-010	18" or 24"	10° or 36°	Clear	Black, White, Bronze	Up/Downlight	120V, 277V	None, Photocontrol, Surge Protection, LED Driver, Dimmer

*10° = DOWNLIGHT ONLY (DOL), WALL MOUNT UP AND DOWNLIGHT ONLY (UD)

techlighting.com



TEGEL 18 shown in Charcoal



TEGEL 18 shown in Bronze

TEGEL 18 shown in Black

B

LITECONTROL making light work™

2L-R-D MOD* 2 LED RECESSED DIRECT

FEATURES

- Variable Intensity technology provides a range of specifiable outputs and resulting fixture wattages
- 2 SDCM color consistency
- End cap design eliminates visible diffuser seams/gaps

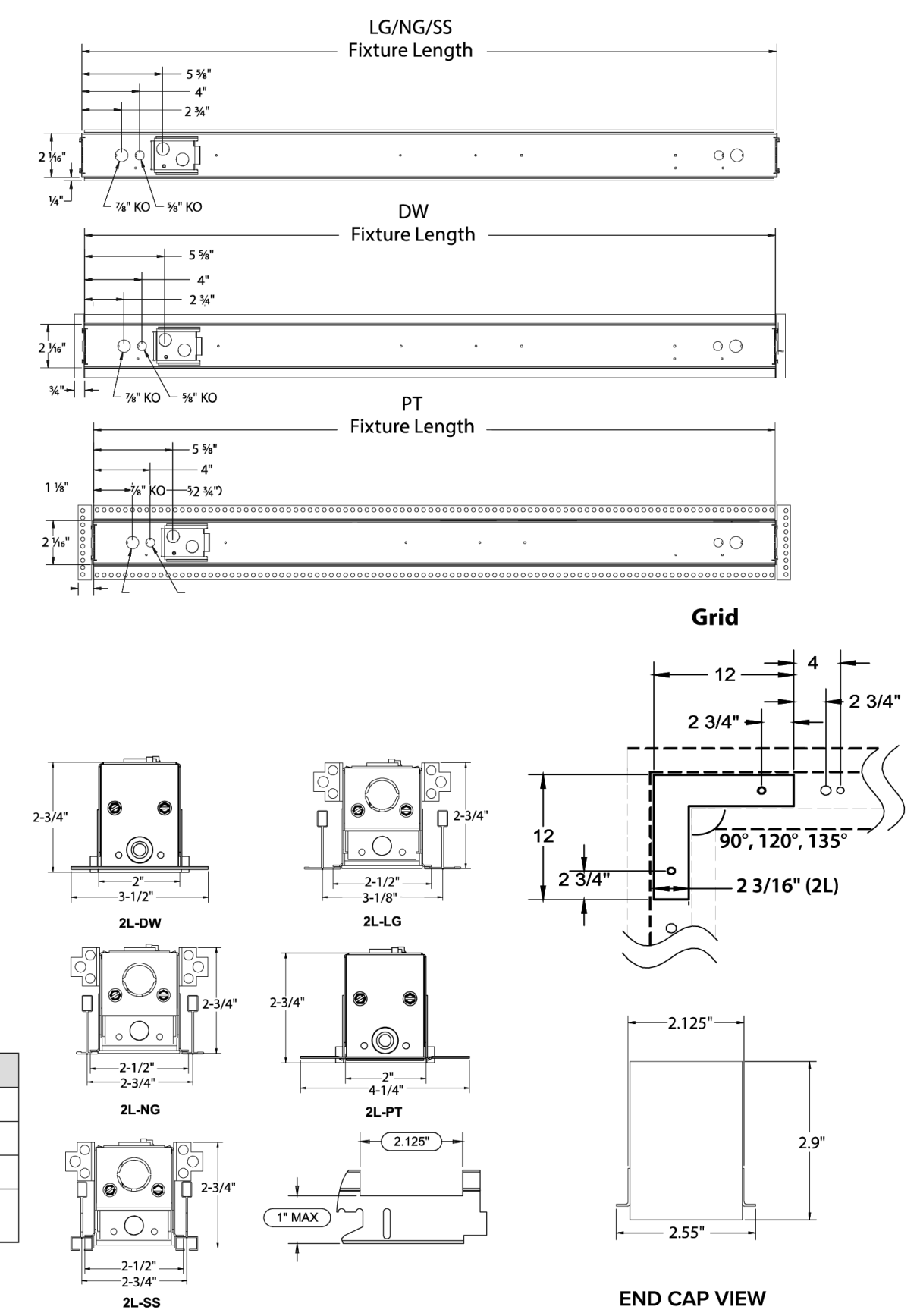
INSTALLATION

- PT Mounting: Continuous spackles trim with beaded edge welded to housing. Spackles trim allows plaster coat up to fixture edge for clean ceiling appearance
- LG/NG/SS Mounting: Side rails provide continuous mounting, lateral spacing between T-bars and allows clearance for T-bar supporting wire. For Tegel grid mount, fixture will sit level with the T-bar
- DW Mounting: Side rails allow installation into drywall slot. Visible flange is located on all 4 sides of fixture

- Illuminated corners available in 90°, 120°, 135°. One piece construction, ready to install with diffusers that match adjoining fixtures. Corner system connectors must be used to form patterns. The length of each outside or inside illuminated corner is 12"
- Fixture weight: 3lbs/ft
- ELECTRICAL
 - Variable Intensity (VI) technology allows precise specification of fixture output/wattage. Fixture will be programmed and labeled to specification. Indirect and direct hemispheres can be independently specified
 - LED boards and drivers can be accessed and removed from fixture, while installed
 - Entire LED module can be removed and replaced
 - IC (i Circuit) Fixture wired for a single circuit
 - Emergency Battery: 10W battery powered driver. Provides a minimum of 90 minutes of emergency lighting. Inverter-Compatible. Provided by others. Available in: 6" EF L or R, D030 through D065, 8" EF Full, D030 through D055, 8" EF L or R, D030 through D075. Available with SCF, ASYM, BAT downlight diffusers. Test switch located in lens. For rows where the battery fixture is in the middle of a row, the test switch will be located in that section

KEY DATA	
Lumen Range Per Foot	D: 300-850
Wattage Range Per Foot	2.9-8.6
Efficacy Range (LPW)	99-102
Rated Life (Hours)	L70: >61,000 L90: >61,000

DIMENSIONS



MOD X

Product Details

General	Aperture: 2 in
Color Rendering Index (CRI)	• 80 CRI • 90 CRI
Color Temperature	• 2700 K • 3000 K • 3500 K • 4000 K • 5000 K • SpectraSync

D

KIMLIGHTING®

UR20 ARCHITECTURAL AREA/SITE

FEATURES

- 20" size in single/dual arm post top, pole and wall mount
- High performance optics up to 16,874 delivered lumens
- Elegant form factor
- Diffusion lens option
- SiteSync™ wireless control options
- UL/CUL, IP66 and 4G/1.5G vibration rated

INSTALLATION

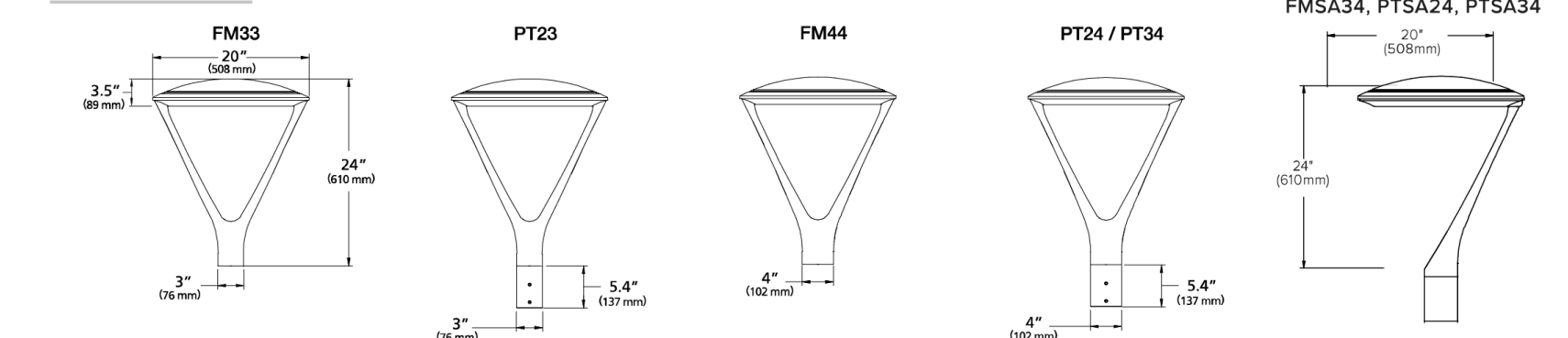
- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

ELECTRICAL

- Universal voltage, 120 through 277V with ±10% tolerance. Driver is Underwriters Laboratories listed.
- High voltage configurations, 347/480. Driver has a 0-10V dimming interface for multi-level illumination options. Driver is Underwriters Laboratories listed.
- "Thermal Shield", secondary side, thermistor provides protection for the sustainable life of LED module and electronic components
- Drivers shall have greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments.
- Luminaire shall be capable of operating at 100% brightness in a 40°C environment. Both driver and optical array have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C.
- Surge protection: 10,000k in parallel, 20,000k in series
- Wiring: No. 18AWG rated 105°C, wet rating.

KEY DATA	
Lumen Range	2694 - 16874
Wattage Range	25 - 150
Efficacy Range (LPW)	95 - 133
Reported Life (Hours)	L70>60,000
Weight	35 lbs - 15.8 kg
EPA	0.608

DIMENSIONS



Ouro



POLE MOUNTED ROUND POLE-MOUNTED OCCUPANCY

- Sensor up to 30'. Select voltage and finish color.

SCHR

- Round Pole-Mounted Occupancy Sensor: up to 30' - an outdoor occupancy sensor with 0-10V interface dimming control that mounts directly to the pole. Wide 360° pattern. Module colors are available in Black, Gray, and White. Module is cut for round pole mounting. Pole diameter is needed upon order. Poles to be drilled in the field will be provided with installation instructions.
- Ordering Example: SCH-R4'277V/BL³

SQUARE POLE-MOUNTED OCCUPANCY

- Sensor up to 30'. Select voltage and finish color.

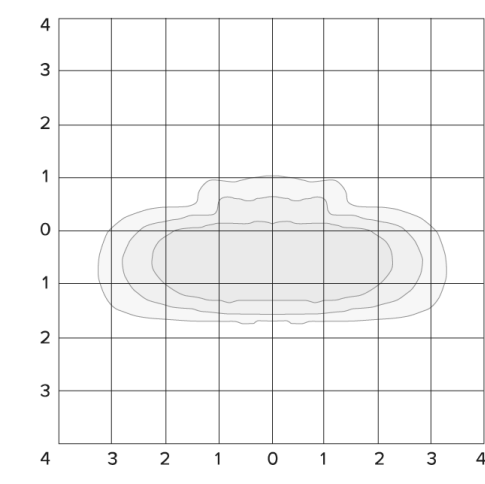
SCMS

- Square Pole-Mounted Occupancy Sensor: up to 30' - an outdoor occupancy sensor with 0-10V interface dimming control that mounts directly to the pole. Wide 360° pattern. Module colors are available in Black, Gray, and White. Module is cut for round pole mounting. Pole diameter is needed upon order. Poles to be drilled in the field will be provided with installation instructions.
- Ordering Example: SCH-S/277V/BL³

ASTRODIM

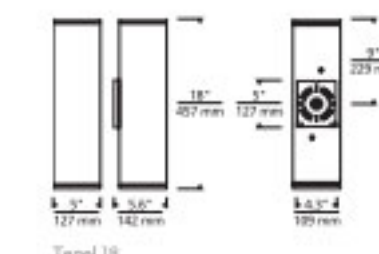
- AstroDIM provides multi-stage night-time power reduction based on an internal timer referenced to the power on/off time. There is no need for an external control infrastructure. The unit automatically performs a dimming profile based on the predefined scheduled reference to the midpoint, which is calculated based on the power on/off times.

ISOFOOT CANDLE PLOT



TEGEL 18 WALL SCONCE

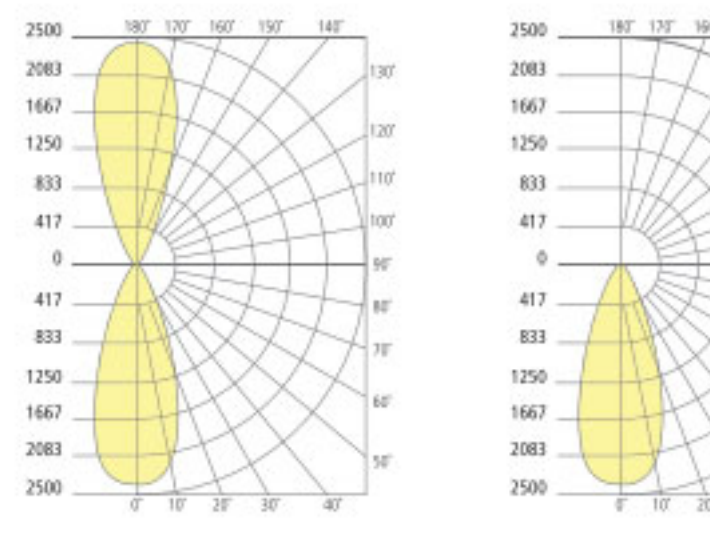
TECH LIGHTING



PHOTOMETRICS*

*For latest photometrics, please visit: www.techlighting.com/20220208

TEGEL 18 UP/DOWN		TEGEL 18 DOWN	
Total Lumen Output:	2419	Total Lumen Output:	1212
Total Power:	29.9	Total Power:	15.6
Luminaire Efficacy:	80.6	Luminaire Efficacy:	77.7
Color Temp:	3000K	Color Temp:	3000K
CRI:	80+	CRI:	80+
BUG Rating:	81-105-G0	BUG Rating:	81-105-G0



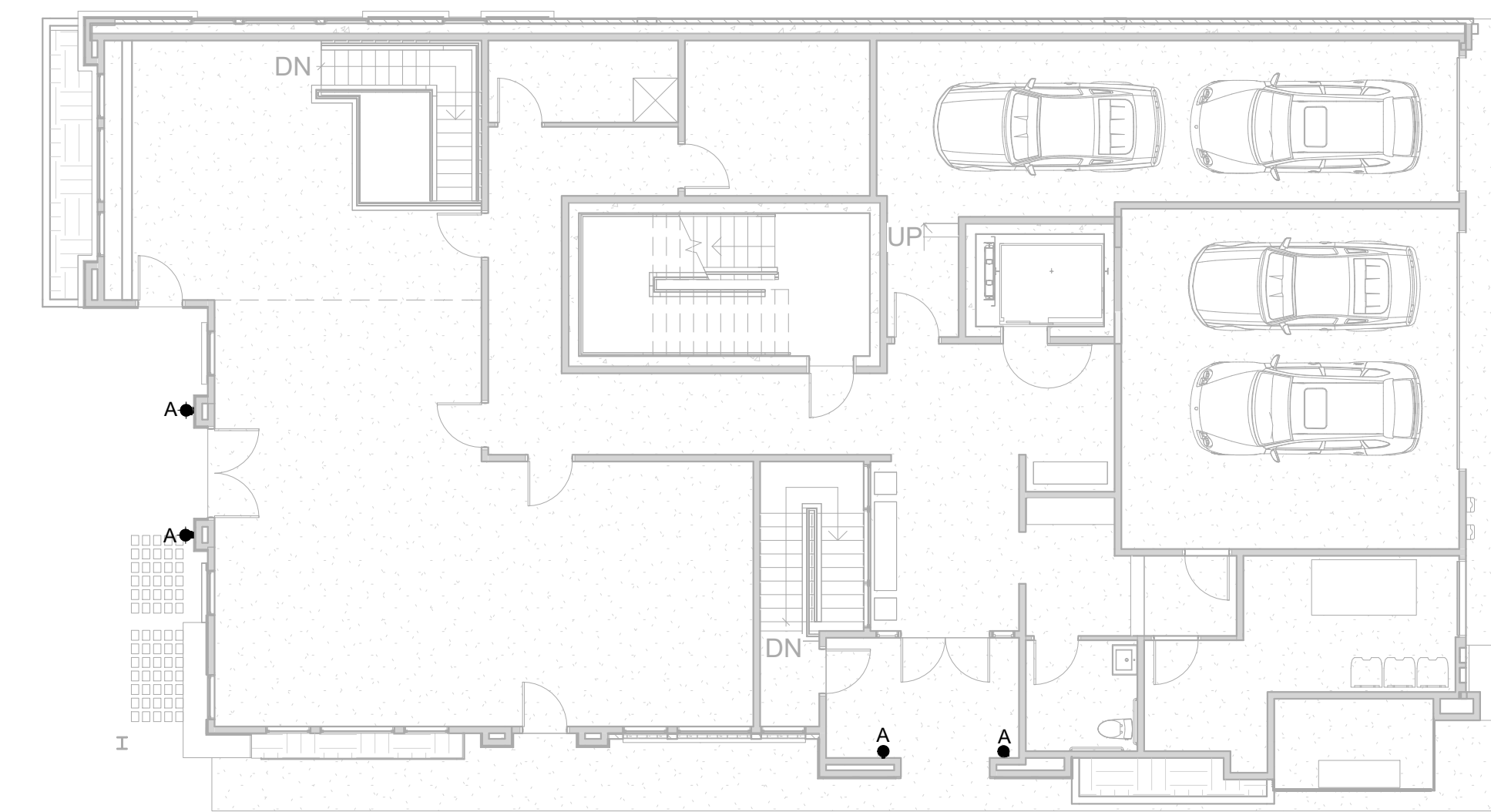
PROJECT INFO

DESIGNER TYPE & QUANTITY	JOB NAME & INFO	NOTES

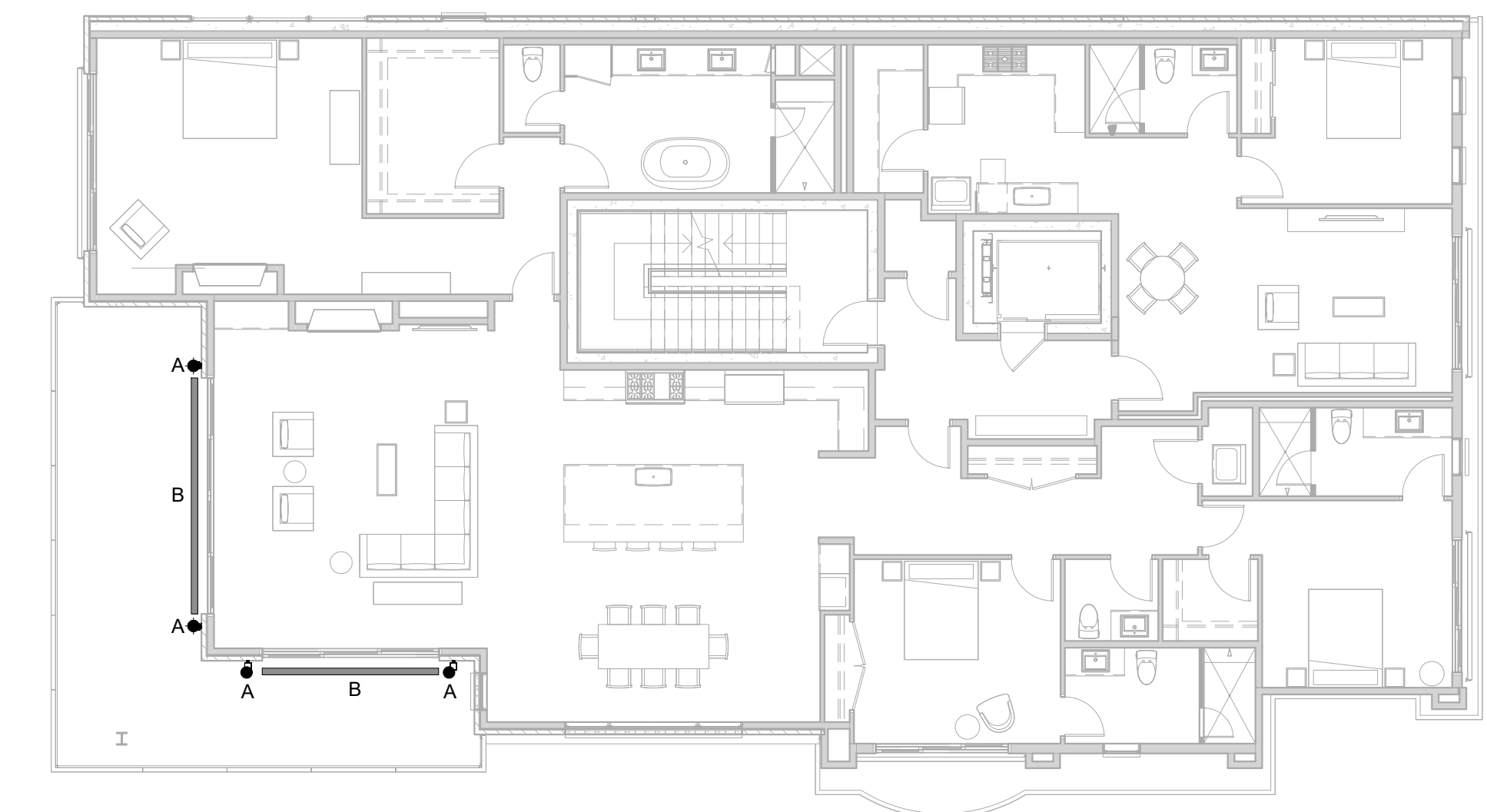
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TECH LIGHTING VISUAL COMFORT & CO. 7885 Linden Avenue, Skokie, Illinois 60077 781.418.4448

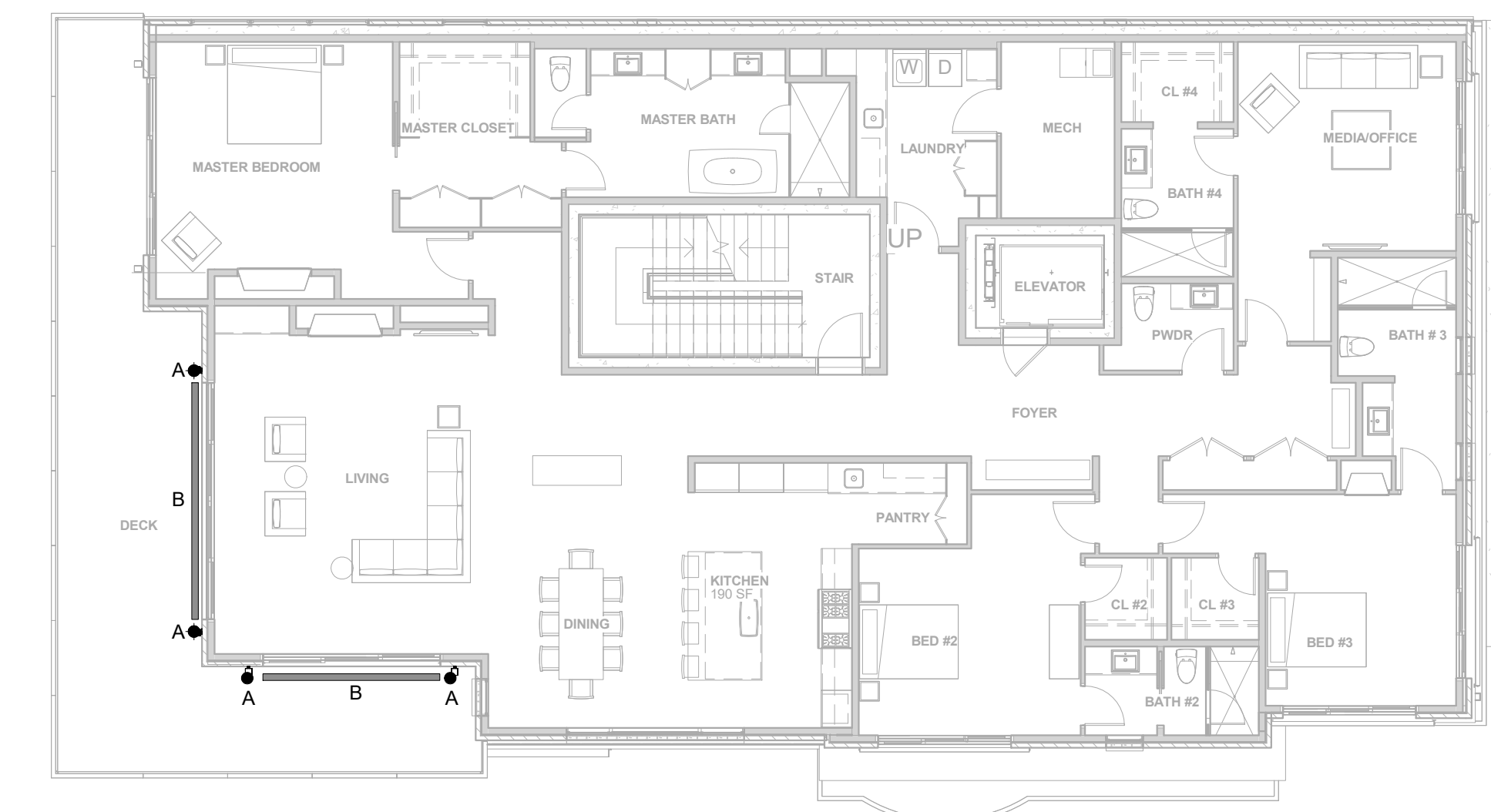
techlighting.com



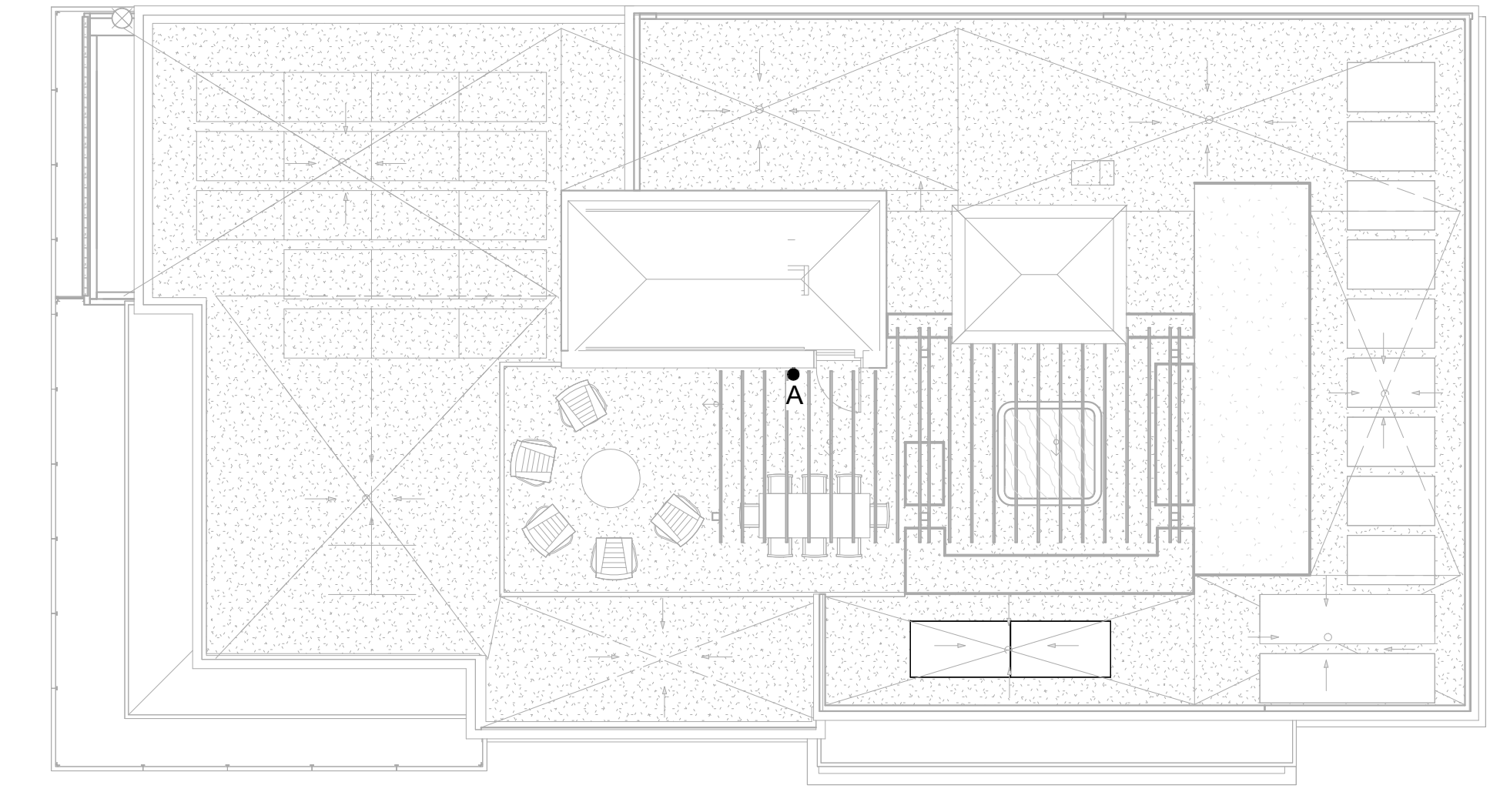
1ST FLOOR PLAN 1" = 10'-0" 1



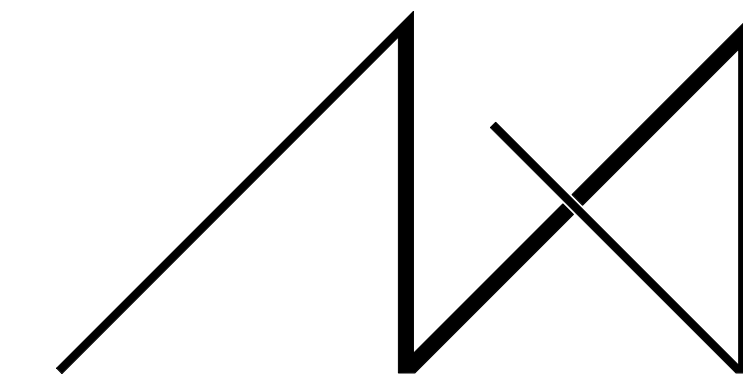
2ND FLOOR PLAN 1" = 10'-0" 2



3RD FLOOR PLAN 1" = 10'-0" 3



ROOF PLAN 1" = 10'-0" 4



MEDICI ARCHITECTS

11661 SE 1ST STREET, SUITE 200
BELLEVUE, WASHINGTON 98005
TEL: (425) 453-9298
FAX: (425) 452-8448

REGISTRATION:

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AR 985993
PRELIMINARY
NICOLE C. RAMEY
(STATE OF IDAHO)

INTAKE DATE: 02/22/23

REVISIONS: DATE:

NO.	DESCRIPTION	DATE

PROJECT / CLIENT:

THE 208 BUILDING

CARR, MICHAEL

JOB ADDRESS:

200 N LEADVILLE KETCHUM
IDAHO, 83340
PARCEL #RPK0000230010

DRAWING NAME:

EXTERIOR LIGHTING PLANS AND FIXTURES

Drawn By: MS

Checked By: NR

Owner Approval:

PHASE:

CONSTRUCTION DRAWINGS

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APPROVED FOR CONSTRUCTION:

PROJECT No.: A21-198

DATE: 2/22/2023

PLOT SCALE: 1:1

A5.2

EXTERIOR BUILDING SIGN

BUILDING SIGN

TYPE FACE: SWIS721 BLK BT
 SIZE OF NUMBERS: 4.25" x 6"
 SIZE OF LETTERS: 3" x 3"

DISCRIPTION:

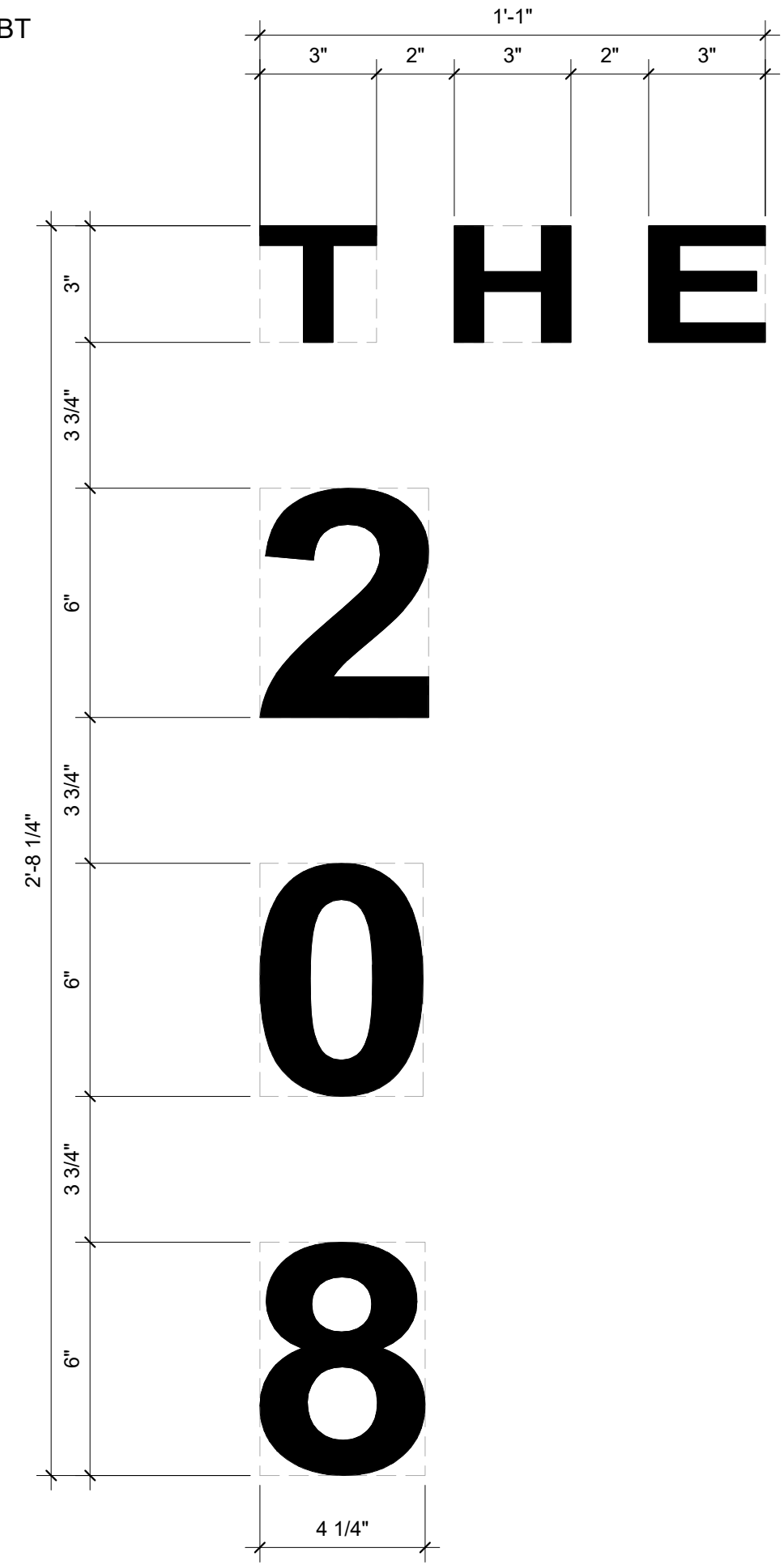
BLACK ANODIZED ALUMINUM
 HOLLOW CORE CAST LETTER PIN
 MOUNTED WITH HALF INCH OFFSET
 FROM BUILDING SURFACE

4 SQ FEET MAX
 TO COMPLY WITH KETCHUM
 SIGN ORDINACE
 17.127.00

LEADVILLE AVE SIGNAGE CALC
 55/3 L.F. = 18.3 SQ. FT.
 OF SIGNAGE ALLOWED

-SIGN TO COMPLY WITH 17.127
 KETCHUM SIGN ORDINANCE

PROPOSED:
 BUILDING ADDRESS 8,625 SQ. FT



- CONSTRUCTION NOTES**
- ROOF PITCH: 5° (AR-01) AND 36° (AR-02)
 - ROOF CLADDING: FLAT TPO MEMBRANE (AR-01) AND STANDING SEAM METAL ROOF (AR-02)
 - ROOF STRUCTURE: ENGINEERED RAFTER SYSTEM (AR-01) AND 2"X6" TRUSSES AT 24" O.C. (AR-02)
 - MOUNTS ARE ON GRID SPACING, OCCURRING AT RAFTERS, AND VERIFY RAFTER LOCATIONS IN FIELD.
 - MAX SPAN BETWEEN MOUNTS: 20' O.C.
 - APPROX G20 MOUNTS TOTAL
 - REFER TO MODULE AND RACKING MFR'S INSTALL MANUALS.
 - PLUMBING AND MECHANICAL VENTS SHALL NOT BE COVERED BY SOLAR MODULES.
 - ALL FASTENERS STAINLESS STEEL U.O.N.

DIRECT CURRENT PHOTOVOLTAIC POWER SOURCE

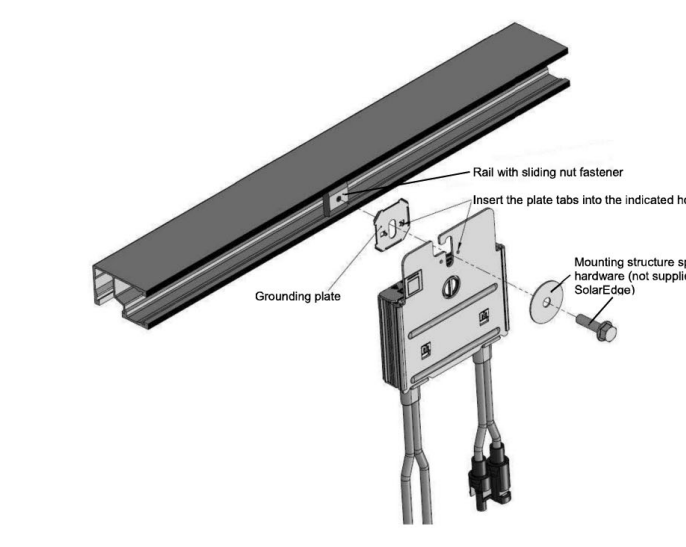
MAXIMUM VOLTAGE	480.0 V
MAXIMUM CIRCUIT CURRENT	20.0 A
MAXIMUM RATED OUTPUT CURRENT OF DC TO DC CONVERTER	15.0 A

LABEL PLACEMENT: INVERTER 1

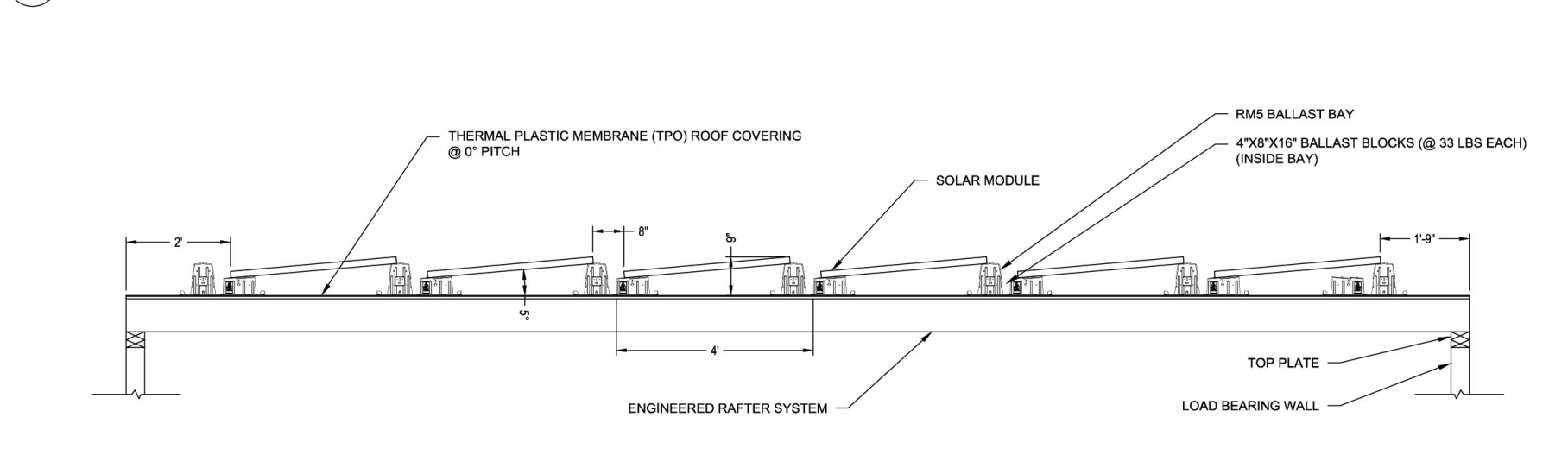
SOLAR PV SYSTEM AC POINT OF CONNECTION

AC OUTPUT CURRENT	64.0 A
NOMINAL AC VOLTAGE	240 V

THIS PANEL FED BY MULTIPLE SOURCES (UTILITY AND SOLAR)
 LABEL PLACEMENT: MAIN SERVICE PANEL



1 ROOF ELEVATION (AR-01)
 SCALE: 1/2" = 1'-0"



PRECAST CONCRETE AND GLASS PAVERS



Design Features + Options:

Glass paver and precast concrete panel systems allow light to travel through the floor to brighten any space below or create a decorative feature at night as the light shines up from underfoot. Solid or hollow floor glass blocks are manufactured to have a thicker face and are annealed for a longer period of time, increasing the strength of the precast concrete and glass paver sidewalk panels. Our panels can also be recessed to accept field-applied finishes (ex. wood) to seamlessly transition into adjoining materials.

Glass Pavers & Panel Sizes

- Glass pavers are available in:
 - 2.75" and 3.5" square (historic pavers)
 - 4.5" and 7.5" round
 - 6" and 8" square

Panels come in a variety of common sizes. Custom shapes, sizes, and configurations are possible to fit any project's design.

Glazing

- Glazing options available:
 - Clear or sandblasted top for an anti-slip walking surface

Sandblasting the glass will allow for overall more slip resistance when walking across the top surface of the glass pavers. Custom faux finishes may also be available.

Concrete Finishes

- Six (6) standard colors
- Custom colors available to match any project's design
- Sand Blast, Acid Etched, or Light Broom finish on the top surface of the concrete
- Fully engineered and tested
- Stamped engineered drawings are available for all 50 States and Canada

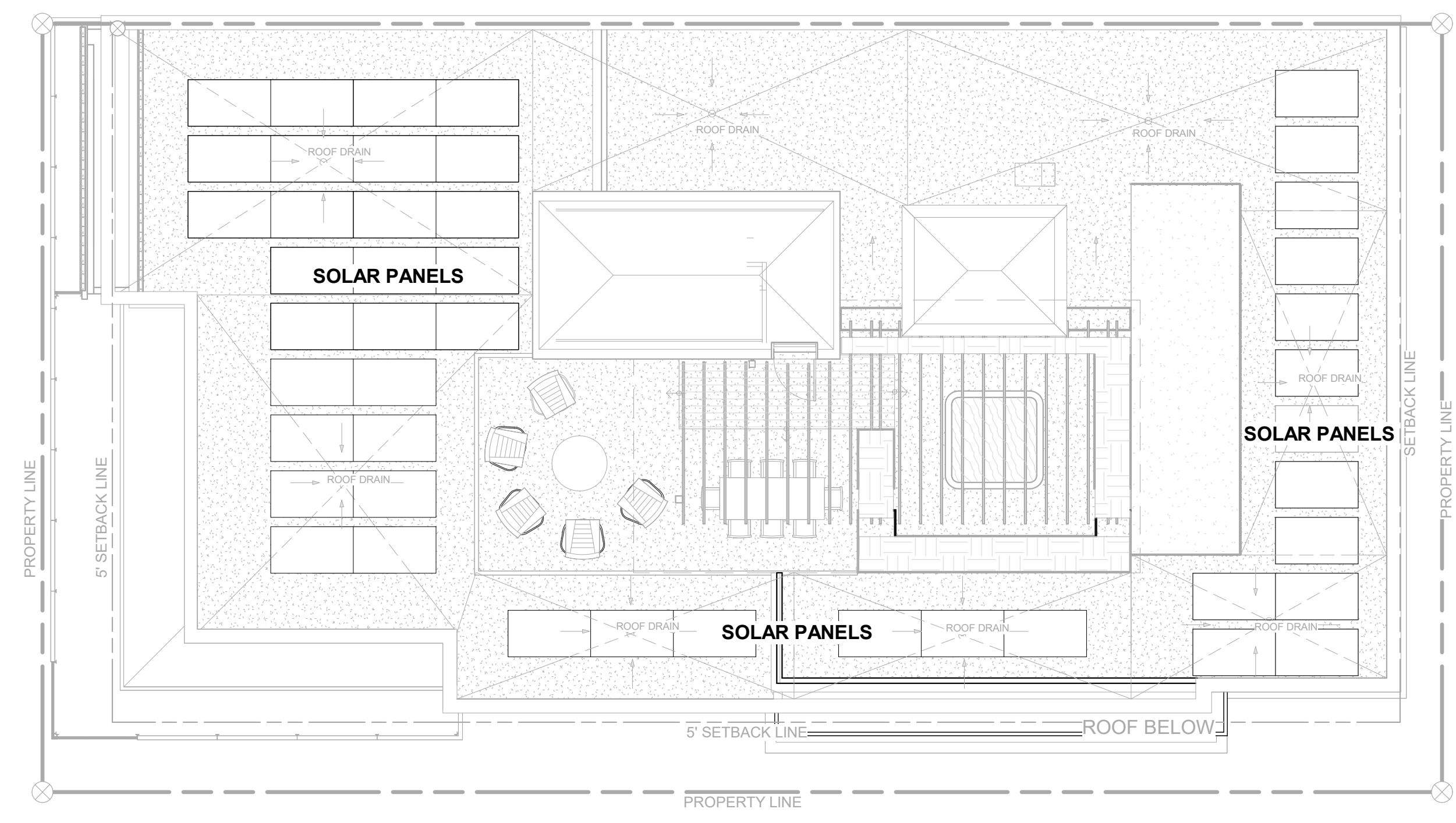
Common Applications:

Glass paver and precast concrete panels are extremely versatile and appropriate for use in all market sectors ranging from commercial offices, cultural centers, government building renovations, mass transit, and more. Below is a list of applications in which our precast concrete and pavers system has been installed. Prefabricated panels allow for a quick and easy installation, with low maintenance in the future. If you don't see your application below, give one of our design experts a call to start working on the design of your dreams.

Balconies	Flooring	Stair Treads
Barrel Vaults	Lobby Floors	Pavios
Bridges	Roadways	Walls
Canopies	Sidewalks	Windows
Deck Lights	Skylights	Vault Lights

Load Capabilities:

Precast concrete panels are engineered to carry 150 pounds per square foot live load over the course of a 5-foot span. Pre-glazed glass paver and precast concrete panels are engineered to handle high load capabilities. Incredibly strong, these precast concrete panels can even be engineered to withstand vehicular traffic and vehicular traffic loads as high as ASHTO H20-44.

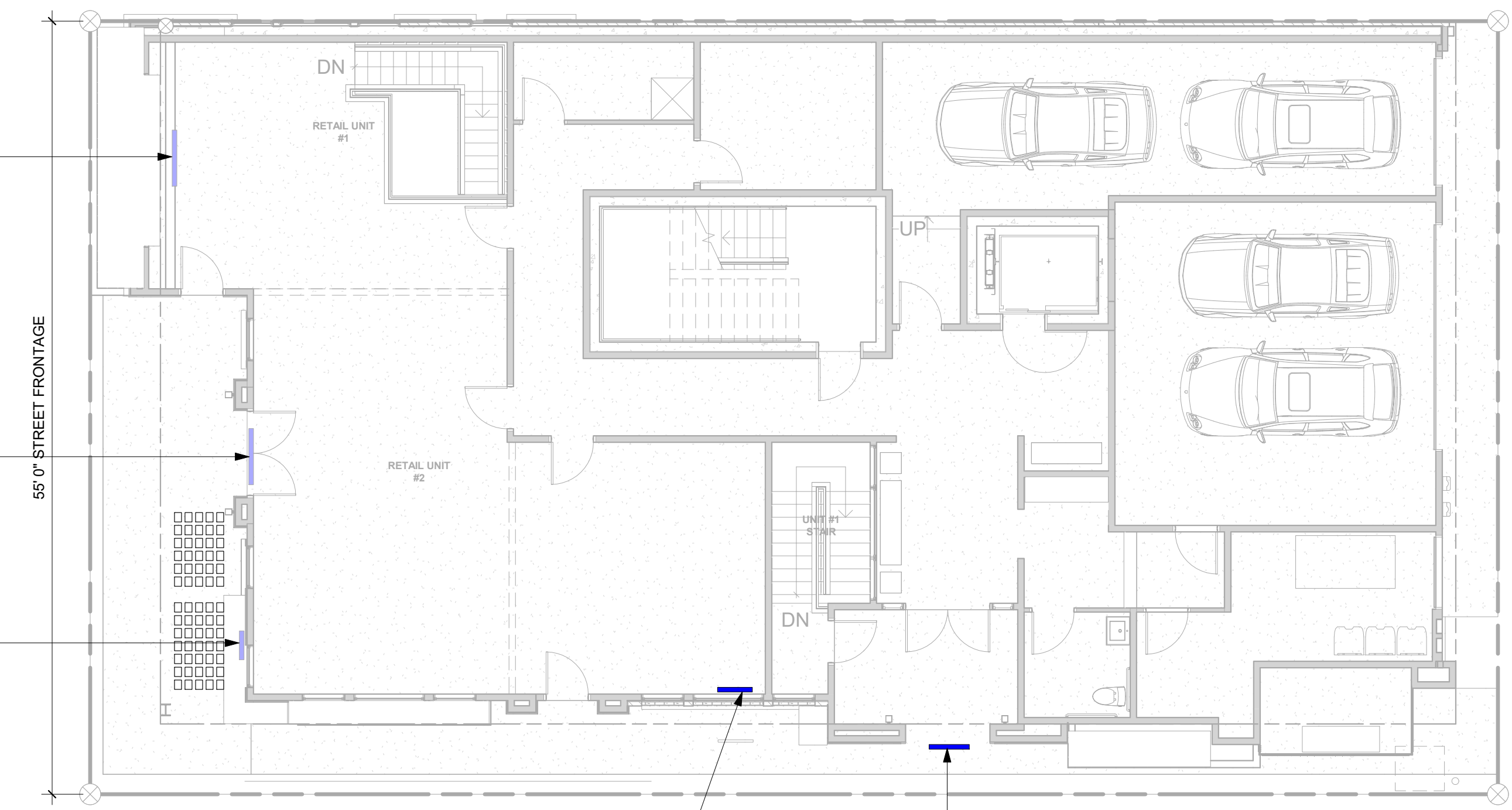


ROOF SOLAR PANEL LAYOUT
 1/8" = 1'-0" 1

INTERIOR RETAIL SIGN
 -4SQ FT MAX
 -TO COMPLY WITH KETCHUM
 SIGN ORDINANCE 17.127.020

INTERIOR RETAIL SIGN
 -4SQ FT MAX
 -TO COMPLY WITH KETCHUM
 SIGN ORDINANCE 17.127.020

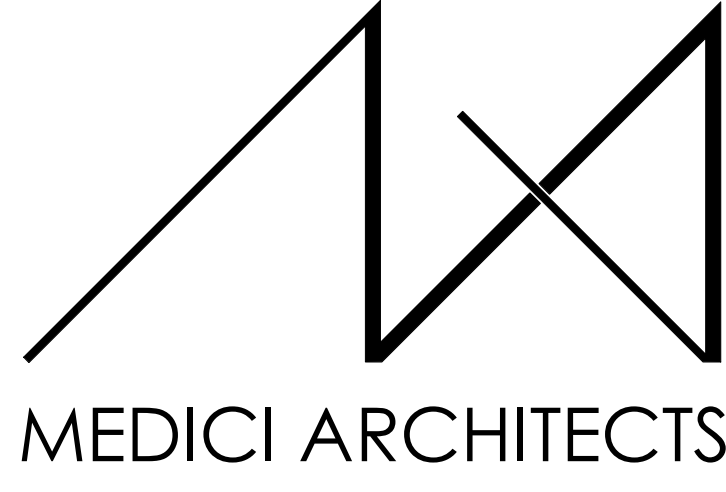
EXTERIOR SIGN
 -PROPOSED 8,625 SF
 -TO COMPLY WITH KETCHUM
 SIGN ORDINANCE 17.127



INTERIOR RETAIL SIGN
 -4SQ FT MAX
 -TO COMPLY WITH KETCHUM
 SIGN ORDINANCE 17.127.020

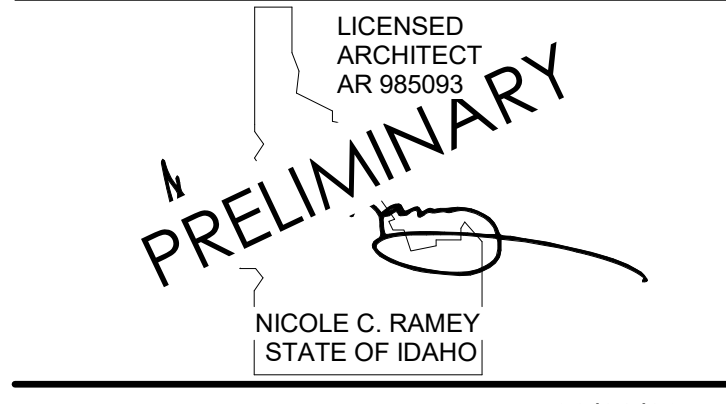
EXTERIOR SIGN
 -PROPOSED SIGN 3 SF
 -TO COMPLY WITH KETCHUM
 SIGN ORDINANCE 17.127.020

SIGNAGE PLAN
 1/8" = 1'-0" 3



11 661 SE 1ST STREET, SUITE 200
 BELLEVUE, WASHINGTON 98005
 TEL: (425) 453-9298
 FAX: (425) 452-8448

REGISTRATION:



INTAKE DATE: 02/22/23

REVISIONS:

REVISIONS:	DATE:

PROJECT / CLIENT:

THE 208 BUILDING

CARR, MICHAEL

JOB ADDRESS:

200 N LEADVILLE KETCHUM
 IDAHO, 83340
 PARCEL #RPK0000230010

DRAWING NAME:

SPEC SHEET

Drawn By: MS

Checked By: NR

Owner Approval:

PHASE:

CONSTRUCTION DRAWINGS

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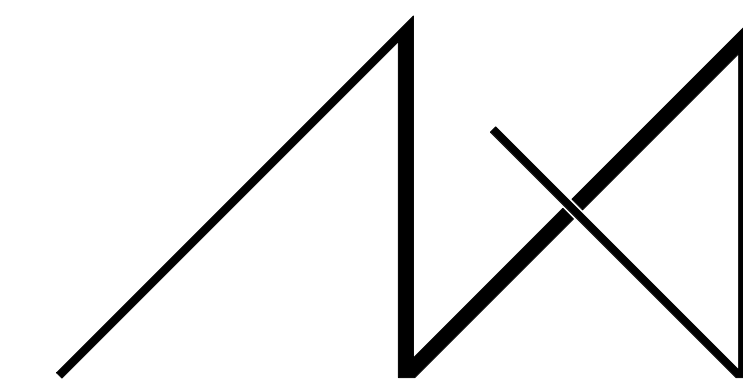
APPROVED FOR CONSTRUCTION:

PROJECT No.: A21-198

DATE: 2/22/2023

A5.3

PLOT SCALE: 1:1



MEDICI ARCHITECTS

11711 SE 8TH STREET SUITE 100 BELLEVUE, WA 98005 TEL: (425) 453-9298
200 W. RIVER ST. SUITE 301 KETCHUM, ID 83340 TEL: (208) 726-0194

REGISTRATION:

INTAKE DATE: 10/12/22

REVISIONS: DATE:

REVISIONS:	DATE:

PROJECT / CLIENT:

THE 208 BUILDING

CARR, MICHAEL

JOB ADDRESS:
200 N LEADVILLE KETCHUM IDAHO, 83340
PARCEL #RPK0000230010

DRAWING NAME:

PHOTOMETRIC STUDIES

Drawn By: NR/AR

Checked By: EB

Owner Approval:

PHASE:

CONSTRUCTION DRAWINGS

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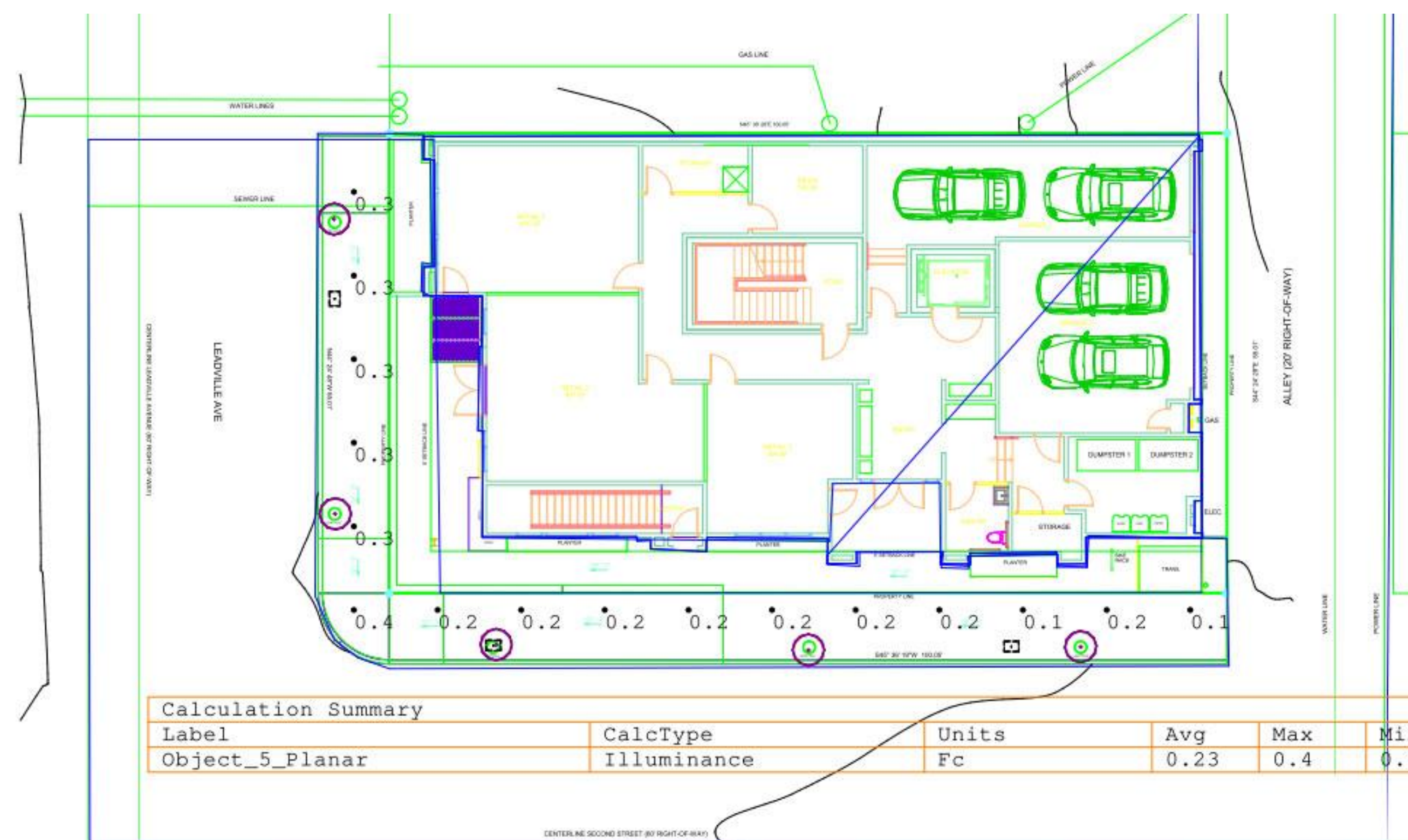
APPROVED FOR CONSTRUCTION:

PROJECT No.: A21-198

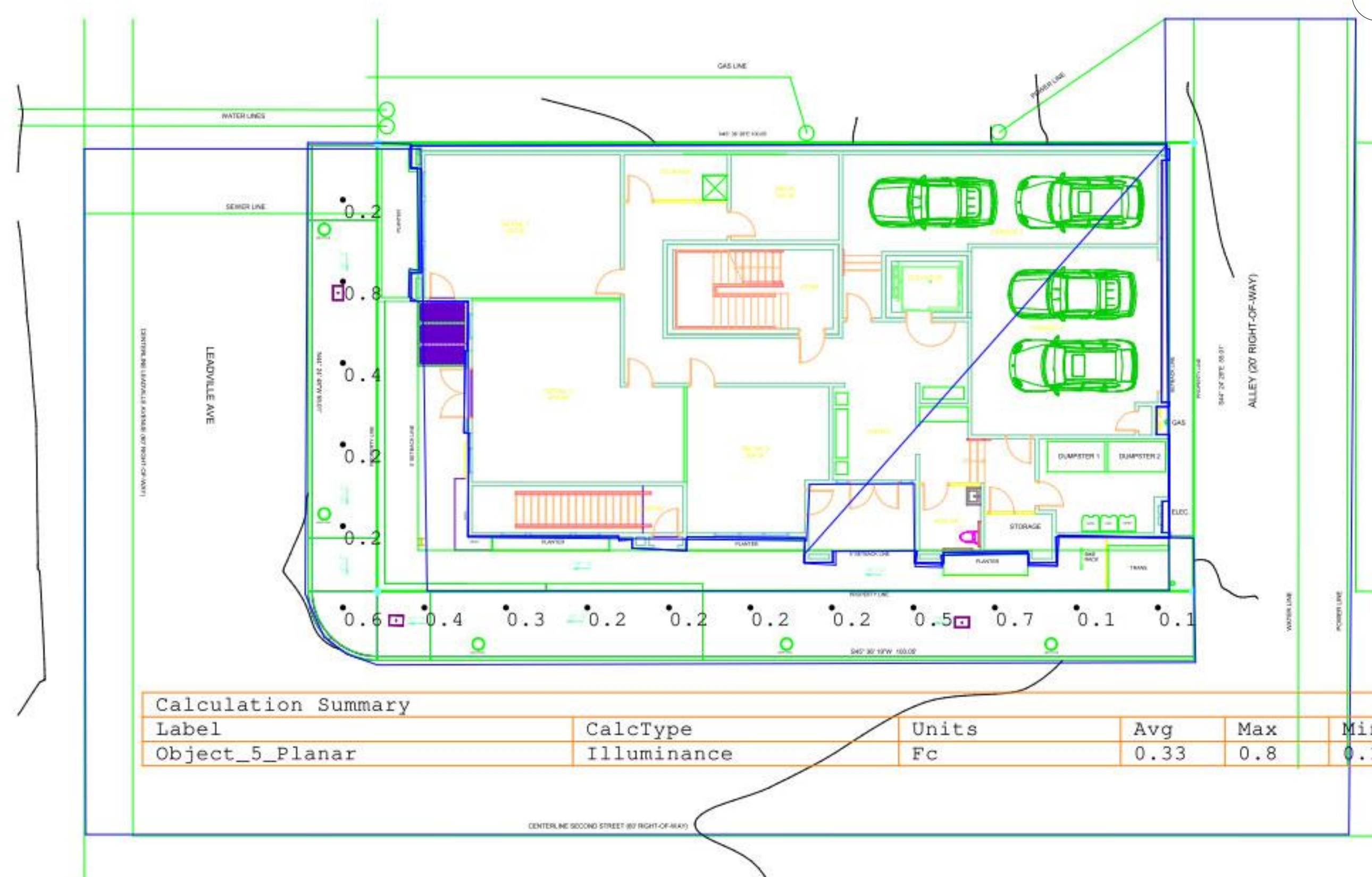
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PLOT SCALE: 1:1

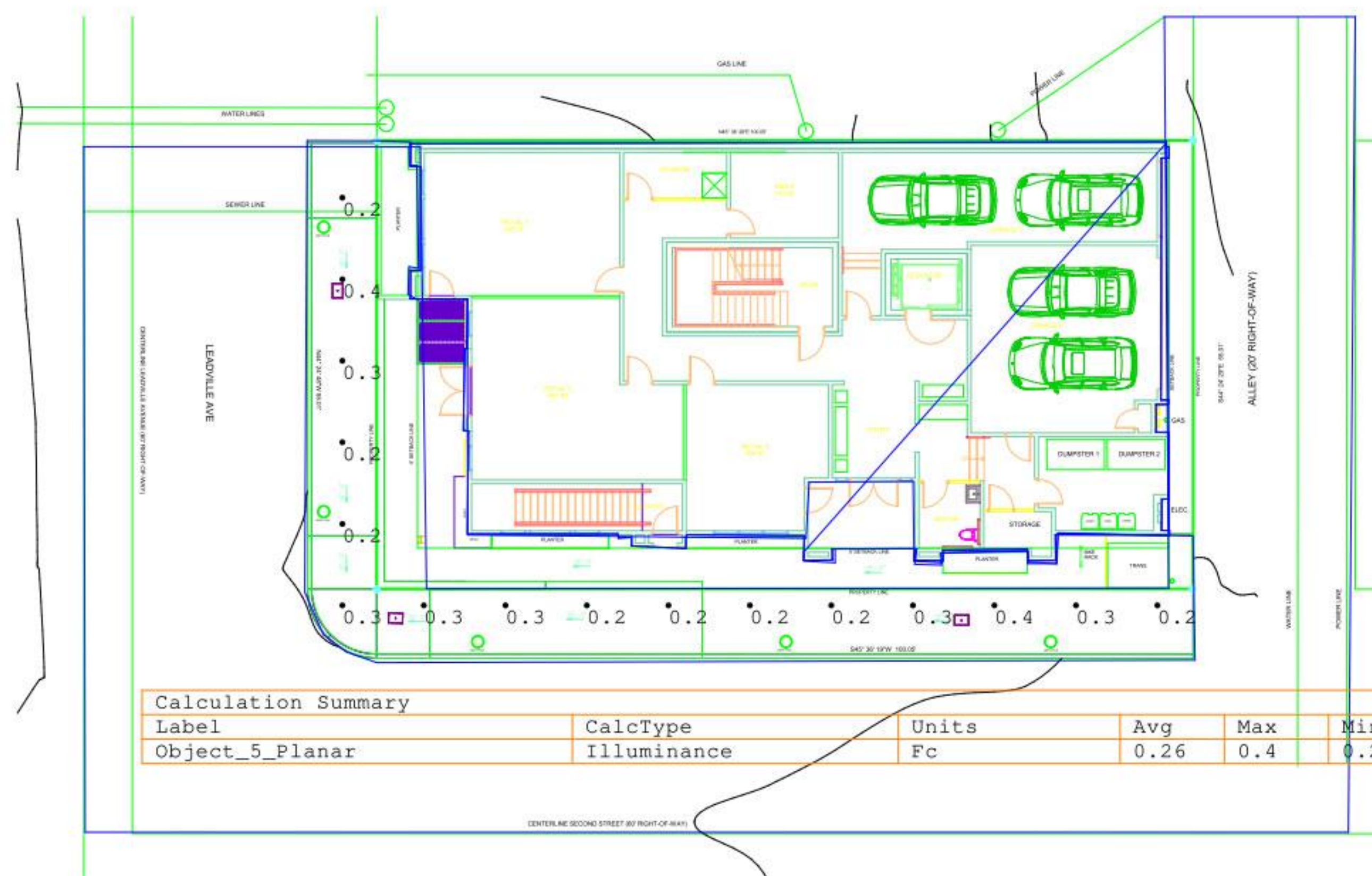
E1.0



PHOTOMETRIC STUDY - 15' POLE UR20



PHOTOMETRIC STUDY - 15' POLE ERCL



PHOTOMETRIC STUDY - 25' POLE ERCL

REGISTRATION:

LICENSED ARCHITECT
 AR 985593
PRELIMINARY
 NICOLE C. RAMEY
 (STATE OF IDAHO)

INTAKE DATE: 02/22/23

REVISIONS: DATE:

REVISIONS:	DATE:

PROJECT / CLIENT:

THE 208 BUILDING

CARR, MICHAEL

JOB ADDRESS:

200 N LEADVILLE KETCHUM
 IDAHO, 83340
 PARCEL #RPK00000230010



NORTHWEST PERSPECTIVE 4



SOUTHWEST PERSPECTIVE 1



SOUTH PERSPECTIVE 3



SOUTHEAST PERSPECTIVE 2

DRAWING NAME:

PERSPECTIVES

Drawn By: MS

Checked By: NR

Owner Approval:

PHASE:

CONSTRUCTION DRAWINGS

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APPROVED FOR CONSTRUCTION:

PROJECT No.: A21-198

DATE: 2/22/2023

A6.8

PLOT SCALE: 1:1



City of Ketchum

Exhibit B:
200 N Leadville Ave -
Preliminary Civil and Landscape
Drawings

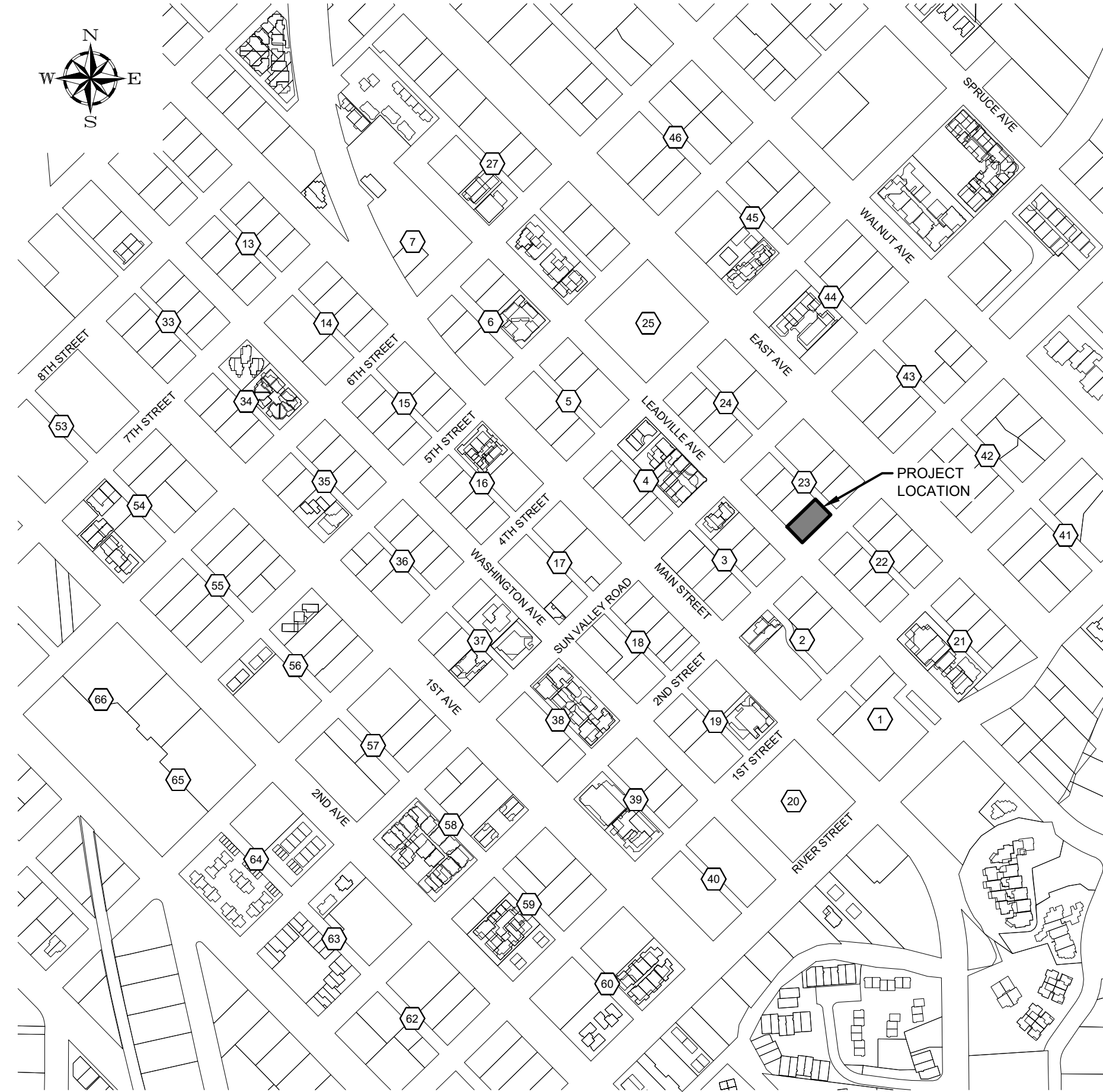
200 N. LEADVILLE AVENUE - THE 208 BUILDING

KETCHUM, IDAHO

OCTOBER 2022

CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO REGULATIONS FOR PUBLIC DRINKING WATER SYSTEMS," THE 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 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.
- 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, INCLUDING BUT NOT LIMITED TO, EPA'S NPDES CONSTRUCTION GENERAL PERMIT.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
- 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 ANSIN/STF. 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 ANSIN/STF STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.
- CONTRACTOR SHALL COORDINATE LOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) NOT SHOWN ON THE DRAWING WITH IDAHO POWER.
- ALL CLEARING & GRUBBING SHALL CONFORM TO ISPCW SECTION 201.
- ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPCW SECTION 202. EXCAVATED SUBGRADE SHALL BE COMPACTED AND ALL UNSUITABLE SECTIONS REMOVED AND REPLACED WITH STRUCTURAL FILL AS DETERMINED BY THE ENGINEER. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
- 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.
- ALL EDGES OF EXISTING ASPHALT PAVING SHALL BE SAW CUT 24" TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PER THE CURRENT EDITION OF THE US DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL CONCRETE FORM WORK SHALL CONFORM TO ISPCW SECTION 701 AND 703. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPCW SECTION 703, TABLE 1.C.
- 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.
- TOPOGRAPHIC, SITE, AND BOUNDARY SURVEYS SHOWN HEREON WERE CONDUCTED BY GALENA ENGINEERING, INC., 5/04/2021. REFER TO TOPOGRAPHIC MAP FOR NOTES.
- 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.

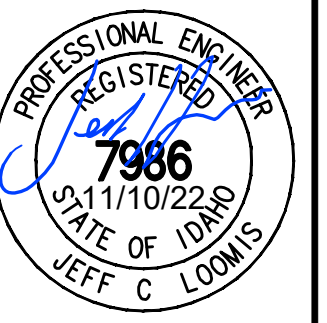


SHEET INDEX

SHEET#	DESCRIPTION
C0.10	COVER SHEET
ALTA	EXISTING SITE CONDITIONS
C1.00	SITE GEOMETRY PLAN
C2.00	SITE GRADING, DRAINAGE, AND UTILITY PLAN
C2.10	DETAIL SHEET
C2.11	DETAIL SHEET

SITE IMPROVEMENT PLAN
200 N. LEADVILLE AVENUE
THE 208 BUILDING
 LOCATED WITHIN SECTION 18, T.4N., R.18E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR JONATHAN SHERMAN, J. S. SHERMAN, LLC

PROJECT INFORMATION
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DESIGNED BY _____
 CT
 DRAWN BY _____
 JCL
 CHECKED BY _____

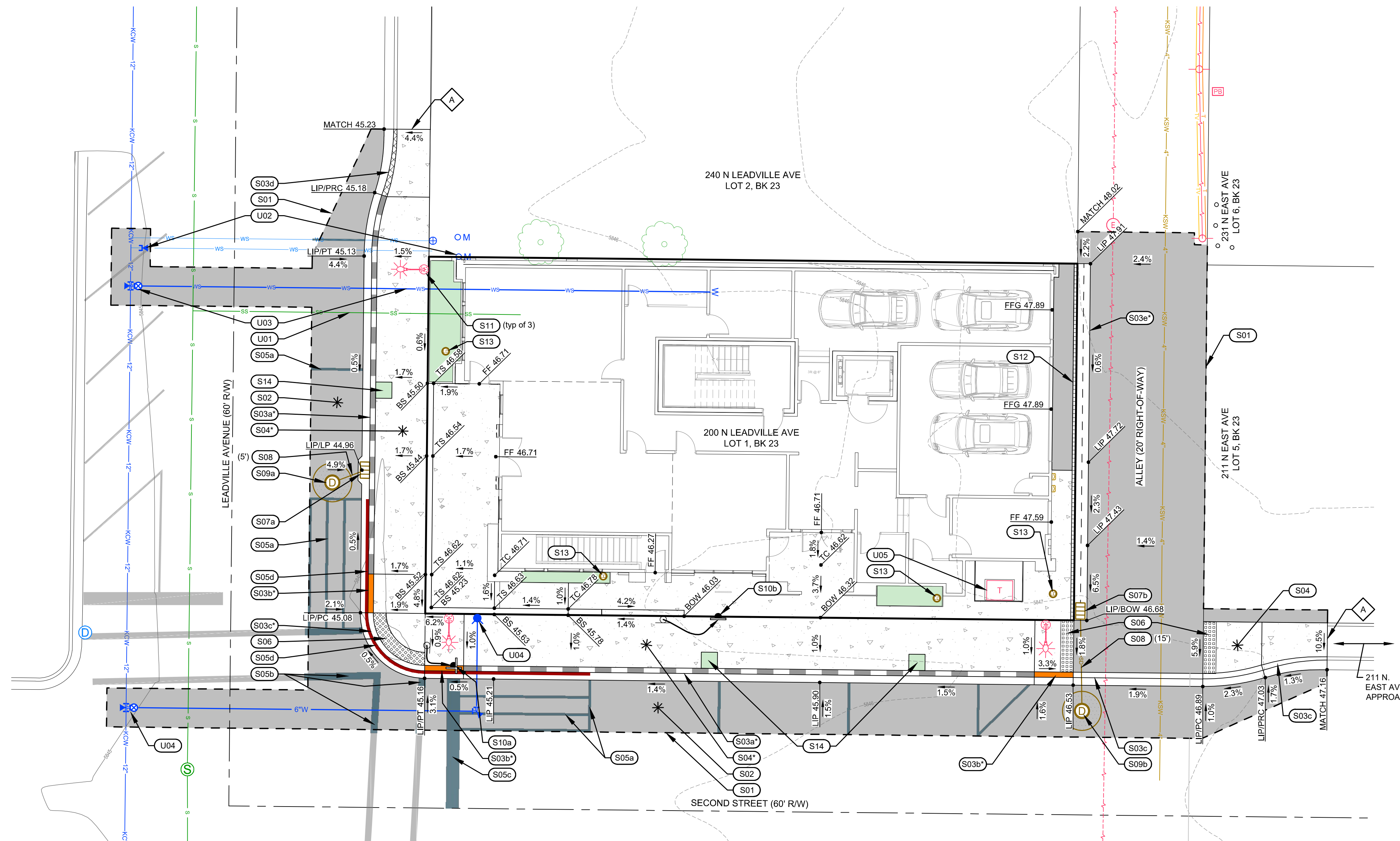
GALENA
ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 317 N. River Street
 Hailey, Idaho 83433
 (208) 788-1705
 email: galena@galena-engineering.com

PURPOSE: ISSUE FOR BUILDING PERMIT (10/11/2022)

NO.	DATE	BY	REVISIONS

C0.10

REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any project or extension of this project except by agreement in writing with Galena Engineering, Inc.



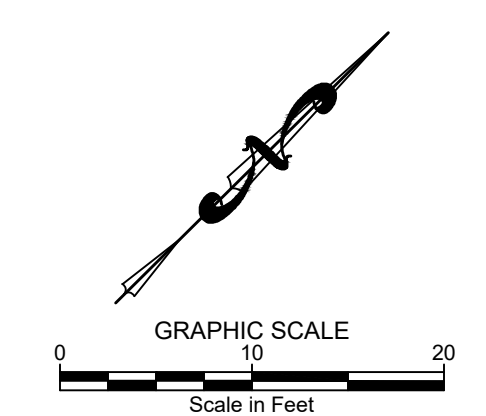
ABBREVIATIONS
 BOW = Back of Walk
 BS = Bottom of Steps
 FF = Finished Floor Elevation
 FG = Finished Grade
 GFF = Garage Finished Floor
 LIP = Lip of Gutter
 LP = Low Point
 PC = Point of Curvature
 PRC = Point of Reverse Curb
 PT = Point of Tangent
 TC = Top of Concrete
 TS = Top of Steps

SITE IMPROVEMENT KEY NOTES

- S01 SAWCUT ASPHALT TO PROVIDE FOR A CLEAN VERTICAL EDGE.
- S02 CONSTRUCT ASPHALT ROADWAY / ASPHALT REPAIR. REFER TO DETAIL 1 / C2.10.
- S03 CONSTRUCT CONCRETE CURB AND GUTTER *radiant heating shall be along City Rights-of-way adjacent property.
 - a. 6" ROLLED C&G PER DETAIL 2 / C2.10.
 - b. CURB TRANSITION PER DETAIL 3 / C2.10.
 - c. ZERO REVEAL CURB AND GUTTER PER DETAIL 3 / C2.10.
 - d. CURB TRANSITION (BETWEEN 6" VERTICAL C&G AND 6" ROLLED C&G).
 - e. 2' WIDE CONCRETE VALLEY GUTTER PER DETAIL 4 / C2.10.
- S04 CONSTRUCT CONCRETE SIDEWALK. WIDTH AS SHOWN HEREON. REFER TO DETAIL 5 / C2.10. *radiant heating shall be along City Rights-of-way adjacent property.
- S05 INSTALL ROAD STRIPING / PAINT
 - a. YELLOW ASPHALT PARKING STRIPING (4" WIDE). MATCH CITY PATTERNS.
 - b. WHITE CROSSWALK STRIPING (12" WIDE).
 - c. WHITE STOP BAR STRIPING (24" WIDE).
 - d. RED "NO PARKING" STRIPING ON CURB. MATCH CITY PATTERNS.
- S06 INSTALL CITY OF KETCHUM APPROVED CAST IRON TRUNCATED DOME DETECTABLE WARNING PLATE. REFER TO DETAIL 6 / C2.10.
- S07 INSTALL CATCH BASIN. REFER TO DETAIL 7 / C2.10.
 - a. RIM = 5844.76
I.E.(OUT) = 5841.76
 - b. RIM = 5846.48
I.E.(OUT) = 5843.48
- S08 INSTALL 12" ADS N-12 STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 2.0%. SEE DETAIL 7 / C2.11 FOR POTABLE AND NON-POTABLE WATER LINE SEPARATION AND DETAIL 1 / C2.11 FOR TRENCHING.
- S09 INSTALL DRYWELL. REFER TO DETAIL 3 / C2.11.
 - a. RIM = 5845.17
I.E.(N) = 5841.6
 - b. RIM = 5846.60
I.E.(N) = 5843.1
- S10 SIGNS: REFER TO DETAIL 4 / C2.11 FOR SIGN BASE INFORMATION.
 - a. RELOCATE STOP / STREET SIGN. COORDINATE FINAL LOCATION WITH CITY OF KETCHUM.
 - b. RELOCATE PARKING REGULATORY SIGN. COORDINATE FINAL LOCATION WITH CITY OF KETCHUM.
- S11 INSTALL STREET LIGHT:
 - LOCATIONS SHOWN HEREON ARE FOR GRAPHICAL REPRESENTATION ONLY. ACTUAL STREET LIGHT LOCATIONS SHALL BE VERIFIED FROM AN ILLUMINATION ANALYSIS FROM MH COMPANIES. REFER TO THE CITY OF KETCHUM STANDARD STREET LIGHT DETAIL.
- S12 INSTALL TRENCH DRAIN. REFER TO DETAIL 6 / C2.11.
- S13 INSTALL LANDSCAPE DRYWELL. CONNECT ROOF DRAIN AND TRENCH DRAIN SYSTEMS INTO DRYWELL. REFER TO DETAIL 8 / C2.10.
- S14 INSTALL STREET TREE. SEE DETAIL 5 / C2.11.
- A MATCH EXISTING LINES AND GRADES

UTILITY KEY NOTES

- U01 UTILIZE EXISTING SEWER SERVICE. THE CONTRACTOR SHALL VERIFY THAT THE SEWER TAP MEETS CITY STANDARDS.
- U02 CUT AND CAP EXISTING SERVICE AT THE MAIN. REMOVE METER BOX.
- U03 INSTALL NEW FIRE LINE WITH STAINLESS STEEL TAPPING SADDLE, GATE VALVE, AND THRUST BLOCKING. PLUMB DOMESTIC OFF NEW FIRE LINE IN RISER ROOM. INSTALL 1 METER FOR COMMERCIAL AND 1 METER FOR RESIDENTIAL. REFER TO PLUMBING PLAN FOR WATER LINE SIZING DATA. REFER TO DETAIL 2 / C2.11 FOR POTABLE / NON-POTABLE WATER LINE SEPARATION AND DETAIL 7 / C2.11 FOR THRUST BLOCK REQUIREMENTS.
- U04 INSTALL FIRE HYDRANT ASSEMBLY (SEE DETAIL 9 / C2.10). INSTALL 12"x6" STAINLESS STEEL TAPPING SADDLE, 6" GATE VALVE, 6" 90° D.I. BEND W/ THRUST BLOCKS, ±98 L.F. OF 6" PVC WATER MAIN. CITY TO PROVIDE MOUNTAIN EXTENSION. CONTRACTOR TO COORDINATE WITH WATER AND FIRE DEPARTMENTS. REFER TO DETAIL 2 / C2.11 FOR POTABLE / NON-POTABLE WATER LINE SEPARATION AND DETAIL 7 / C2.11 FOR THRUST BLOCK REQUIREMENTS.
- U05 INSTALL POWER TRANSFORMER. REFER TO ARCHITECTURAL AND ELECTRICAL PLANS FOR DETAILS.



SITE GRADING, DRAINAGE, AND UTILITY PLAN
200 N. LEADVILLE AVENUE
THE 208 BUILDING
 LOCATED WITHIN SECTION 18, T.4N., R.18E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR JONATHAN SHERMAN, J. S. SHERMAN, LLC



DESIGNED BY
 CT
 DRAWN BY
 JCL
 CHECKED BY

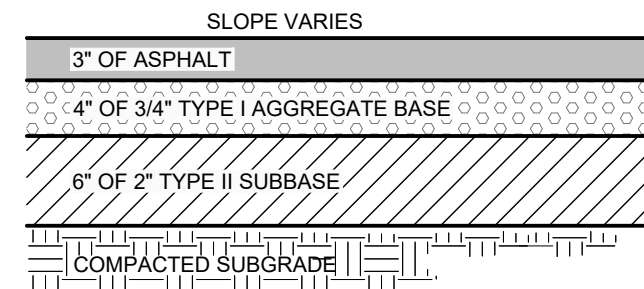
GALENA
ENGINEERING, INC.
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 317 N. River Street
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 (208) 768-1705
 email: galena@galena-engineering.com

PURPOSE: ISSUE FOR BUILDING PERMIT (10/11/2022)

NO.	DATE	BY	REVISIONS

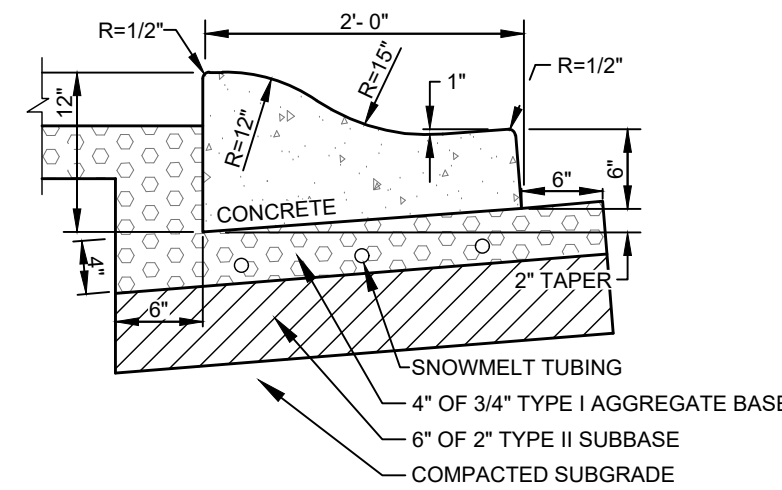
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PROJECT INFORMATION
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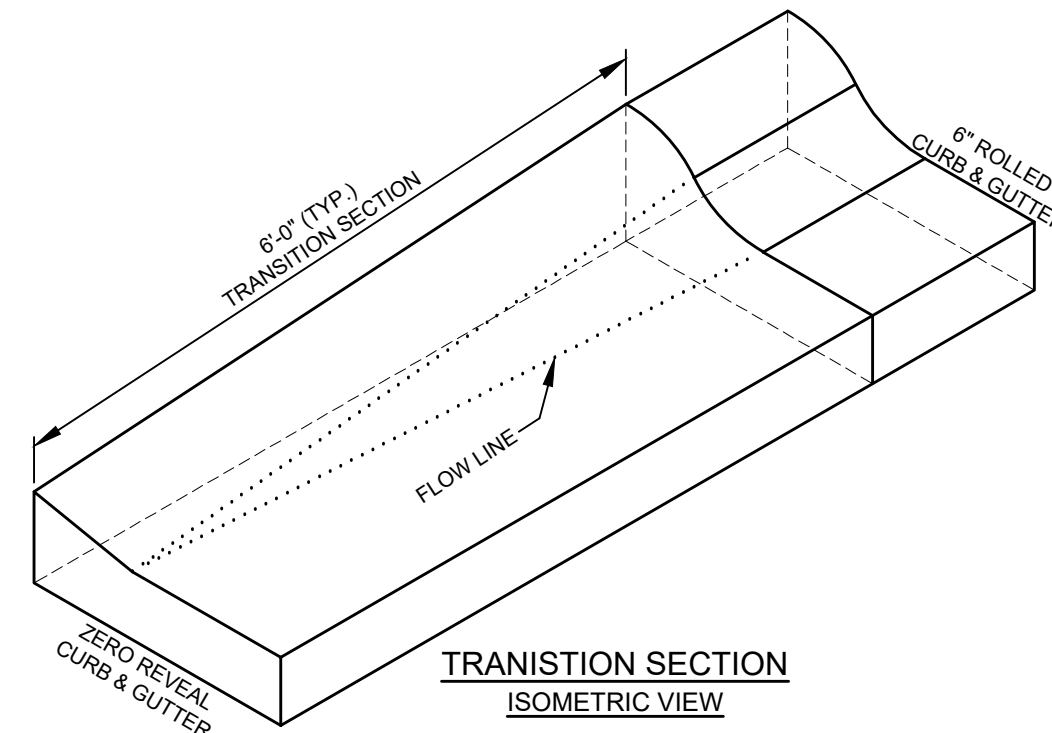
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

1
C2.10 **TYPICAL ASPHALT SECTION**
N.T.S.



- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
 - 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADI.
 - CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET WISIDEWALK).
 - REFER TO ARCHITECTURAL PLANS FOR RADIANT HEATING DESIGN.

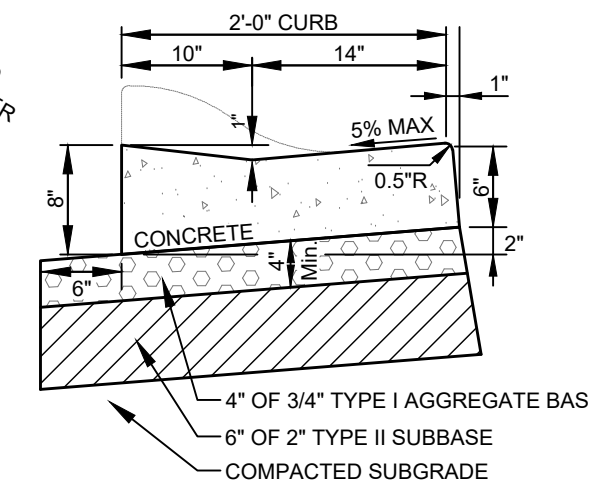
2
C2.10 **HEATED 6" CONCRETE ROLLED CURB & GUTTER**
N.T.S.



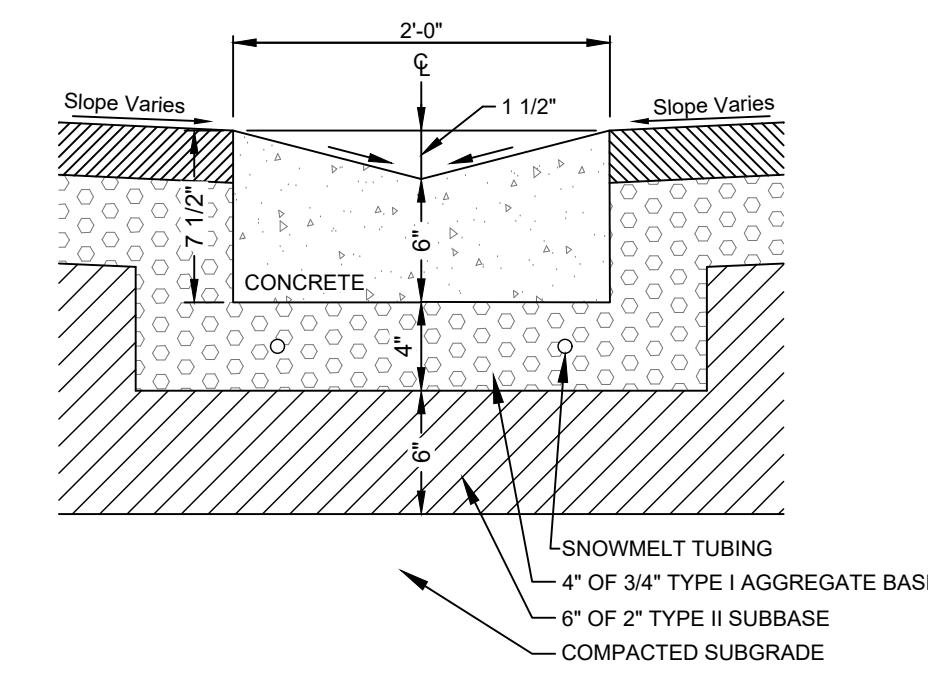
TRANSITION SECTION
ISOMETRIC VIEW

- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
 - 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADI.
 - CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET WISIDEWALK).

3
C2.10 **TYPICAL CURB TRANSITION DETAIL**
N.T.S.

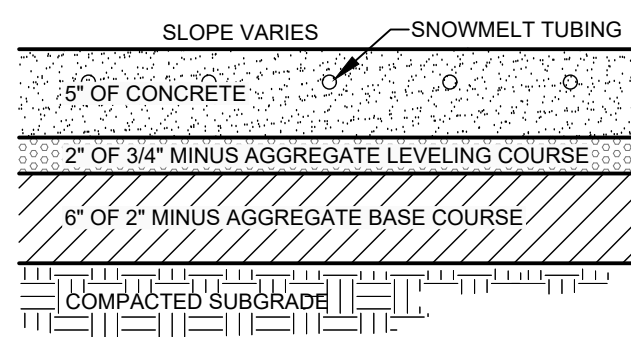


ZERO REVEAL CURB & GUTTER



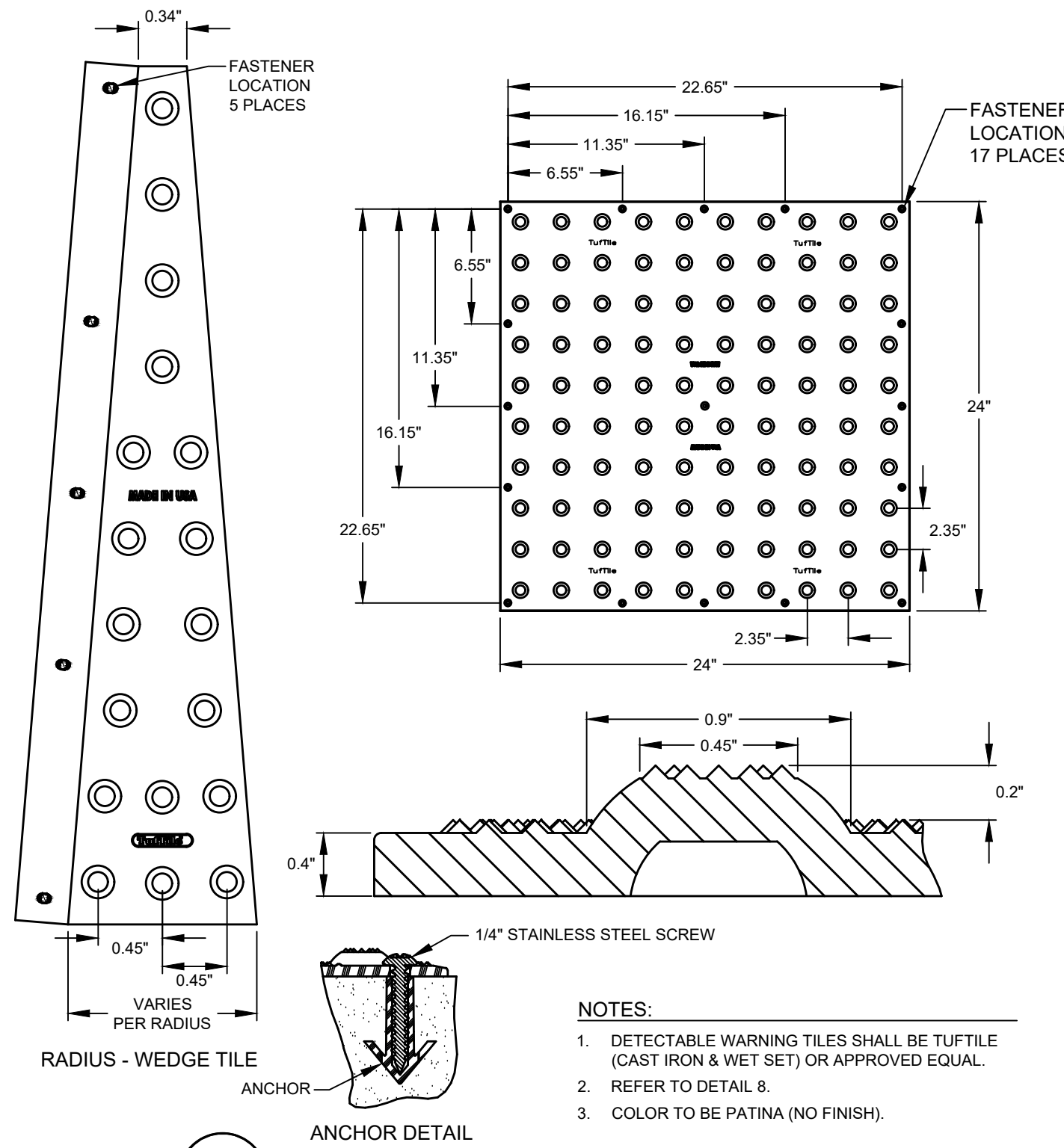
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
 - 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADI.
 - CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET WISIDEWALK).
 - REFER TO ARCHITECTURAL PLANS FOR RADIANT HEATING DESIGN.

4
C2.10 **24" WIDE HEATED CONCRETE VALLEY GUTTER**
N.T.S.



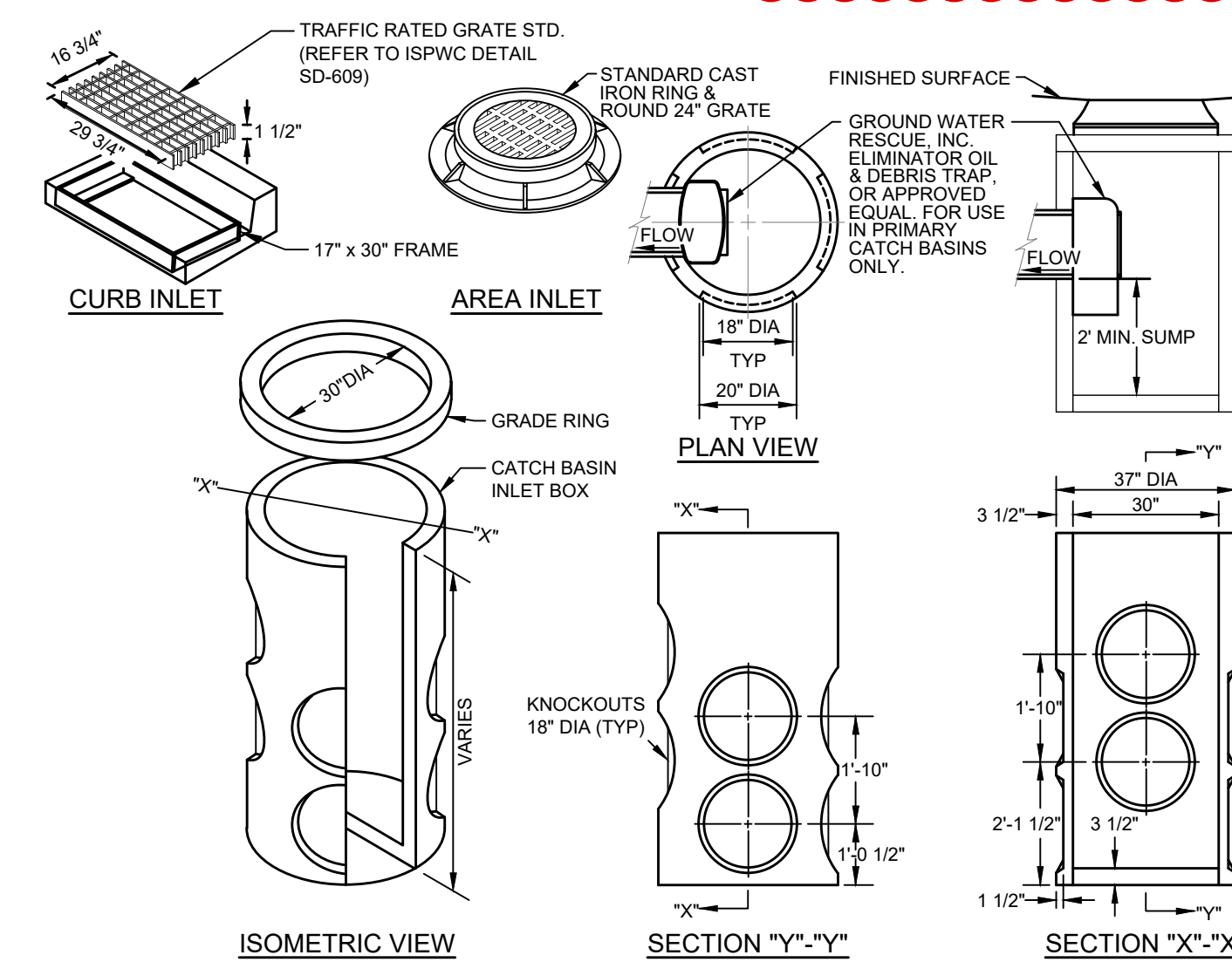
- NOTES:**
- 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADI.
 - CONTINUOUS PLACEMENT PREFERRED. SCORE AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING.
 - 1/2" TRANSVERSE PREFORMED BITUMINOUS JOINTS AT THE TERMINUS POINTS FOR CURVE AND WHERE SIDEWALK IS PLACED BETWEEN TWO PERMANENT FOUNDATIONS.
 - MATERIALS AND CONSTRUCTION IN COMPLIANCE WITH ISPC SPECIFICATIONS.
 - SURFACING MATERIAL FOR THE NEW SIDEWALKS SHALL BE TITAN CONCRETE MIX OR APPROVED EQUAL.
 - REFER TO ARCHITECTURAL PLANS FOR RADIANT HEATING DESIGN.

5
C2.10 **TYPICAL HEATED CONCRETE SIDEWALK SECTION**
N.T.S.



6
C2.10 **DETECTABLE WARNING PLATE**
N.T.S.

- NOTES:**
- DETECTABLE WARNING TILES SHALL BE TUFFILE (CAST IRON & WET SET) OR APPROVED EQUAL.
 - REFER TO DETAIL 8.
 - COLOR TO BE PATINA (NO FINISH).



ISOMETRIC VIEW

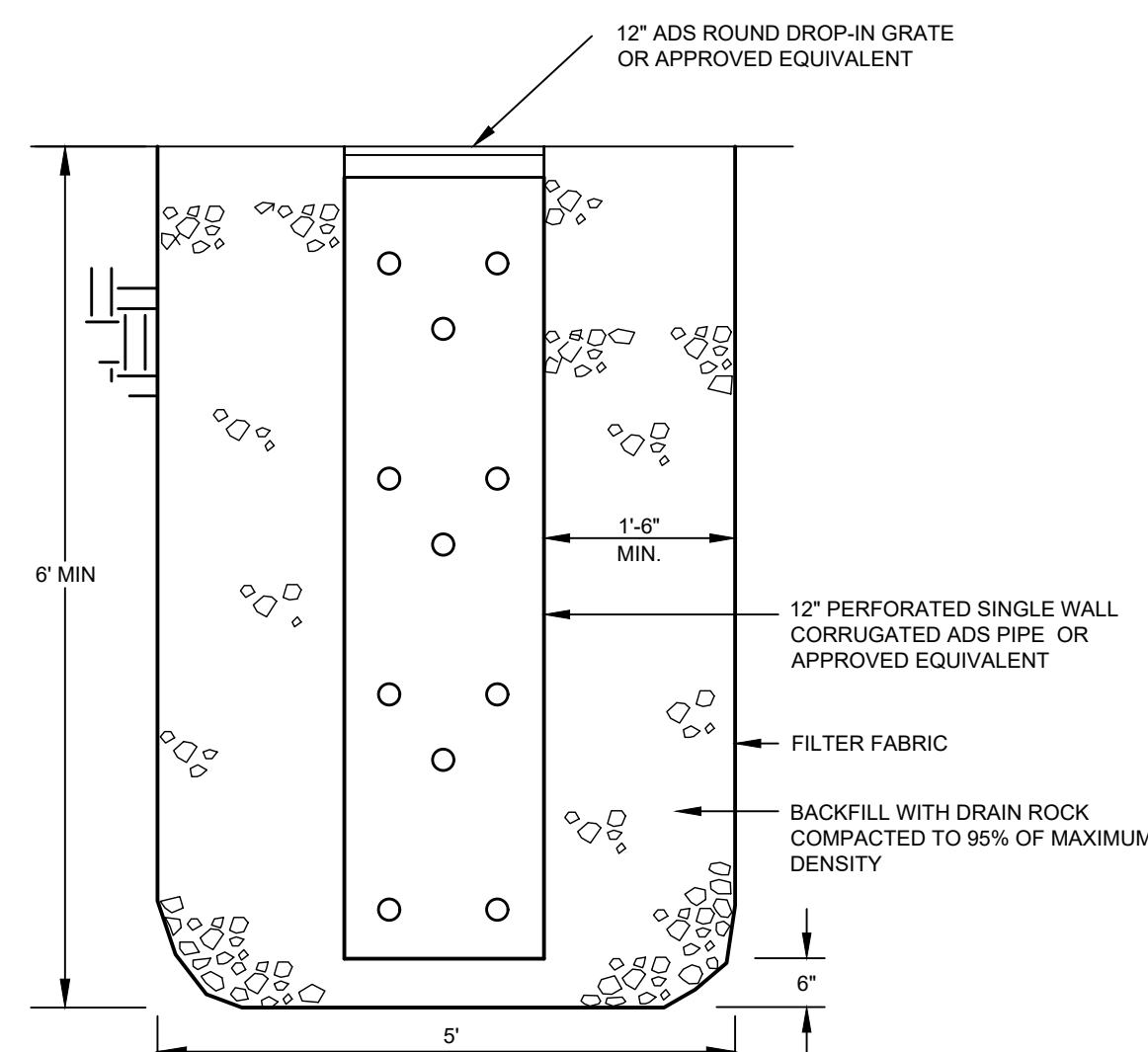
SECTION "Y"- "Y"

SECTION "X"- "X"

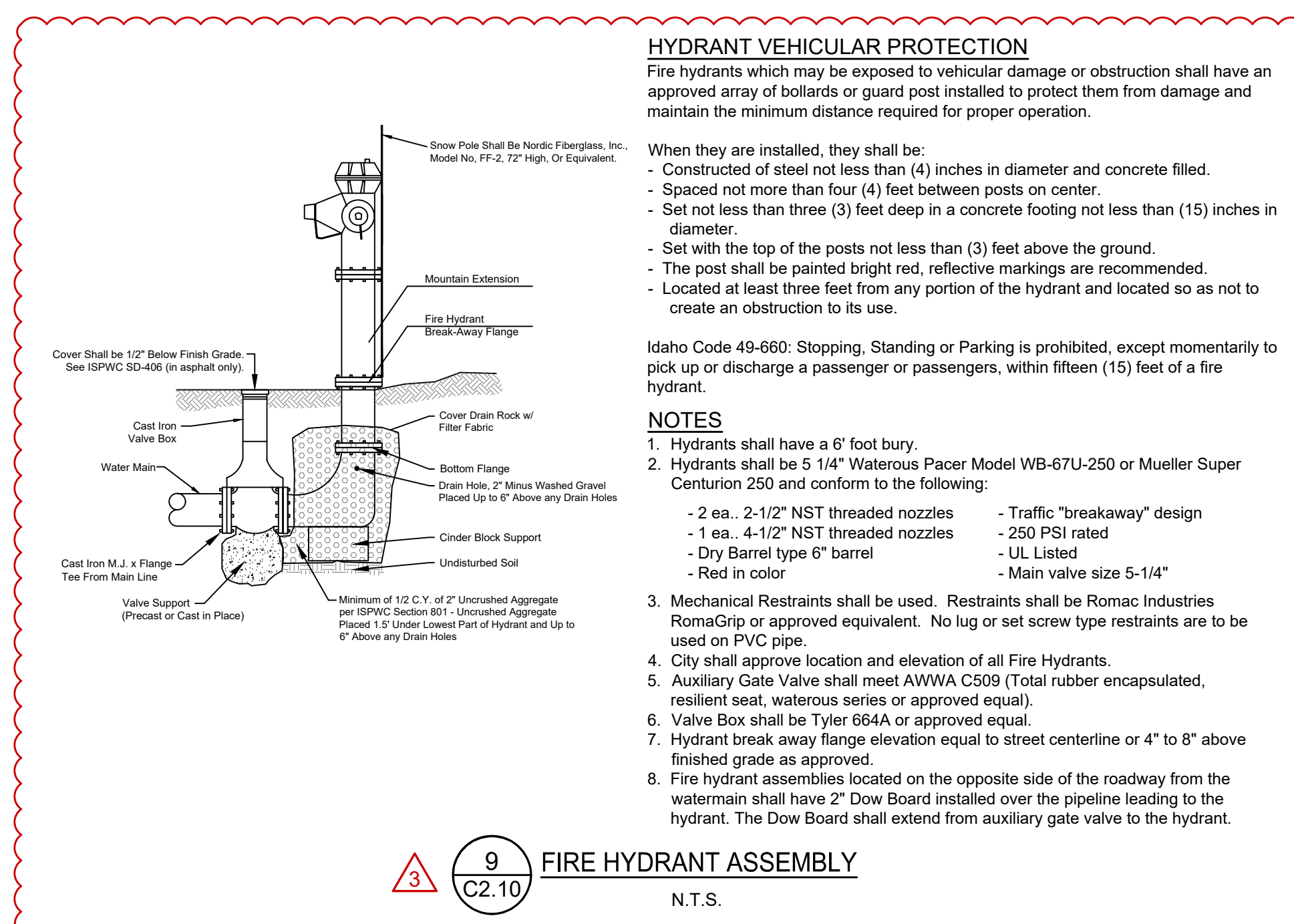
CATCH BASIN INSTALLATION NOTES:

- A PRIMARY CATCH BASIN IS DEFINED AS THE FIRST STORM STRUCTURE UPSTREAM OF A DRYWELL. A SATELLITE CATCH BASIN IS DEFINED AS THE STORM STRUCTURE UPSTREAM OF THE PRIMARY CATCH BASIN.
- THE OIL & DEBRIS TRAP SHALL BE INSTALLED ON THE OUTLET OF THE PRIMARY CATCH BASIN ONLY, NOT ON SATELLITE CATCH BASINS.
- PLACE A MINIMUM OF 4" OF COMPACTED BEDDING ON PREPARED SUBGRADE AS SPECIFIED IN ISPC SECTION 305 - PIPE BEDDING. EXTEND BEDDING EITHER TO THE LIMITS OF THE EXCAVATION OR AT LEAST 12" OUTSIDE THE LIMITS OF THE BASE SECTION.
- FILL THE BALANCE OF THE EXCAVATED AREA WITH SELECT MATERIAL COMPACTED LEVEL TO THE TOP OF THE BEDDING.
- PROVIDE A SMOOTH AND LEVEL BEARING SURFACE ON THE BEDDING SURFACE.

7
C2.10 **30" DIAMETER CATCH BASIN**
N.T.S.



8
C2.10 **LANDSCAPE DRYWELL**
N.T.S.



9
C2.10 **FIRE HYDRANT ASSEMBLY**
N.T.S.

HYDRANT VEHICULAR PROTECTION

Fire hydrants which may be exposed to vehicular damage or obstruction shall have an approved array of bollards or guard post installed to protect them from damage and maintain the minimum distance required for proper operation.

- When they are installed, they shall be:
- Constructed of steel not less than (4) inches in diameter and concrete filled.
 - Spaced not more than four (4) feet between posts on center.
 - Set not less than three (3) feet deep in a concrete footing not less than (15) inches in diameter.
 - Set with the top of the posts not less than (3) feet above the ground.
 - The post shall be painted bright red, reflective markings are recommended.
 - Located at least three feet from any portion of the hydrant and located so as not to create an obstruction to its use.

Idaho Code 49-660: Stopping, Standing or Parking is prohibited, except momentarily to pick up or discharge a passenger or passengers, within fifteen (15) feet of a fire hydrant.

NOTES:

- Hydrants shall have a 6' foot bury.
- Hydrants shall be 5 1/4" Waterous Pacer Model WB-67U-250 or Mueller Super Centurion 250 and conform to the following:
 - 2 ea. 2-1/2" NST threaded nozzles - Traffic "breakaway" design
 - 1 ea. 4-1/2" NST threaded nozzles - 250 PSI rated
 - Dry Barrel type 6" barrel - UL Listed
 - Red in color - Main valve size 5-1/4"
- Mechanical Restraints shall be used. Restraints shall be Romac Industries RomaGrip or approved equivalent. No lug or set screw type restraints are to be used on PVC pipe.
- City shall approve location and elevation of all Fire Hydrants.
- Auxiliary Gate Valve shall meet AWWA C509 (Total rubber encapsulated, resilient seat, waterous series or approved equal).
- Valve Box shall be Tyler 664A or approved equal.
- Hydrant break away flange elevation equal to street centerline or 4" to 8" above finished grade as approved.
- Fire hydrant assemblies located on the opposite side of the roadway from the watermain shall have 2" Dow Board installed over the pipeline leading to the hydrant. The Dow Board shall extend from auxiliary gate valve to the hydrant.

REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any project or extension of this project except by agreement in writing with Galena Engineering, Inc.

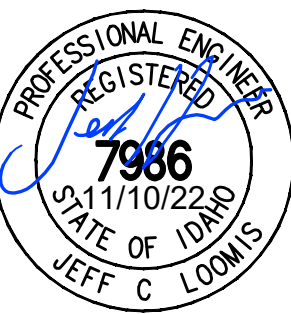
PURPOSE: ISSUE FOR BUILDING PERMIT (10/11/2022)

NO. DATE BY REVISIONS

C2.10

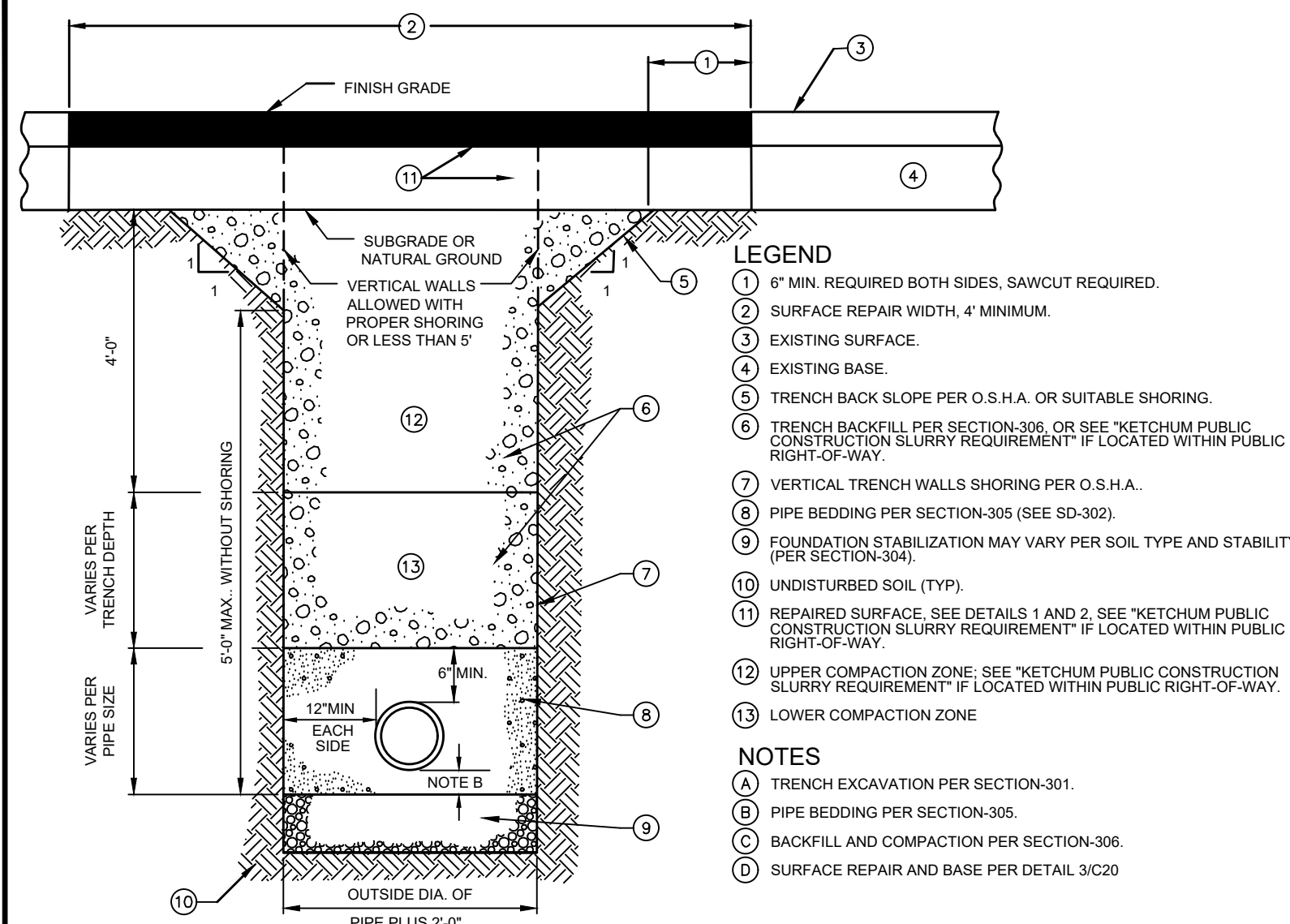
DETAIL SHEET
200 N. MAIN STREET
THE 208 BUILDING
 LOCATED WITHIN SECTION 18, T.4N., R.18E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR JONATHAN SHERMAN, J. S. SHERMAN, LLC

PROJECT INFORMATION
 P:\sherman\7000\0202\07000.05 Civil 2022-11-08.dwg 11/08/22 12:52:32 PM



DESIGNED BY
CT
DRAWN BY
JCL
CHECKED BY

GALENA
ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
Halley, Idaho 83333
(208) 768-1705
email: galena@galena-engineering.com



- LEGEND**
- 1' MIN. REQUIRED BOTH SIDES, SAWCUT REQUIRED.
 - SURFACE REPAIR WIDTH, 4' MINIMUM.
 - EXISTING SURFACE.
 - EXISTING BASE.
 - TRENCH BACK SLOPE PER O.S.H.A. OR SUITABLE SHORING.
 - TRENCH BACKFILL PER SECTION 306, OR SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
 - VERTICAL TRENCH WALLS SHORING PER O.S.H.A.
 - PIPE BEDDING PER SECTION 305 (SEE SD-302).
 - FOUNDATION STABILIZATION MAY VARY PER SOIL TYPE AND STABILITY (PER SECTION 304).
 - UNDISTURBED SOIL (TYP).
 - REPAIRED SURFACE. SEE DETAILS 1 AND 2. SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
 - UPPER COMPACTION ZONE. SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
 - LOWER COMPACTION ZONE.
- NOTES**
- TRENCH EXCAVATION PER SECTION 301.
 - PIPE BEDDING PER SECTION 305.
 - BACKFILL AND COMPACTION PER SECTION 306.
 - SURFACE REPAIR AND BASE PER DETAIL 3/C20.

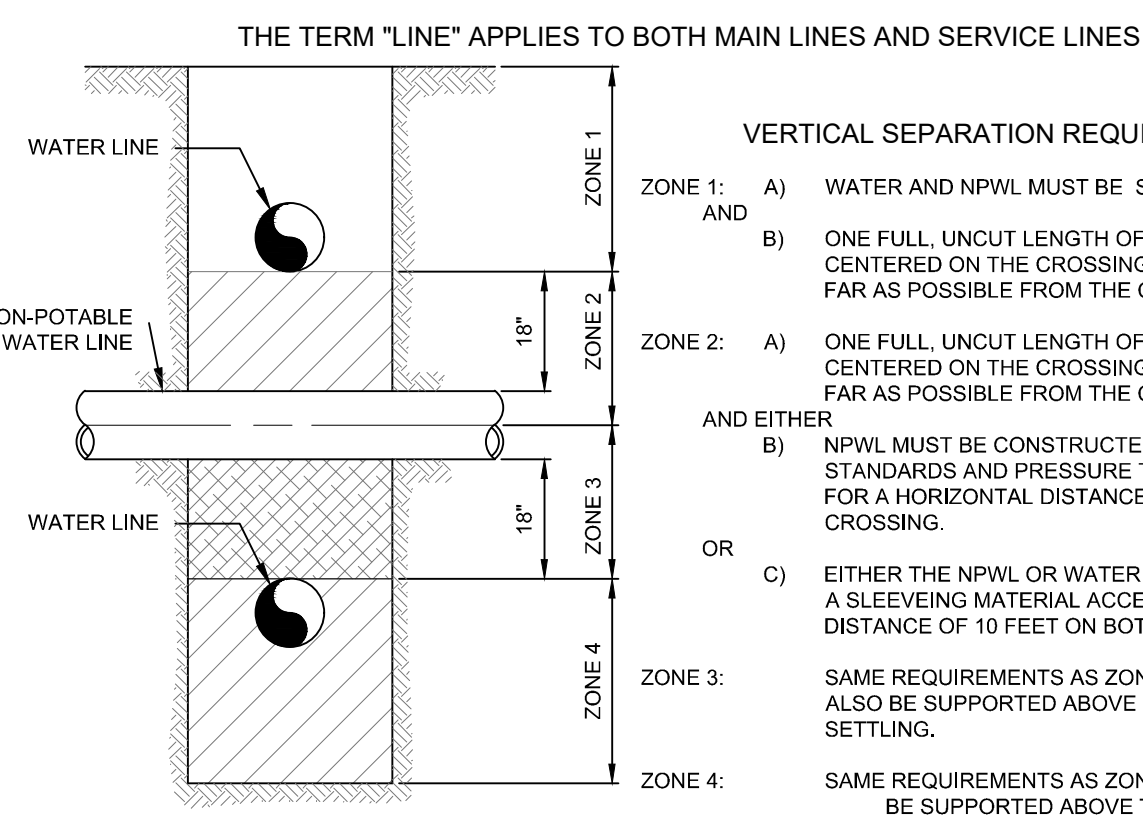
KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT
 IN AREAS WHERE IT IS NECESSARY TO CUT THE ASPHALT PAVEMENT AND DIG A TRENCH FOR BURIAL OF CONDUIT, CABLE OR OTHER CITY UTILITY, THE TRENCH SHALL BE BACKFILLED WITH A LEAN CONCRETE MIX TO THE BOTTOM OF FINISH SURFACE MATERIAL, WITH THE FOLLOWING PROPORTIONS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

COARSE AGGREGATE (3/4" MINUS) 2,600 LBS.
 SAND 800 LBS.
 PORTLAND CEMENT 94 LBS.
 WATER 11 GAL (MAX.)

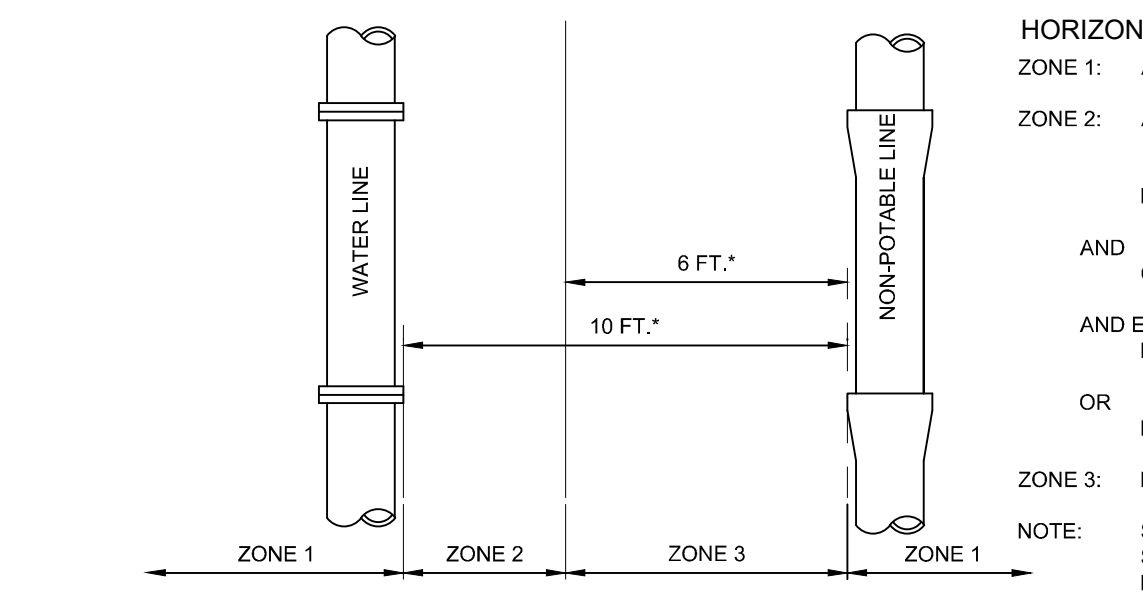
WATER CONTENT IS MAXIMUM AND MAY BE REDUCING DOWNWARD. CARES SHALL BE TAKEN TO ASSURE THAT EXCESS WATER IS NOT PRESENT IN THE MIXING DRUM PRIOR TO CHARGING THE MIXER WITH MATERIALS. THOROUGH MIXING WILL BE REQUIRED PRIOR TO DISCHARGE.

NO COMPACTION, VIBRATION OR FINISHING IS REQUIRED. THE LEAN CONCRETE MIX SHALL BE STRUCK OFF AT OR BELOW THE ELEVATION OF THE PLANT MIX 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 PLANT MIX 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.

1
C2.11
TYPICAL TRENCH SECTION
N.T.S.

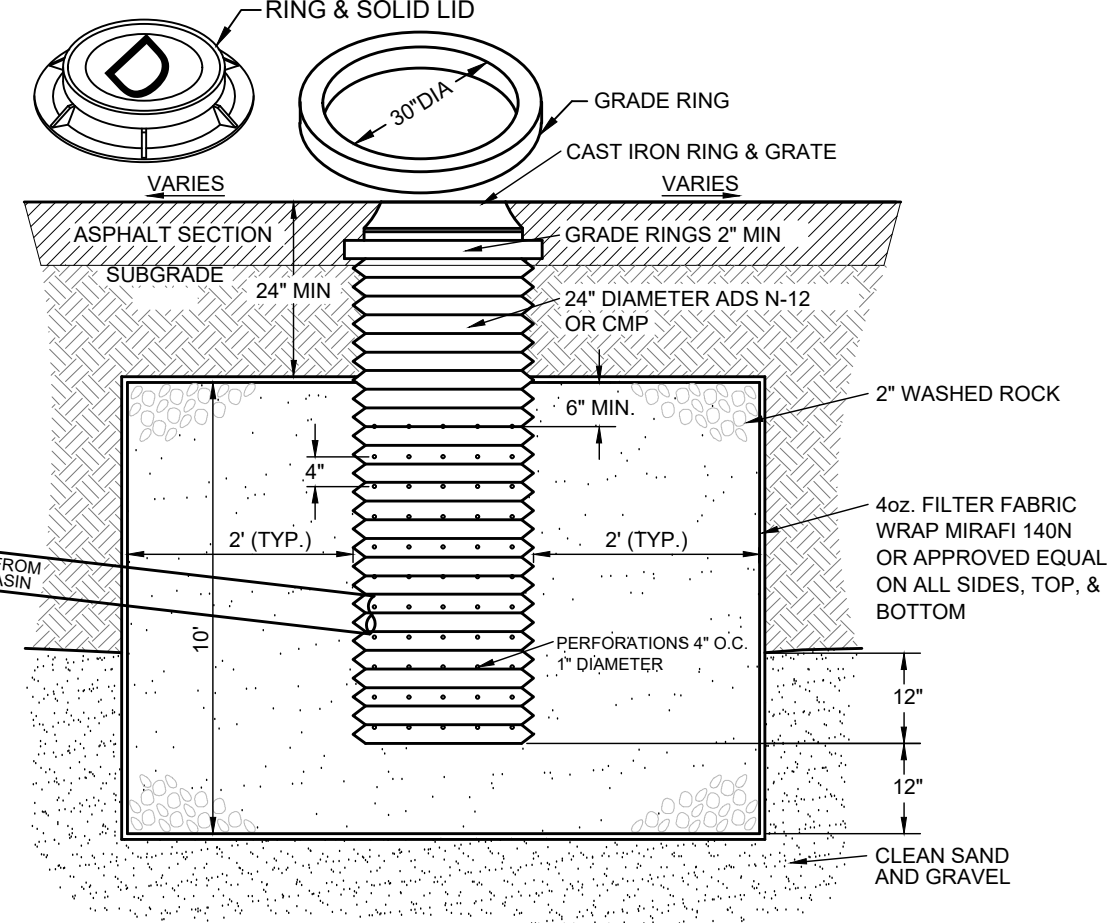


- VERTICAL SEPARATION REQUIREMENTS**
- THE TERM "LINE" APPLIES TO BOTH MAIN LINES AND SERVICE LINES
- ZONE 1: A) WATER AND NPWL MUST BE SEPARATED BY AT LEAST 18" AND B) ONE FULL, UNCUT LENGTH OF BOTH PWL AND NPWL PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING.
- ZONE 2: A) 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 B) 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 C) 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.
- 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.



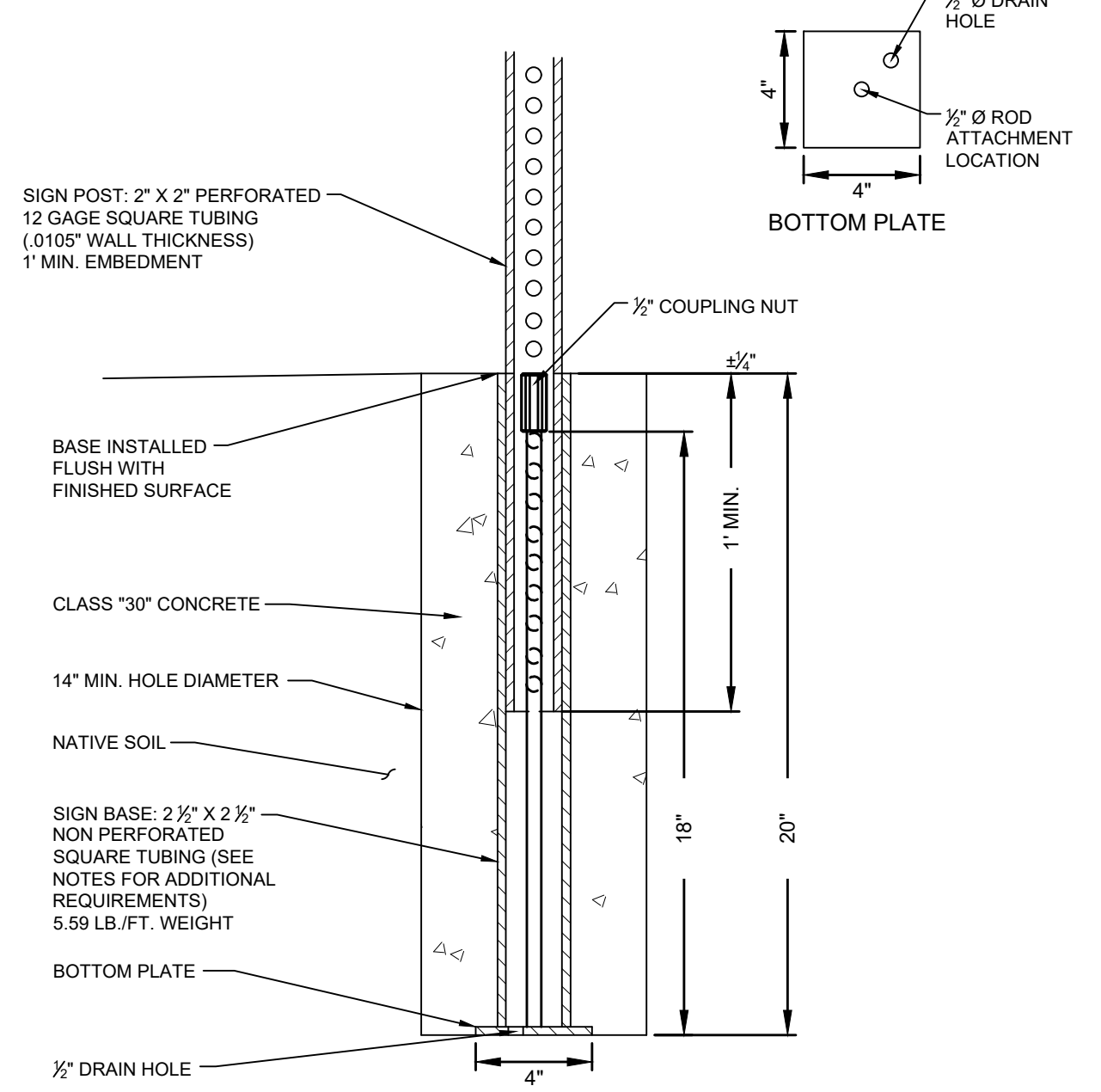
- HORIZONTAL SEPARATION REQUIREMENTS**
- ZONE 1: A) NO SPECIAL REQUIREMENTS.
- ZONE 2: A) NO SPECIAL REQUIREMENTS FOR POTABLE OR NON-POTABLE SERVICES. B) WATER AND NPWL SEPARATED BY AT LEAST 6 FEET AT OUTSIDE WALLS. AND C) WATER AT LEAST 18 INCHES HIGHER IN ELEVATION THAN THE NPWL. AND EITHER D) NPWL CONSTRUCTED TO POTABLE WATER MAIN STANDARDS AND PRESSURE TESTED FOR WATER TIGHTNESS. OR E) SITE SPECIFIC REQUIREMENTS APPROVED BY DEQ.
- ZONE 3: 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.

2
C2.11
POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION
N.T.S.



- NOTES:**
- THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL.
 - MAXIMUM DEPTH SHALL NOT EXCEED 12 FEET.
 - IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN 12 FEET, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER.
 - GRATE OR SOLID LID AS APPROVED BY CITY OF KETCHUM.

3
C2.11
DRYWELL DETAIL (6"Ø)
N.T.S.

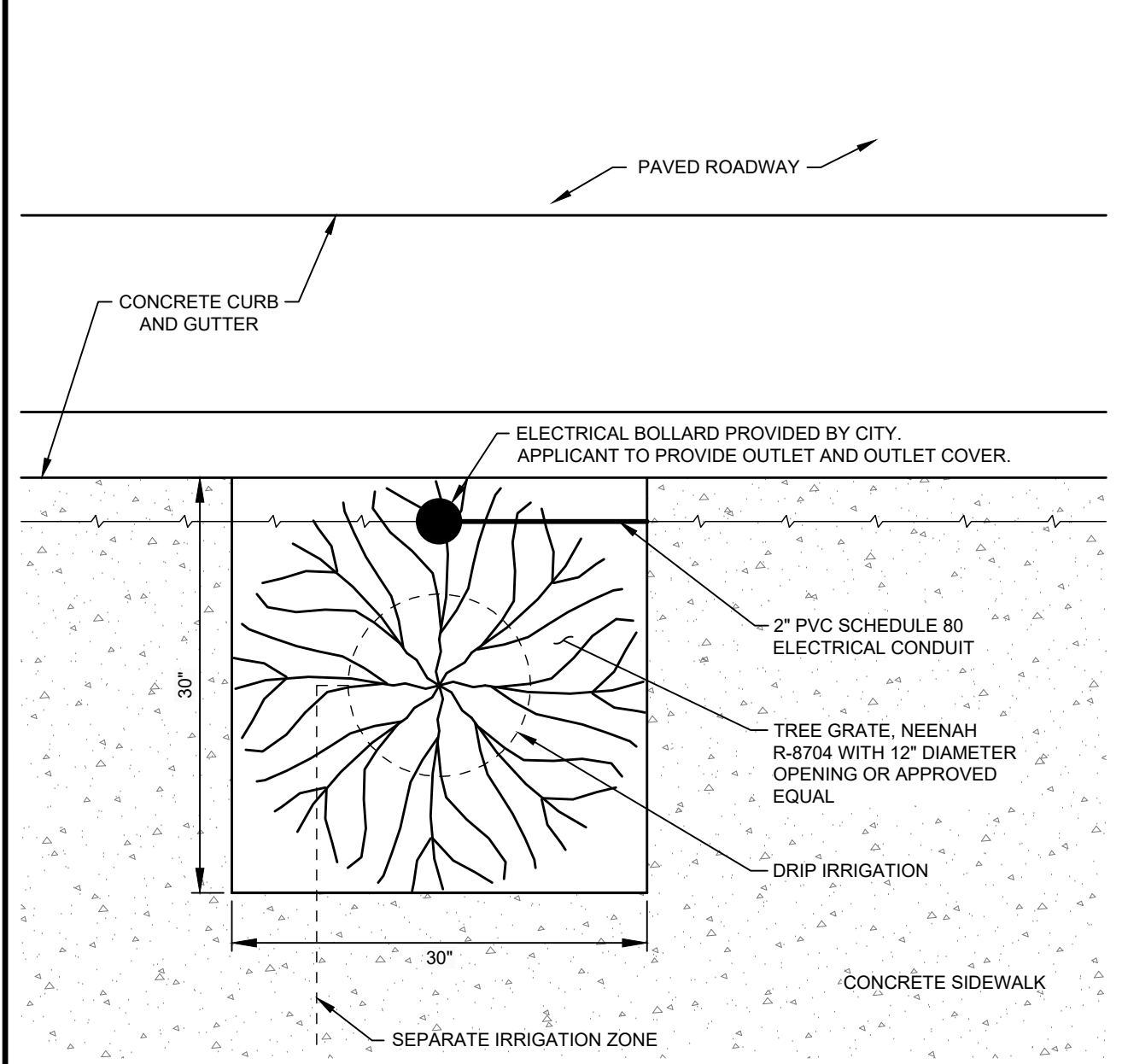


- NOTES:**
- BASES SHALL BE INSTALLED TO BE FLUSH WITH SURFACE.
 - ALL INSTALLATIONS SHALL HAVE 14" Ø MINIMUM FOUNDATION OR GROUTED INTO SOLID ROCK.
 - ALL STREET SIGNS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE MUTCD.
 - SIGN PLACEMENT SHALL BE APPROVED BY THE CITY OF KETCHUM.
 - CITY TO PROVIDE BASES.

SIGN BASE MATERIAL & DIMENSION REQUIREMENTS

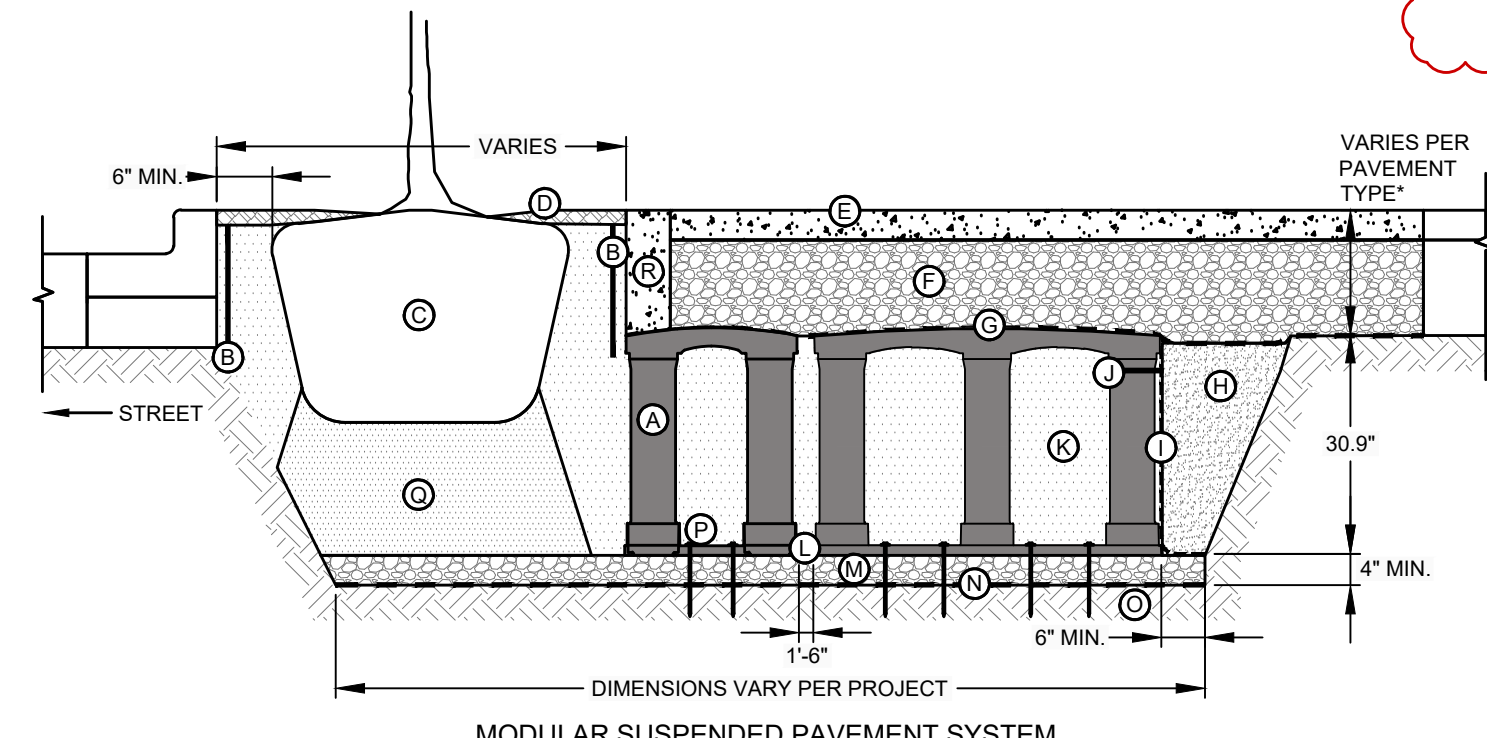
2 1/2" OUTSIDE TUBE STEEL (20" LENGTH)
 2 1/2" INSIDE TUBE STEEL
 3/4" THICK
INTERNAL ROD MATERIAL & DIMENSION REQUIREMENTS
 1/2" COLD ROLLED ROD (18" LENGTH)
 1/2" COUPLING NUTS
BOTTOM PLATE MATERIAL & DIMENSION REQUIREMENTS
 4" X 4" X 1/2" STEEL STRAP

4
C2.11
TYPICAL SIGN BASE
N.T.S.



- NOTES:**
- TREE TO BE 3" MINIMUM CALIPER AUTUMN BLAZE MAPLE OR APPROVED EQUAL.
 - CITY OF KETCHUM REQUIRES DRIP IRRIGATION TO BE ON A SEPARATE ZONE WITH HUNTER-RAINWISE SMART CLOCK, OR APPROVED EQUAL, FOR REMOTE ACCESS BY CITY.
 - APPLICANT TO CONNECT AND PROVIDE CONDUITS, WIRING, AND SEPARATE CIRCUIT, OR TIE TO A CITY CIRCUIT FOR POWER.
 - NO DIRECT BURIAL WIRE PERMITTED.
 - TREE INSTALLATION TO BE MODULAR SUSPENDED PAVEMENT SYSTEM. SEE TREE WELL SECTION VIEW, DETAIL 2.

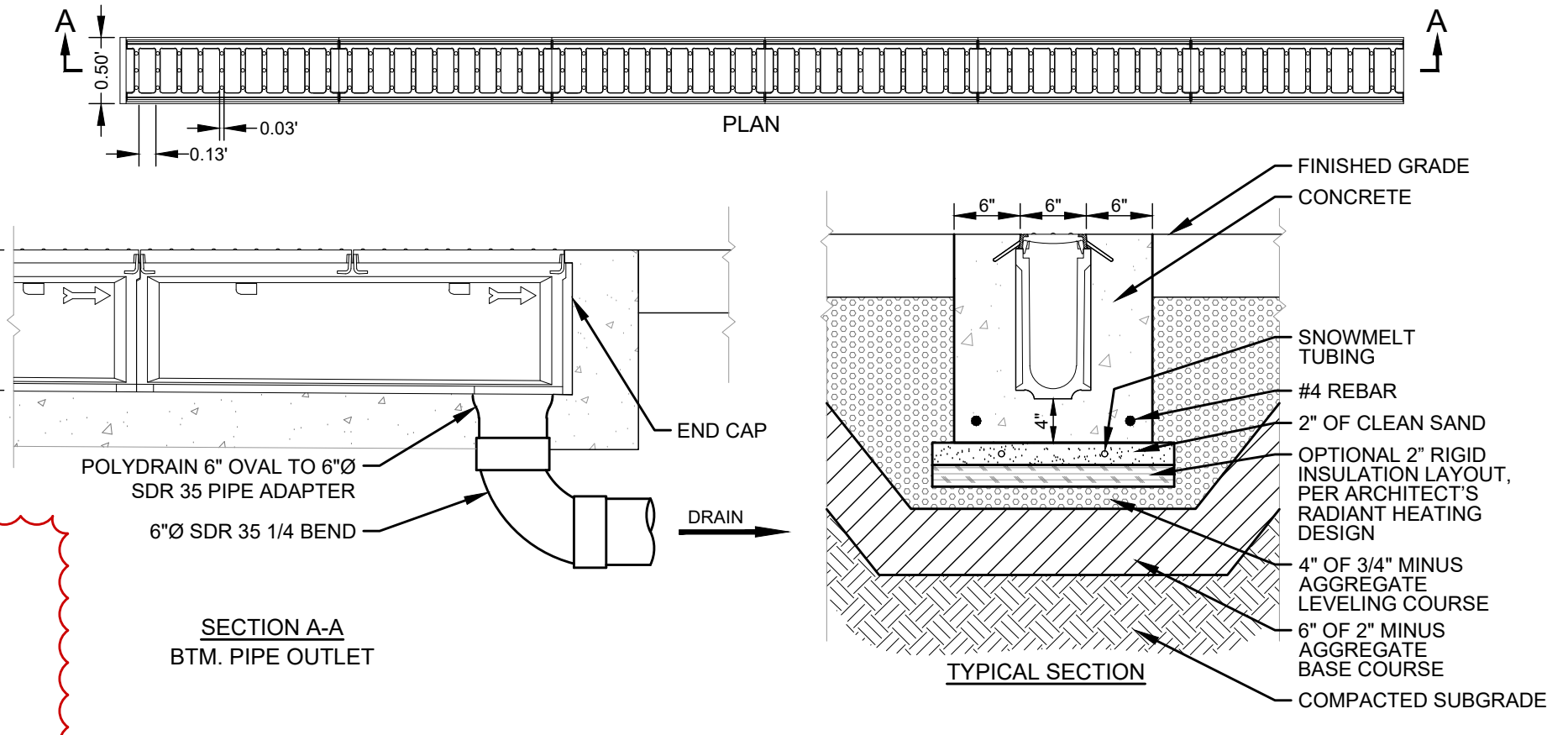
5
C2.11
TREE WELL DETAILS
N.T.S.



- KEY PLAN:**
- SILVA CELL SYSTEM (DECK, BASE, AND POSTS) OR APPROVED EQUAL.
 - DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT. PREVENTS ROOTS FROM DISTURBING PAVEMENT.
 - TREE ROOT PACKAGE, SIZE VARIES
 - TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS
 - SURFACE TREATMENT, PER PROJECT
 - AGGREGATE BASE COURSE, DEPTH VARIES PER PROJECT
 - GEOTEXTILE TO KEEP AGGREGATE FROM MIGRATING DOWN THROUGH CELL DECK
 - BACKFILL, PER PROJECT SPECIFICATIONS
 - GEOGRID TO PROVIDE FOR VERTICAL SEPARATION BETWEEN PLANTING SOILS AND BACKFILL WHILE ALLOWING ROOT PENETRATION INTO ADJACENT SOILS. 4" (100 mm) TOE (OUTWARD FROM BASE) AND 12" (305 mm) EXCESS (OVER TOP OF DECK).
 - CABLE TIE, ATTACHING GEOTEXTILE TO SILVA CELL AT BASE OF UPPER POST FLARE
 - PLANTING SOIL, PER PROJECT SPECIFICATIONS, COMPACTED TO 70-80% PROCTOR
 - SILVA CELL BASE SLOPE, 10% MAX
 - 4" (100 mm) MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
 - GEOTEXTILE, TO PROVIDE SEPARATION BETWEEN SUBGRADE AND AGGREGATE BASE
 - SUBGRADE, COMPACTED TO 95% PROCTOR
 - PIN, PER SILVA CELL SPECIFICATIONS, TO KEEP CELLS IN PLACE DURING CONSTRUCTION
 - PLANTING SOIL BELOW TREE ROOT PACKAGE, COMPACTED TO 85-90% PROCTOR
 - CONCRETE EDGE RESTRAINT TO STABILIZE EDGE AND PREVENT AGGREGATE MIGRATION INTO TREE OPENING.

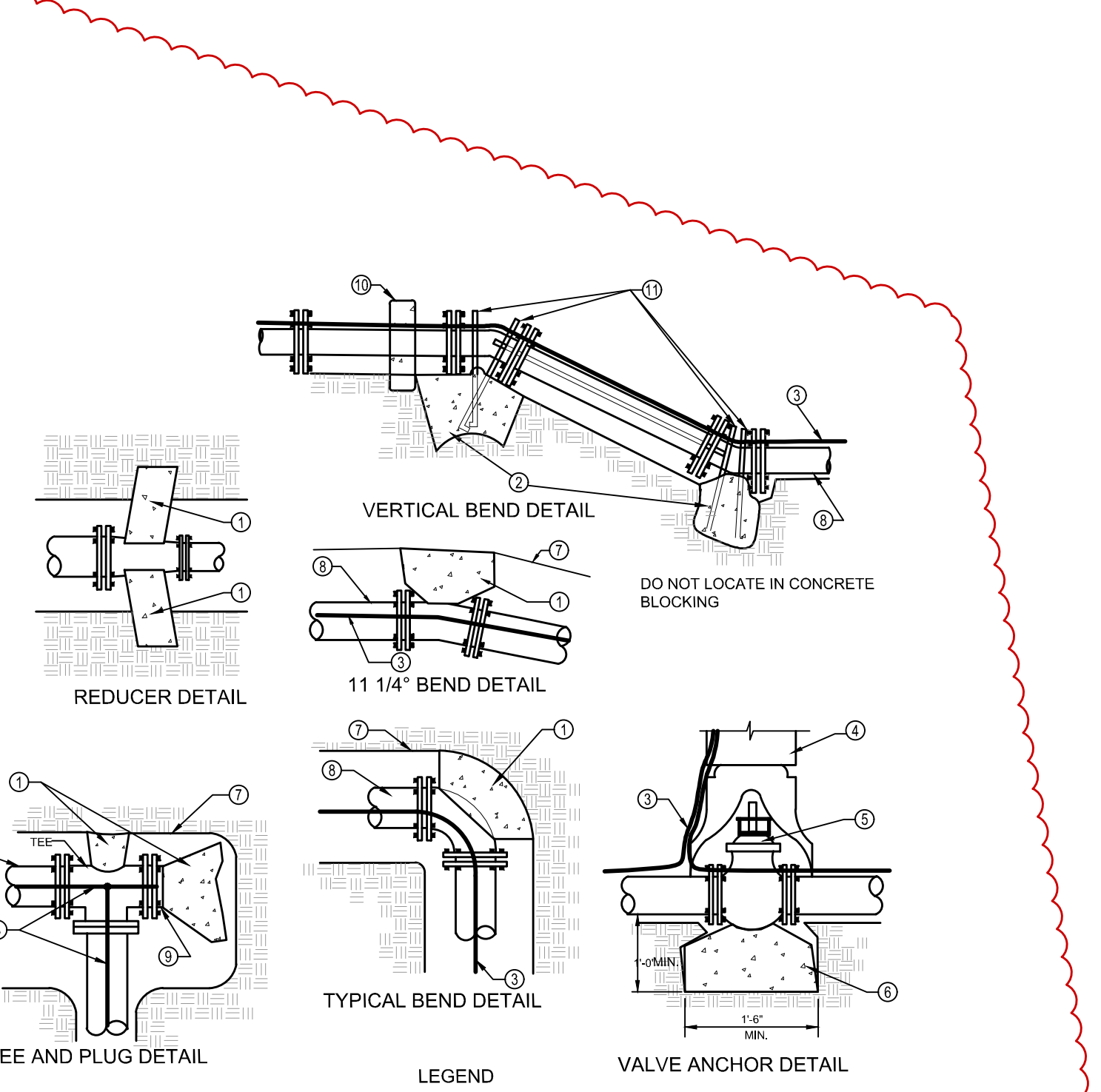
- NOTES:**
- EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS.
 - INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - A PROJECT SPECIFIC DETAIL WILL NEED TO BE PROVIDED TO CITY FOR REVIEW AND APPROVAL.

6
C2.11
TRENCH DRAIN DETAIL
(ABT INTERCEPTOR LINE DRAIN OR APPROVED EQUAL)
N.T.S.



- 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" BELOW FINISHED GRADE. BEVEL CONCRETE TO TOP OF GRATE IF BELOW FLUSH.

6
C2.11
TRENCH DRAIN DETAIL
(ABT INTERCEPTOR LINE DRAIN OR APPROVED EQUAL)
N.T.S.



- LEGEND**
- FOR HORIZONTAL PIPE BENDS BEARING THRUST BLOCKS MUST PROVIDE 2500 PSI CONCRETE POURED AGAINST UNDISTURBED EARTH PER TABLE 1.
 - FOR VERTICAL PIPE BENDS, GRAVITY THRUST BLOCKS MUST PROVIDE A VOLUME OF CONCRETE POURED AGAINST UNDISTURBED EARTH WHICH IS SIZED FOR EXPECTED FORCES WITH A MINIMUM 1.5 FACTOR OF SAFETY.
 - NO. 12 COPPER FINDER WIRE. SEE SD-514 FOR SPLICING.
 - C.I. VALVE BOX WITH COVER.
 - C.I. GATE VALVE (M.J.).
 - PRECAST BLOCK FOR CUT IN TEE AND VALVE OR CAST IN PLACE WITH 2-1/2" Ø MIN REBAR.
 - TRENCH SIDE.
 - PIPE.
 - PLUG.
 - HAMMERHEAD THRUST BLOCKING.
 - ANCHOR BARS (1/2" Ø MIN)
- NOTES:**
- ANCHOR ALL VALVES CONNECTED TO P.V.C. PIPE AS SHOWN.
 - COVER BOLTS AND FLANGES WITH PLASTIC TO PROTECT FROM CONCRETE ADHERENCE DURING CONSTRUCTION OF THRUST BLOCKS.
 - SEE CHART FOR MIN THRUST BLOCKS BEARING AREAS.
 - ALL CONCRETE TO BE 2500 P.S.I. STRENGTH POURED AGAINST UNDISTURBED EARTH.
 - PROVIDE 5 MIL POLYPROPYLENE BETWEEN FITTINGS AND CONCRETE.
 - NOTIFY ENGINEER FOR ANY CONDITION OR PIPE SIZE NOT INDICATED.
 - ALL BLOCKS TO BE CENTERED AROUND PIPE SPRING LINE.

TABLE 1
THRUST AREA FOR HORIZONTAL BENDS**

PIPE SIZE	MINIMUM SQUARE FEET OF THRUST AREA ONTO UNDISTURBED EARTH*	
	TEE, PLUG OF VALVE	BEND
3"	0.8	1.1
4"	1.4	2.0
6"	3.2	4.5
8"	5.7	8.0
10"	8.8	12.5
12"	12.7	18.0
14"	17.3	24.5
16"	22.6	32.0
18"	28.6	40.5

* MUST BE INCREASED BASED ON DIFFERENT CONDITIONS (HIGHER WORKING PRESSURE OR LOWER SOIL BEARING STRENGTH).
 ** OR TEE ACTING AS A 90° BEND
 ***THRUST BLOCK DEPTH TO BE A MINIMUM PF 12" FOR PIPE SIZES 3"-8" AND 18" FOR PIPE SIZES 10"-18" OR THE SQUARE ROOT OF THE REQUIRED BEARING AREA, WHICHEVER IS GREATER.

7
C2.11
THRUST BLOCK AND ANCHOR DETAILS
N.T.S.

DETAIL SHEET
 200 N. MAIN STREET
 THE 208 BUILDING
 LOCATED WITHIN SECTION 18, T. 4N., R. 18E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR JONATHAN SHERMAN, J.S. SHERMAN, LLC



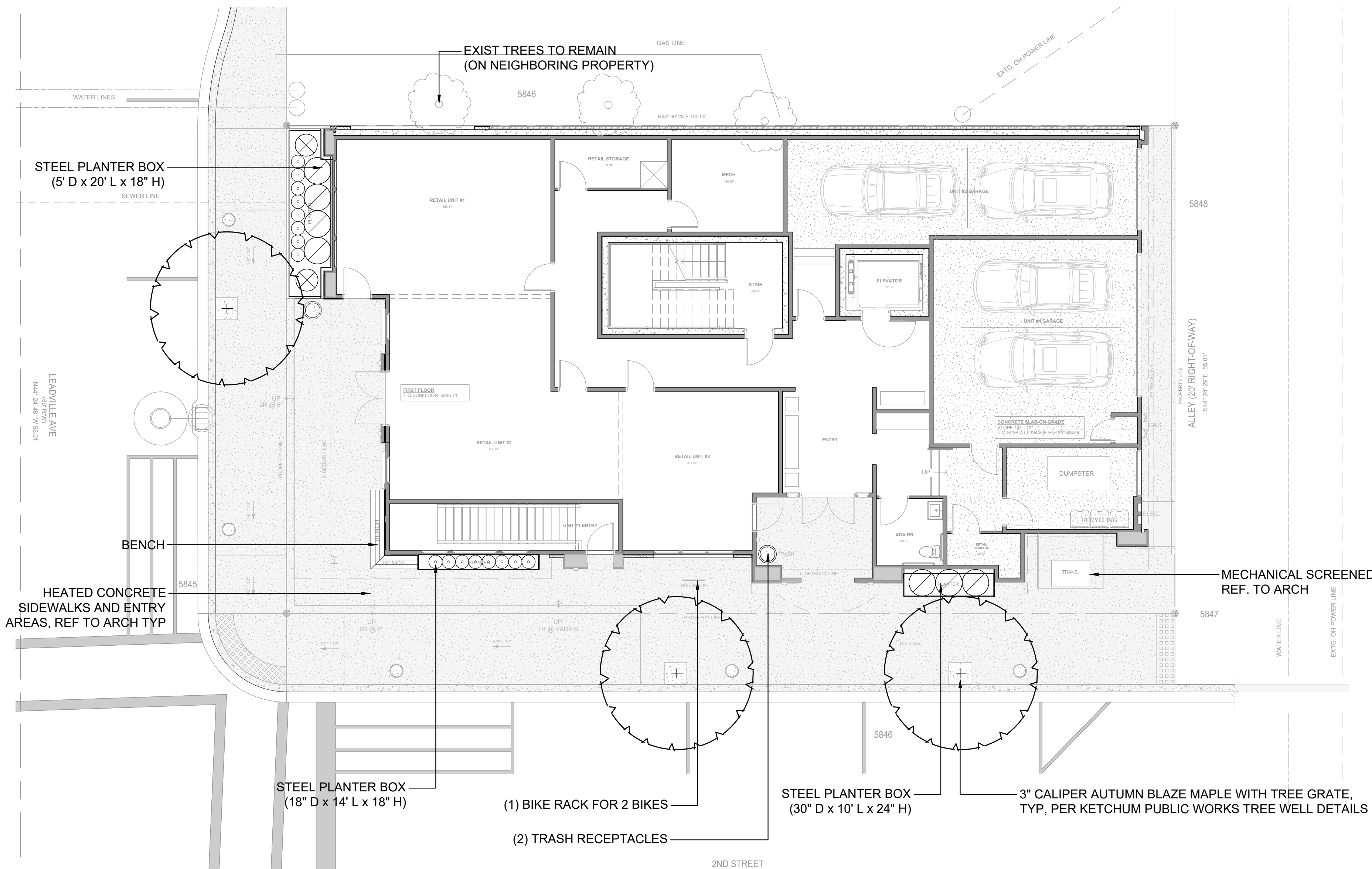
DESIGNED BY
 CT
 DRAWN BY
 JCL
 CHECKED BY

GALENA
 ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 317 N. River Street
 Halley, Idaho 83333
 (208) 768-1705
 email: galena@galena-engineering.com

REVISIONS

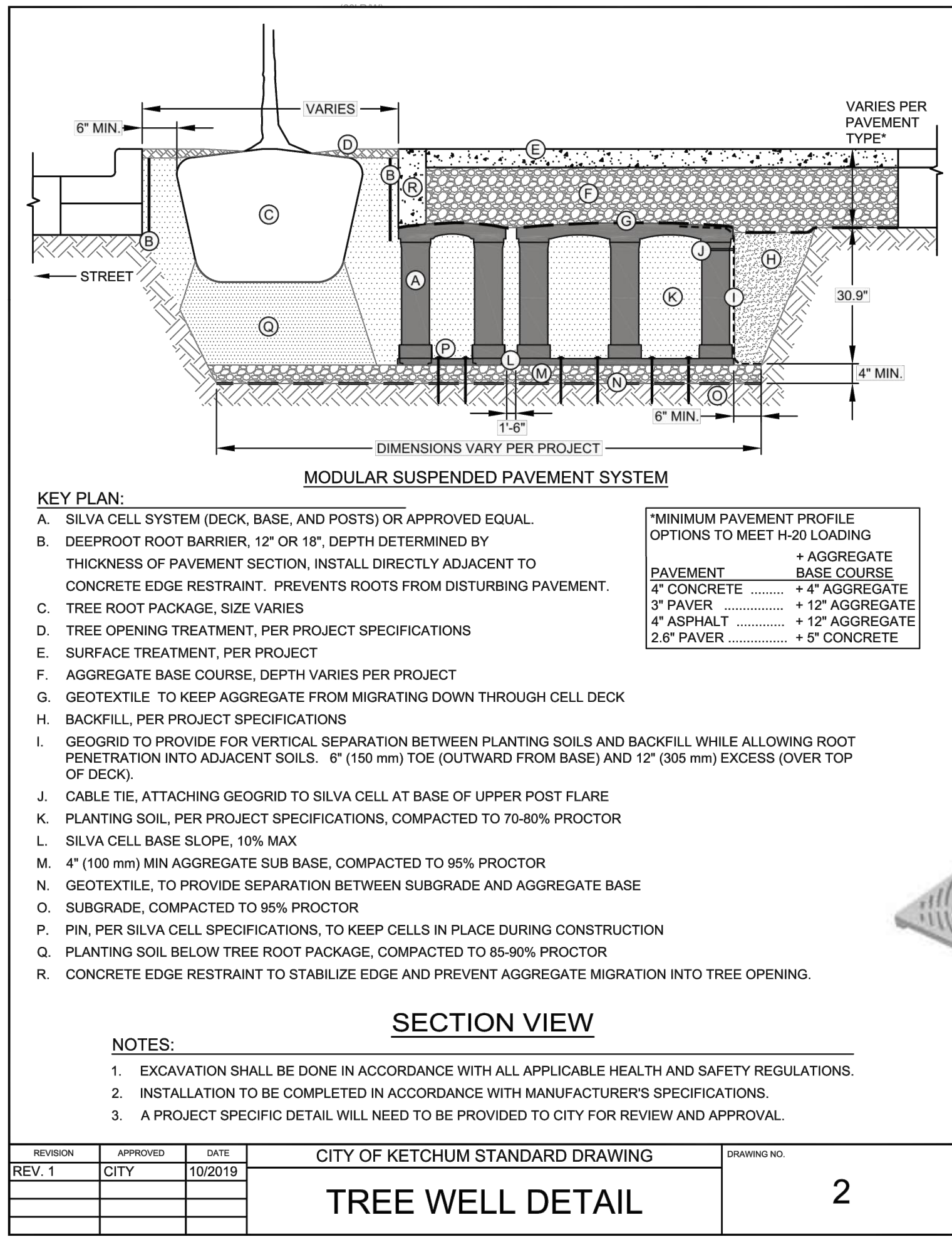
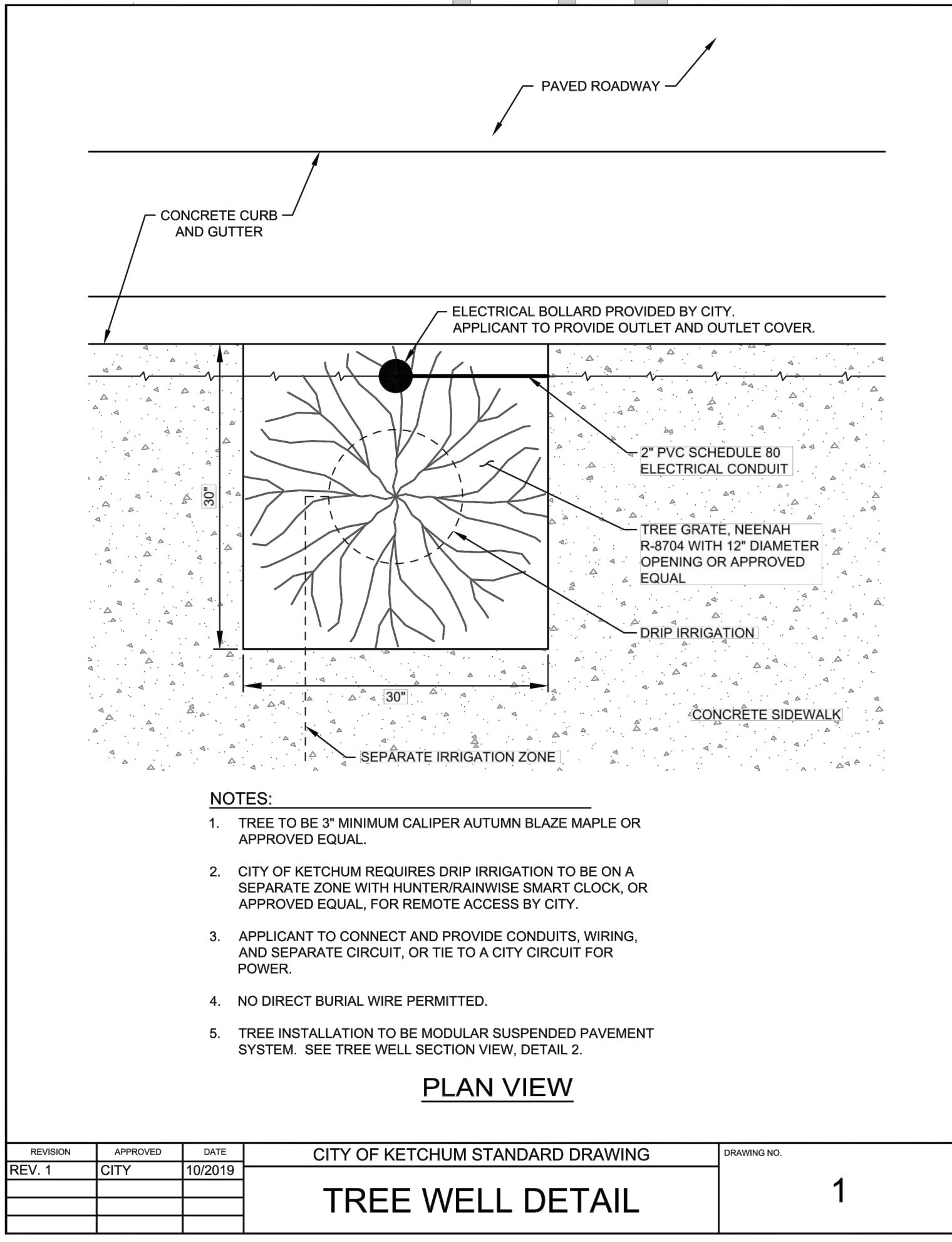
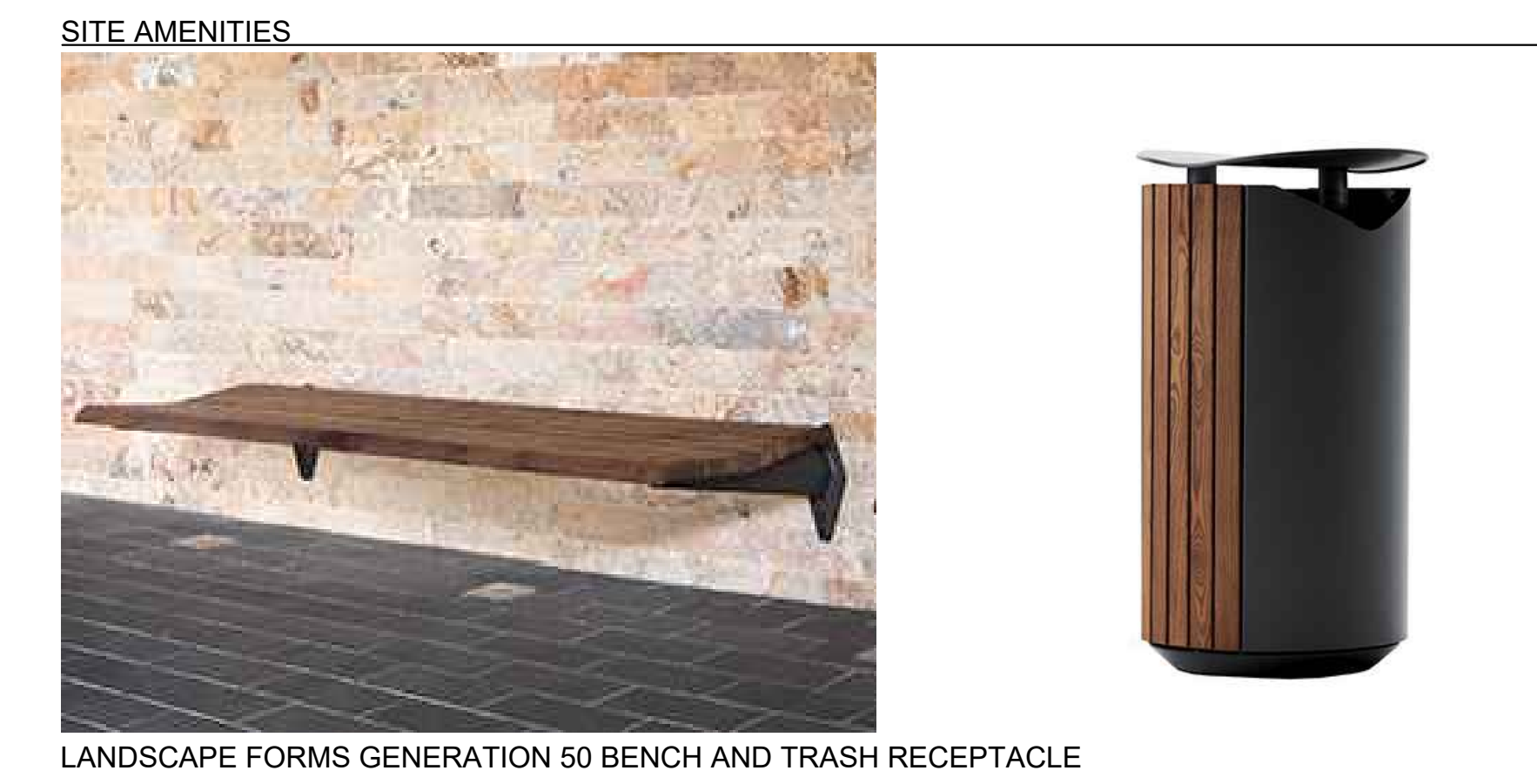
NO.	DATE	BY	REVISIONS

8
C2.11
PURPOSE: ISSUE FOR BUILDING PERMIT (10/11/2022)



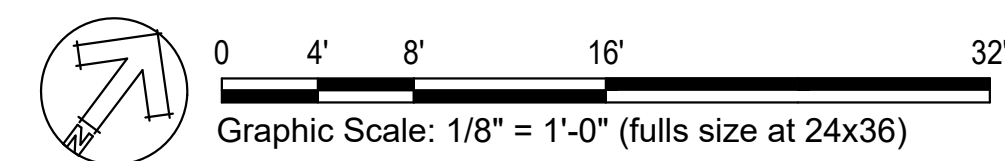
- LANDSCAPE LEGEND**
- TRASH RECEPTACLE
 - | BIKE RACK
 - ▬ INTEGRATED BENCHES
 - ⊕ HEATED CONCRETE SIDEWALKS

- LANDSCAPE NOTES**
- STREET TREES**
- 1 STREET TREE / 40 LF OF STREET FRONTAGE
 - 100' LF OF FRONTAGE / 40 LF = 3 (2.5) STREET TREES REQUIRED
- BIKE RACKS**
- 1 BIKE RACK PROVIDED FOR 4 PARKING SPACES
 - INVERTED U SHAPE FOR 2 BIKES
- BENCHES & TRASH**
- 1 BENCH AND 1 TRASH RECEPTACLE PROVIDED ALONG EACH FRONTAGE OF 2ND ST AND LEADVILLE AVE
- SNOW STORAGE**
- HEATED CONCRETE SIDEWALKS AND ENTRY AREAS PROVIDED, ELIMINATING REQUIREMENT FOR SNOW STORAGE

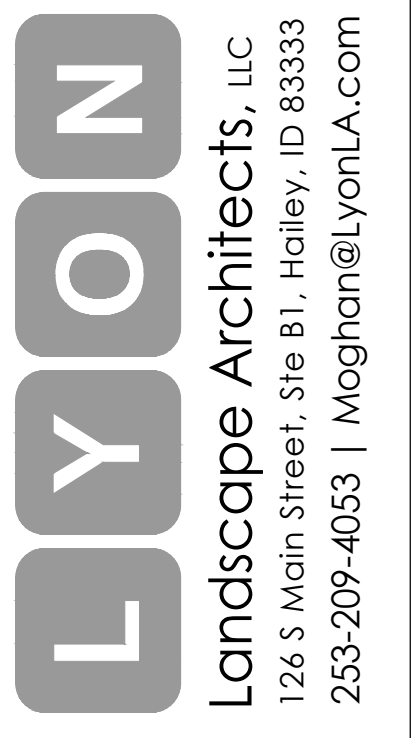


PLANT SCHEDULE - FIRST FLOOR

QTY. TREES	BOTANICAL NAME	COMMON NAME	SIZE & SPACING, NOTES
3	Acer x freemanii	Autumn Blaze Maple	3" caliper, full & uniform, B&B
2	Salvia sylvestris 'May Night'	May Night Salvia	1 gal @ 30" oc
7	Spiraea betulifolia 'Tor'	Birch Tor Spirea	3 gal @ 3' OC
16	Festuca glauca 'Elijah Blue'	Blue Fescue	1 gal @ 18" OC



Design Review Re-Submittal



DRAWING SET:
3.18.22 Pre-Application Submittal
5.31.22 Design Review Submittal

REVISIONS:
REV 1:
REV 2:
REV 3:

PROJECT ADDRESS:

The 208
200 N Leadville
Ketchum, Idaho 83340

DESIGN: ML
DRAWN: ML
CHECKED: EW

DATE: September 28, 2022

PROJECT: 200 Leadville

NUMBER: LLA0292.21

SCALE: 1/8" = 1'-0"

TITLE:

LANDSCAPE SITE PLAN

SHEET:

L1.00



DRAWING SET:
 3.18.22 Pre-Application Submittal
 5.31.22 Design Review Submittal

REVISIONS:
 REV 1:
 REV 2:
 REV 3:

PROJECT ADDRESS:

The 208
 200 N Leadville
 Ketchum, Idaho 83340

DESIGN: ML
 DRAWN: ML
 CHECKED: EW

DATE: September 28, 2022

PROJECT: 200 Leadville

NUMBER: LLA0292.21

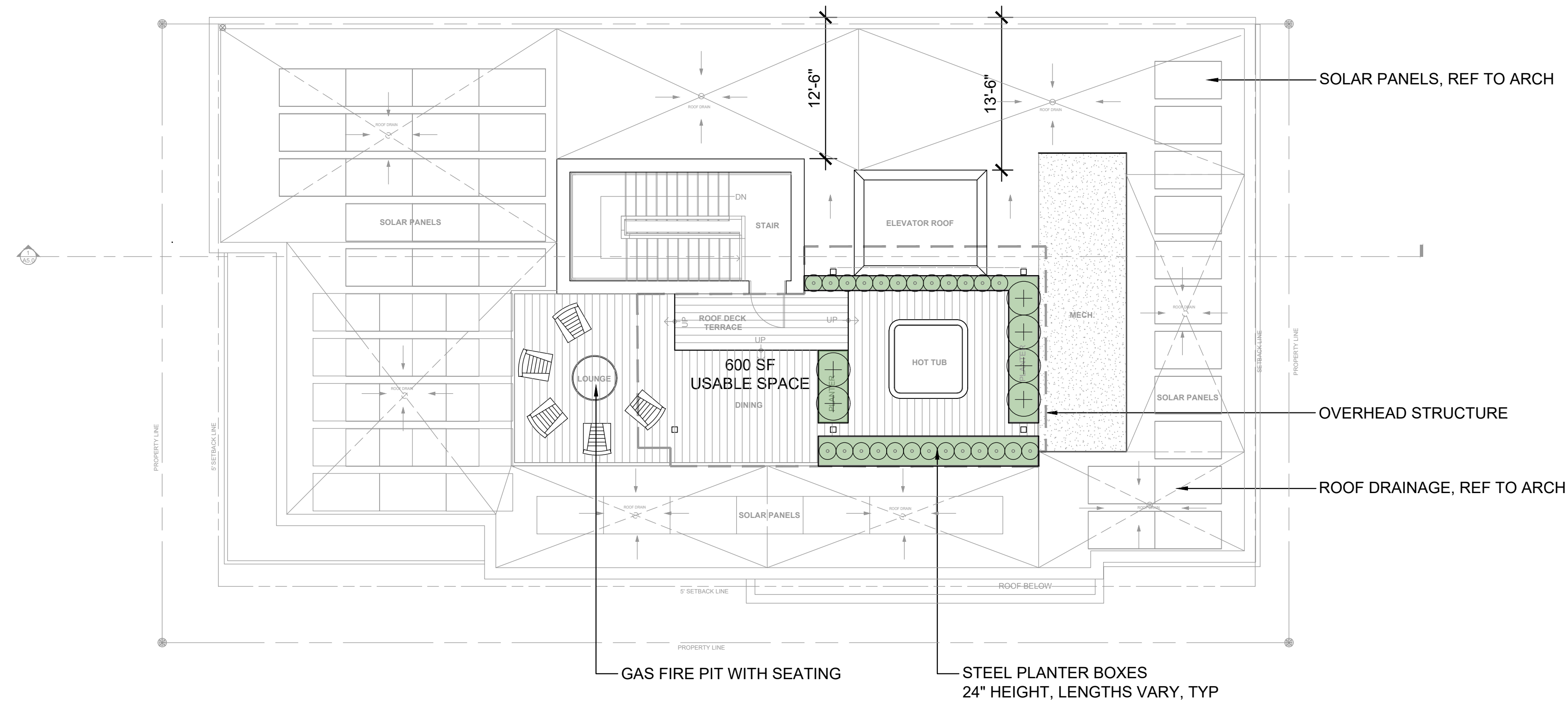
SCALE: 1/8" = 1'-0"

TITLE:

**ROOFTOP
 LAYOUT PLAN**

SHEET:

L1.01



ROOF DECK NOTES

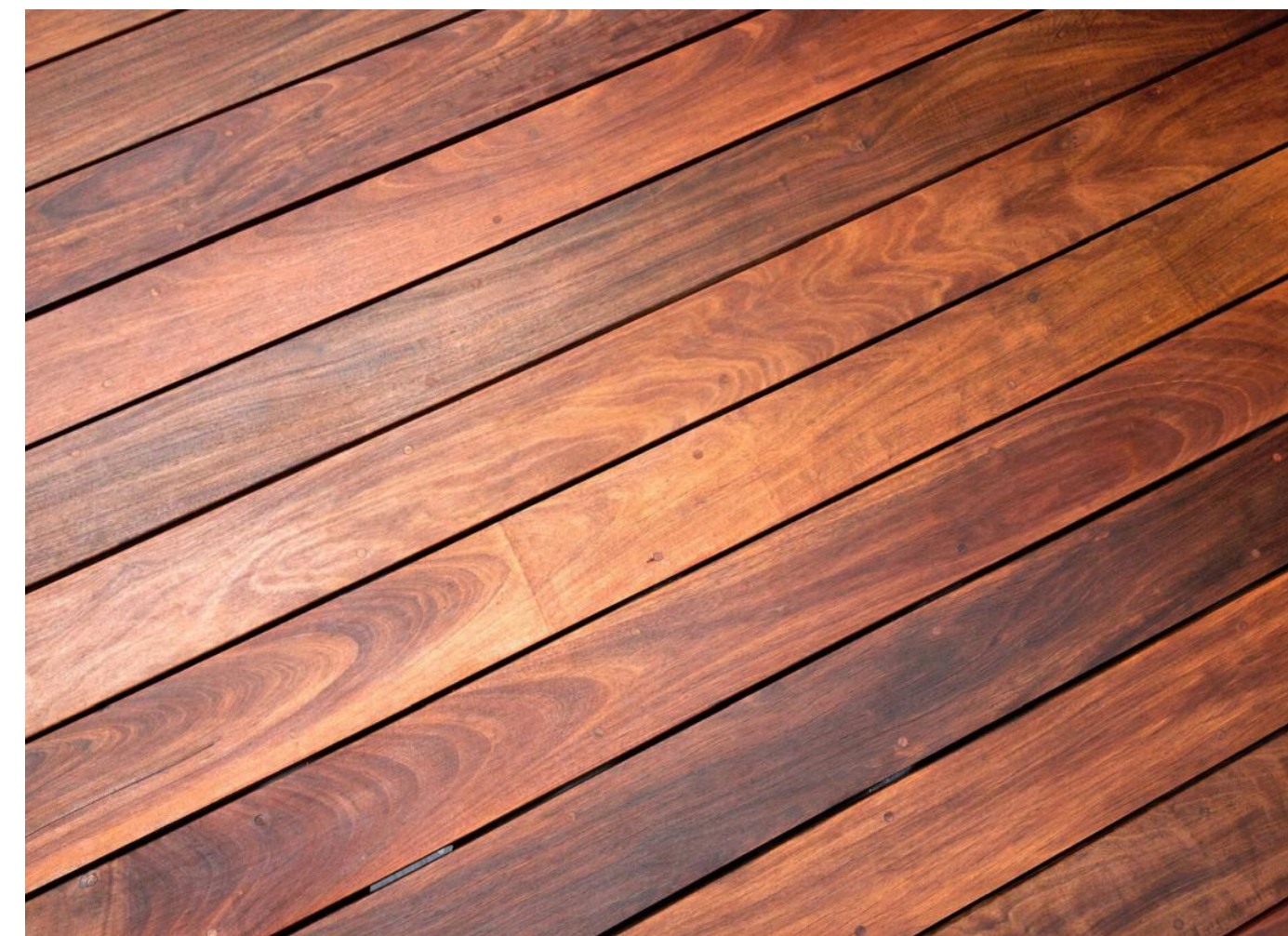
- Landscape planters, tables, chairs & hot tub are not permanently affixed in place
- Gas Fire Pit - May be a permanent structure, requiring a min 10' setback from building facade.

PLANT SCHEDULE - ROOF DECK

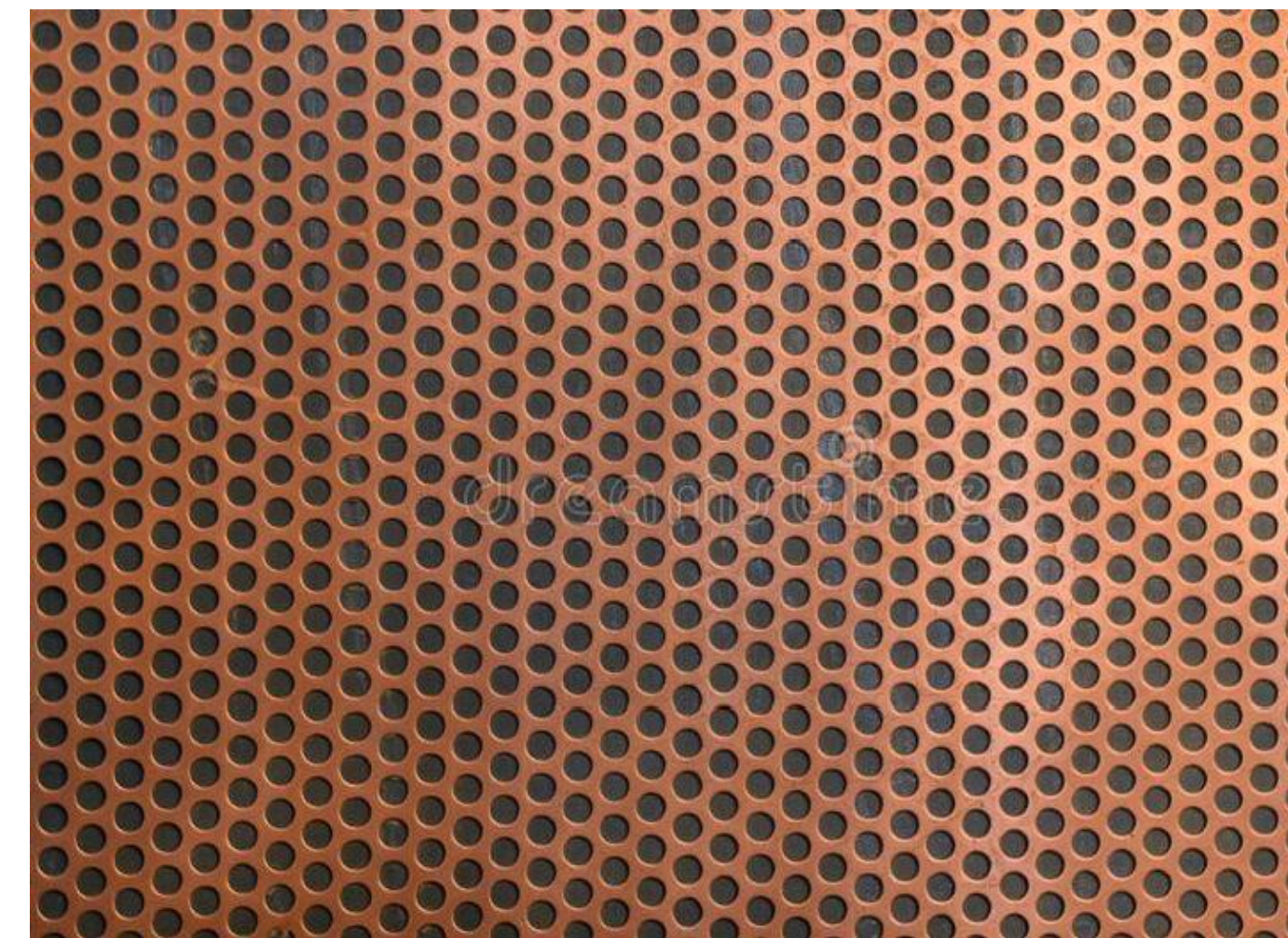
QTY.	BOTANICAL NAME	COMMON NAME	SIZE & SPACING, NOTES
GRASSES			
6	Calamagrostis acutiflora	Karl Foerster Grass	2 gal @ 36" OC
25	Festuca glauca 'Elijah Blue'	Blue Fescue	1 gal @ 18" OC



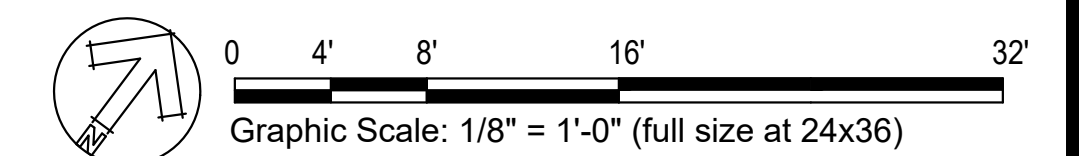
ROOFTOP & AT GRADE STEEL PLANTERS



ROOFTOP DECKING MATERIAL



METAL MESH SCREENING OF UTILITIES





**City of Ketchum
Planning & Building**

IN RE:)	
)	
The 208 Condos	)	KETCHUM PLANNING AND ZONING COMMISSION
Condominium Subdivision – Preliminary Plat	)	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Date: April 11, 2023	)	DECISION
)	
File Number: P22-035A)	

PROJECT: The 208 Condominiums

APPLICATION TYPE: Condominium Subdivision – Preliminary Plat

FILE NUMBER: P22-035A

ASSOCIATED APPLICATIONS: Design Review (P22-035)

REPRESENTATIVE: Nicole Ramey, Medici Architects (Architect)

OWNER: 755 S Broadway, LLC

LOCATION: 200 N Leadville Ave – Lot 1, Block 23, Ketchum Townsite

ZONING: Community Core – Subdistrict 2 – Mixed Use (CC-2)

OVERLAY: None

RECORD OF PROCEEDINGS

The City of Ketchum received the application for Final Design Review and condominium preliminary plat on July 1, 2022. The Final Design and Preliminary Plat applications have been reviewed concurrently and were deemed complete on October 14, 2022. Department comments were provided to the applicant on July 27, 2022, and additional comments provided on October 14, 2022. Following receipt of the complete application, staff routed the application materials to all city departments for review. All department comments have been addressed satisfactorily through applicant revision of project plans or conditions of approval.

A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on November 7, 2022. The public hearing notice was published in the Idaho Mountain Express on November 9, 2022. A notice was posted on the project site and the city’s website on November 7, 2022. Story poles were verified on the subject property on

November 22, 2022. The project was heard at the November 29, 2022 meeting of the Planning and Zoning Commission (the “Commission”) and continued to a special meeting on December 20, 2022. The project was heard again on December 20, 2022, and continued to the January 10, 2023 meeting of the Commission. The applicant, citing the need for additional time to respond to Commission’s comments, requested the January 10, 2023 hearing be continued to the February 28, 2023 meeting of the Commission. No information was presented or reviewed at the January 10, 2023 meeting and no public comment was taken.

The Planning and Zoning Commission (the “Commission”) conducted their final consideration of the Design Review (Application No. P22-035) and the Condominium Subdivision Preliminary Plat (Application No. P22-035A) applications concurrently at their February 28, 2023 hearing, and the associated public hearings were combined in accordance with Idaho Code §67-6522. After considering staff’s analysis, the applicant’s presentation, and public comment, the Commission approved the Design Review application with a vote of 3-2 and recommended approval of the Condominium Subdivision Preliminary Plat application to the City Council with a vote of 3-2.

BACKGROUND

The Applicant is proposing an 10,856 square foot three-story mixed-use development known as The 208 Condominiums (the “project”), located at 200 N Leadville Avenue (the “subject property”). The development is not subject to the interim ordinance as the applications were deemed complete prior to the effective date of the ordinance. The subject property is a vacant corner lot zoned Community Core -Subdistrict 2 - Mixed Use (CC-2) just southeast of the Kneadery and VP Companies offices, across from Vintage restaurant and another vacant lot on the opposite corner.

As proposed, the project includes 1,306 square feet of ground floor retail, and four residential dwelling units as follows:

- One dwelling unit in the basement – 639 net square feet (NSF)
- Two dwelling units on the second floor – 746 NSF and 2,628 NSF
- One dwelling unit on the third floor – 3,503 NSF

Based on the size of the units, a total of 4 parking spaces are required for the residential units. The project proposes two two-car garages. The retail space and the two residential units less than 750 net square feet are exempt from parking requirements.

The project proposes to take advantage of the Floor Area Ratio (FAR) bonus in exchange for community housing, mitigating the additional floor area by making a community housing contribution. The total FAR for the project is 1.97, where 1.0 is permitted by right.

The project will construct improvements to the right-of-way per the City of Ketchum improvement standards including, three streetlights, asphalt alley, curb and gutter, and 8-foot sidewalks. The project proposes to snowmelt the sidewalks adjacent to the project. The city engineer and streets department has conducted a preliminary review all improvements and believes the improvements to

meet the city’s standards. Final review of all improvements to the right-of-way will be conducted by the City Engineer and Streets Department prior to issuance of a building permit. An encroachment permit approved by the City Council will be required for the snow melt system and pavers.

FINDINGS OF FACT

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

FINDINGS REGARDING COMPLIANCE WITH PRELIMINARY PLAT SUBDIVISION REQUIREMENTS

Preliminary Plat Requirements				
Compliant			City Code	City Standards
Yes	No	N/A		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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.
			<i>Findings</i>	The City of Ketchum Planning and Building Department received the subdivision application and all applicable application materials on July 1, 2022.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	16.04.030.I	Contents Of Preliminary Plat: The preliminary plat, together with all application forms, title insurance report, deeds, maps, and other documents reasonably required, shall constitute a complete subdivision application.
			<i>Findings</i>	The subdivision application was deemed complete on October 14, 2022.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .1	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: The scale, north point and date.
			<i>Findings</i>	This standard is met as shown on Sheet 1 of the preliminary plat.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .2	The name of the proposed subdivision, which shall not be the same or confused with the name of any other subdivision in Blaine County, Idaho.
			<i>Findings</i>	As shown on Sheet 1 of the preliminary plat, the subdivision is named “The 208 Condominiums” which is not the same as any other subdivision in Blaine County, Idaho.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .3	The name and address of the owner of record, the subdivider, and the engineer, surveyor, or other person preparing the plat.
			<i>Findings</i>	As shown on Sheets 1 and 4, the owner and subdivider is 755 S Broadway, LLC. The plat was prepared by Mark E. Phillips of Galena Engineering.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .4	Legal description of the area platted.
			<i>Findings</i>	The legal description of the area platted is shown in the Certificate of Ownership on Sheet 4 of the preliminary plat.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .5	The names and the intersecting boundary lines of adjoining subdivisions and parcels of property.
			<i>Findings</i>	Sheet 1 of the preliminary plat indicates the boundary lines of the adjoining Ketchum Townsite lots surrounding the subject property.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .6	A contour map of the subdivision with contour lines and a maximum interval of five feet (5') to show the configuration of the land based upon the United States geodetic survey data, or other data approved by the city engineer.
			<i>Findings</i>	Sheet 1 of the preliminary plat shows the contour lines for the subject property.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I 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.
			<i>Findings</i>	Sheet 1 of the preliminary plat shows the location all adjacent streets and easements. The property is currently vacant.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .8	Boundary description and the area of the tract.
			<i>Findings</i>	Sheet 1 provides the boundary description of the area and includes square footage and acreage of the lot. Sheets 2 and 3 indicate the areas of each residential and commercial unit as will be platted for sale.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .9	Existing zoning of the tract.
			<i>Findings</i>	Plat note #9 on Sheet 1 of the preliminary plat lists the existing zoning of the subject property.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .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.
			<i>Findings</i>	Sheets 1,2 and 3 of the preliminary plat shows the locations and lot lines for the master lot and lot lines of condominium units. No new streets or blocks are being proposed with this application.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .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.
			<i>Findings</i>	Sheets 2 and 3 of the preliminary plat show all proposed common area and limited common areas dedicated for common use of all future property owners.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .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.
			<i>Findings</i>	Sheet 1 of the preliminary plat shows all existing and proposed water mains and sanitary sewer mains.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .13	The direction of drainage, flow and approximate grade of all streets.
			<i>Findings</i>	This standard does not apply as no new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .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.
			<i>Findings</i>	This standard does not apply as no new drainage canals or structures are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .15	All percolation tests and/or exploratory pit excavations required by state health authorities.
			<i>Findings</i>	This standard does not apply as no additional tests are required.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .16	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.
			<i>Findings</i>	The applicant provided a draft copy of the articles of incorporation, bylaws, and declarations with the application submittal.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .17	Vicinity map drawn to approximate scale showing the location of the proposed subdivision in reference to existing and/or proposed arterials and collector streets.
			<i>Findings</i>	Sheet 3 of the preliminary plat includes a vicinity map.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .18	The boundaries of the floodplain, floodway and avalanche zoning district shall also be clearly delineated and marked on the preliminary plat.
			<i>Findings</i>	The subject property is not within a floodplain, floodway, or avalanche zone district.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .19	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.
			<i>Findings</i>	A building envelope is not required as the subject property is not within the floodway, floodplain, or avalanche zone. The subject property is not adjacent to the Big Wood River, Trail Creek or Warm Springs. The subject property does not contain slopes greater than 25% and is not adjacent to an intersection.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .20	Lot area of each lot.
			<i>Findings</i>	Sheets 1, 2, and 3 of the preliminary plat shows the area of the overall lot and area of each individual unit.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .21	Existing mature trees and established shrub masses.
			<i>Findings</i>	There are no existing trees or shrub masses on the subject property. Trees on adjacent properties to the north are shown on the site survey included with the project plans.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .22	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.
			<i>Findings</i>	The applicant provided a title commitment issued by Sun Valley Title dated August 31, 2020, and a warranty deed recorded at Instrument Number 673273 with the initial application.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .23	Three (3) copies of the preliminary plat shall be filed with the administrator.
			<i>Findings</i>	The City of Ketchum received hard and digital copies of the preliminary plat at the time of application.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.A	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. Construction design plans shall be submitted and approved by the city engineer. All such improvements shall be in accordance with the comprehensive plan and constructed in compliance with construction standard specifications adopted by

				the city. 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.
			<i>Findings</i>	The applicant submitted a preliminary right-of-way improvements plan with the design review application outlining all proposed improvements to the public rights-of-way of N Leadville Ave, 2 nd Street, and the alley. There are no existing natural features on the property.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.B	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.
			<i>Findings</i>	This standard does not apply as this is a preliminary plat application, not a final plat application.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.C	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.
			<i>Findings</i>	This standard does not apply as this is a preliminary plat application, not a final plat application.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
			<i>Findings</i>	This standard does not apply as this is a preliminary plat application, not a final plat application.

		16.04.040.E	<p>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:</p> <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.
		<i>Findings</i>	This standard does not apply as this is a preliminary plat application, not a final plat application.
		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 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.

				<p>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.</p> <p>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.</p>
			<i>Findings</i>	This standard is not applicable as no new lots are being created.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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. Corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the intersection of the streets.
			<i>Findings</i>	This standard is not applicable as no new lots are being created.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.H	<p>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; 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; 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; 4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods; 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; 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;

			<p>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;</p> <p>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;</p> <p>9. Streets shall be planned to intersect as nearly as possible at right angles, but in no event at less than seventy degrees (70°);</p> <p>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;</p> <p>11. Streets with centerline offsets of less than one hundred twenty five feet (125') shall be prohibited;</p> <p>12. A tangent of at least one hundred feet (100') long shall be introduced between reverse curves on arterial and collector streets;</p> <p>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 commission before submitting same to council for preliminary plat approval;</p> <p>14. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills;</p> <p>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;</p> <p>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;</p> <p>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;</p> <p>18. Street lighting may be required by the commission or council where appropriate and shall be installed by the subdivider as a requirement improvement;</p> <p>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;</p> <p>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;</p>
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				<p>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;</p> <p>22. Sidewalks, curbs and gutters may be a required improvement installed by the subdivider; and</p> <p>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.</p>
			<i>Findings</i>	No new streets are proposed, however, the project is required to bring the current streets of N Leadville Ave, 2 nd Street, and they alley into conformance with city street standards. Prior to certificate of occupancy, the project will complete all right-of-way improvement plans as reviewed and approved by the City Engineer.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.I	<p>Alley Improvement Requirements: Alleys shall be provided in business, 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 prohibited. 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.</p>
			<i>Findings</i>	The alley between N Leadville Ave and East Ave meets the city's minimum requirement for 20 feet width, however, the alley needs to be regraded to address current drainage issues.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.J	<p>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> <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> <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>

				<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> <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> <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>
			<i>Findings</i>	This standard does not apply as no easements exist or are required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.K	<p>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. 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>
			<i>Findings</i>	This subdivision application does not create new sanitary sewage disposal systems. The proposed development will be serviced by sanitary sewer mains located within N Leadville Ave.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.L	<p>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>

			<i>Findings</i>	This subdivision application does not create new water systems. The proposed development will be serviced by water mains located within N Leadville Ave.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.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.
			<i>Findings</i>	This standard does not apply as this application does not create a new subdivision. There are no incompatible uses adjacent to the proposed condominium subdivision.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.N	<p>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> <ol style="list-style-type: none"> 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. 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: <ol style="list-style-type: none"> 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. 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. 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. 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. 6. Where cuts, fills, or other excavations are necessary, the following development standards shall apply: <ol style="list-style-type: none"> a. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability.

				<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> <p>c. Cut slopes shall be no steeper than two horizontal to one vertical (2:1). Subsurface drainage shall be provided as necessary for stability.</p> <p>d. Fill slopes shall be no steeper than three horizontal to one vertical (3:1). Neither cut nor fill slopes shall be located on natural slopes of three to one (3:1) or steeper, or where fill slope toes out within twelve feet (12') horizontally of the top and existing or planned cut slope.</p> <p>e. Toes of cut and fill slopes shall be set back from property boundaries a distance of three feet (3'), plus one-fifth (1/5) of the height of the cut or the fill, but may not exceed a horizontal distance of ten feet (10'); tops and toes of cut and fill slopes shall be set back from structures at a distance of at least six feet (6'), plus one-fifth (1/5) of the height of the cut or the fill. Additional setback distances shall be provided as necessary to accommodate drainage features and drainage structures.</p>
			<i>Findings</i>	This standard does not apply as this application is a condominium subdivision of an existing lot. On-site grading for the new condominium building meets all grading requirements. Final grading plan will be reviewed and approved by the City Engineer prior to issuance of a building permit.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.O	<p>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>
			<i>Findings</i>	The applicant submitted a site grading and drainage plan with the condominium subdivision application showing drainage for the subject property. No common drainage courses are utilized or disturbed. The grading and drainage plan meets all requirements, not impacting adjacent properties. The final grading plan will be reviewed and approved by the city engineer prior to issuance of a building permit for the proposed development.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.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>

			<i>Findings</i>	As shown on the project plans, all utilities will be installed underground. Electrical service to the property will come from the alley to a new transformer on the subject property near the alley.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.Q	Off Site Improvements: Where the offsite 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.
			<i>Findings</i>	The proposed condominium development does not create substantial additional traffic; therefore, no off-site improvements are required.

FINDINGS REGARDING COMPLIANCE WITH CONDOMINIUM SUBDIVISION REQUIREMENTS

Condominium Plat Requirements				
Compliant			City Code	Standards
Yes	No	N/A		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.B	The subdivider of the condominium project shall submit with the preliminary plat application a copy of the proposed bylaws and condominium declarations of the proposed condominium development. Said documents shall adequately provide for the control and maintenance of all common areas, recreational facilities and open space.
			<i>Findings</i>	The applicant provided a draft copy of the articles of incorporation, bylaws, and declarations with the application submittal.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.D	All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular condominium units. No garage may be condominiumized or sold separate from a condominium unit.
			<i>Findings</i>	As shown on Sheet 2 of the preliminary plat, the garage units are designated as limited common elements and specifically referenced to a unit number.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.E	Adequate storage areas shall be provided for boats, campers and trailers, as well as adequate interior storage space for personal property of the resident of each condominium unit.
			<i>Findings</i>	As shown on Sheet 2 of the preliminary plat, the unit sizes facilitate the storage of personal property within the units. Additional storage units are provided in the basement for all units.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.F	A maintenance building or room shall be provided of adequate size and location for the type and size of the condominium project for storage of maintenance equipment and supplies for common areas.
			<i>Findings</i>	Mechanical equipment rooms are designated on each floor, serving dual purpose for housing of mechanical equipment and storage of maintenance equipment and supplies. Supplies for larger maintenance projects will be supplied by the contractors responsible for the project on an as needed basis.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.G	The subdivider shall dedicate to the common use of the homeowners adequate open space of such shape and area usable and convenient to the residents of the condominium subdivision. Location of building sites and common area shall maximize privacy and solar access.

			<i>Findings</i>	Condominium units 2 and 4 have access to outdoor patio areas. The building also provides common area along the street frontage for use by building residents and the public.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.H	All other provisions of this chapter and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by condominium subdivisions.
			<i>Findings</i>	The project has been reviewed for compliance with all other section of the subdivision standards. The project is in compliance as discussed above.

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum Municipal Code (“KMC”) and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which City Ordinances govern the applicant’s Condominium Preliminary Plat application for the development and use of the project site.
2. The Commission has authority to review and approve the applicant’s Condominium Subdivision Preliminary Plat Application pursuant to Chapter 16.04 of Ketchum Code Title 16.
3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Ketchum Municipal Code §16.04.030.
4. The Condominium Subdivision Preliminary Plat application is governed under Chapter 16.04 of Ketchum Municipal Code.
5. The Condominium Subdivision Preliminary Plat application meets all applicable standards specified in Title 16 of Ketchum Municipal Code.

DECISION

THEREFORE, the Commission **recommends approval** of this Condominium Preliminary Plat Application File No. P21-035A this Tuesday, April 11, 2023 subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. The condominium preliminary plat approval is based on the preliminary plat included as Exhibit A to these findings. The condominium final plat must substantially conform to the preliminary plat. Final Plat applications that do not substantially conform may be subject to rereview per the procedures outlined in Section 16.04.030.G.
2. The preliminary plat is subject to all conditions of approval associated with Design Review approval 21-035.
3. 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 11th day of April 2023.

Neil Morrow, Chair
City of Ketchum
Planning and Zoning Commission



City of Ketchum

Exhibit A:
200 N Leadville Ave -
Condominium Preliminary Plat

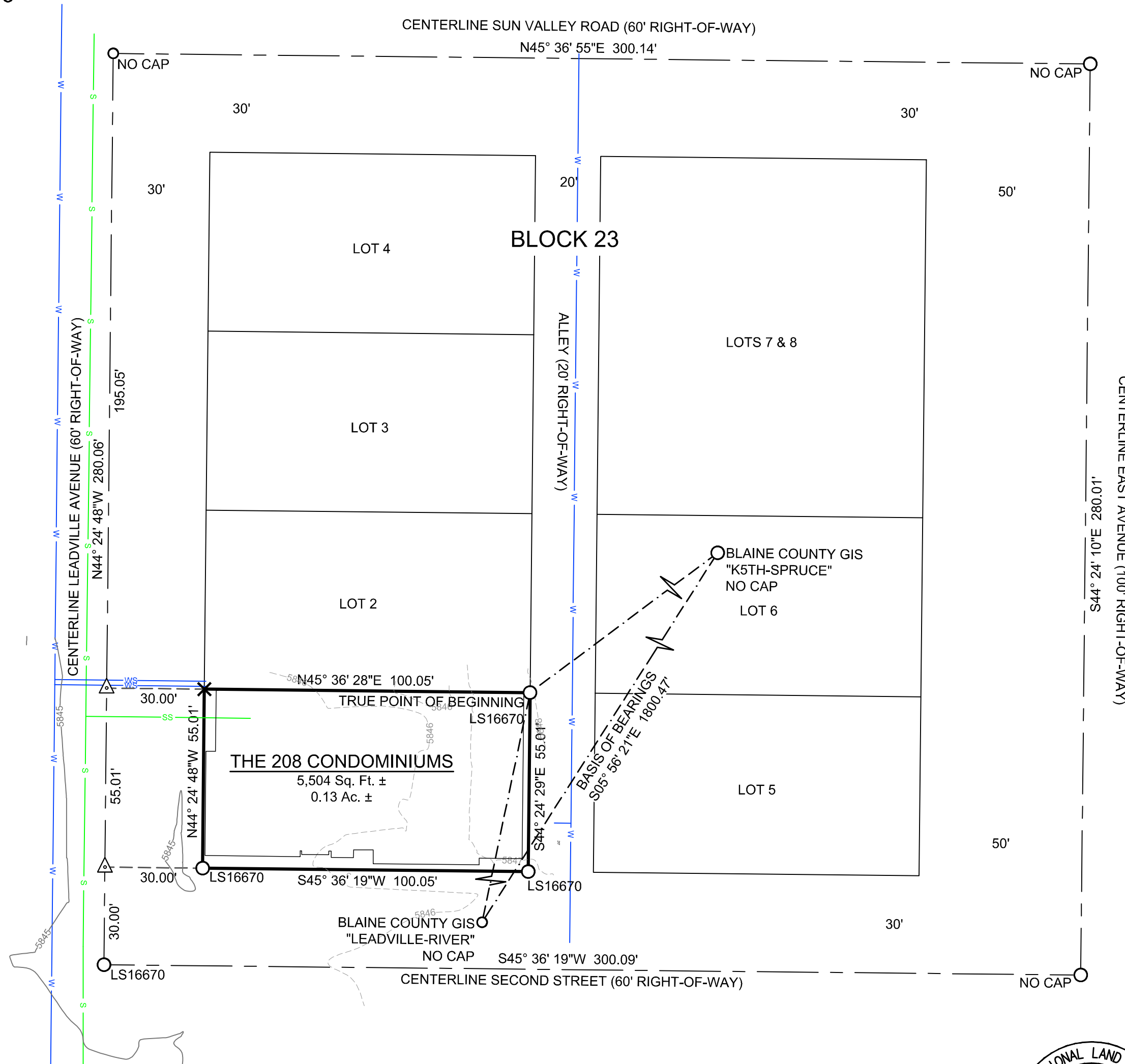
A PRELIMINARY CONDOMINIUM PLAT SHOWING
THE 208 CONDOMINIUMS
 WHEREIN LOT 1, BLOCK 23, KETCHUM TOWNSITE IS CONVERTED INTO CONDOMINIUMS
 LOCATED WITHIN SECTION 18, T.4N., R.18E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 NOVEMBER 2022



LEGEND

	Property Line
	Adjoiner's Lot Line
	Centerline of Right of Way
	Building Footprint
	GIS Tie Line
	Survey Tie Line
	Water Main
	Water Service Line
	Sewer Main Line
	Sewer Service Line
	5' Contour Interval
	1' Contour Interval
	Found 5/8" Rebar
	Found 1/2" Rebar
	Found Magnetic Nail & Chiseled X
	Calculated Point, Nothing Set

SCALE: 1" = 30'



SURVEY NARRATIVE & NOTES

- The purpose of this survey is to show the monuments found during the boundary retracement of Lot 1, Block 23, Ketchum Townsite and to condominiumize said property as shown hereon. The boundary shown is based on found centerline monumentation, the Amended Record of Survey of Lot 1, Block 23, Ketchum Townsite, Instrument Number 682212, and the Official Map of the Village of Ketchum, Instrument No. 302967, both records of Blaine County, Idaho. All found monuments have been accepted. An additional document used in the course of this survey is the Record of Survey of Lot 1, Block 23, Ketchum Townsite, Instrument Number 673065, records of Blaine County, Idaho.
- In interpreting the Declaration, Plat or Plats, and Deeds, the existing physical boundaries of the unit as originally constructed, or reconstructed in lieu thereof, shall be conclusively presumed to be its boundaries rather than the metes and bounds expressed or depicted in the declaration, plat or plats, and/or deeds, regardless of settling or lateral movement of the building and regardless of minor variances between boundaries shown in the declaration, plat or plats, and/or deeds, and the actual boundaries of the units in the buildings.
- A Title Commitment for the property has been issued by Stewart Title Guaranty Company, File Number 20378964, with a Date of Policy of August 31, 2020. Certain information contained in said title policy may not appear on this map or may affect items shown hereon. It is the responsibility of the owner or agent to review said title policy. All plottable encumbrances and easements listed in the title report are shown hereon. Review of specific documents is required, if further information is desired.
- Horizontal or sloping planes shown hereon are top of finished subfloor and bottom of finished ceiling; vertical planes are finished surfaces of interior walls. Some structural members extend into units, limited common areas and parking spaces.
- Property shown hereon is subject to terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided by applicable Condominium Law or the Condominium Declaration recorded under Instrument Number _____, records of Blaine County, Idaho. Consult the Condominium Declarations for the definition of common and limited common area.
- All area outside of units that is not designated as limited common is common area. Areas of "common" or "limited common" are shown by diagram.
- Building ties are to the interior corners of unit walls. Elevation datum is NAVD 1988.
- Utility easements necessary to allow for access and maintenance of utilities serving units other than the unit they are located in are hereby granted by this plat.
- The current zoning is CC - Mixed Use. Refer to the City of Ketchum Zoning Ordinance for specific information about this zone.
- The owner of Lot 1 is 755 S Broadway LLC., 2667 S Tacoma Way, Tacoma, Washington 98409. The surveyor/representative is Mark E. Phillips, Galena Engineering, Inc., 317 N. River St., Hailey, Idaho 83333.

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.



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

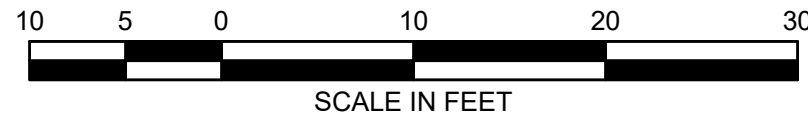
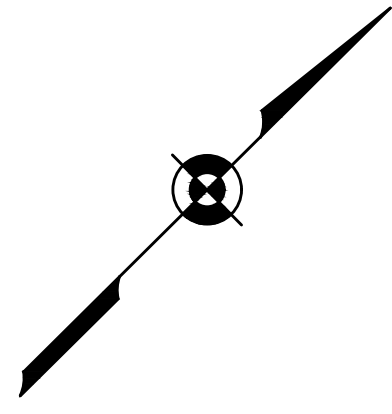
THE 208
 CONDOMINIUMS

GALENA ENGINEERING, INC.
 HAILEY, IDAHO

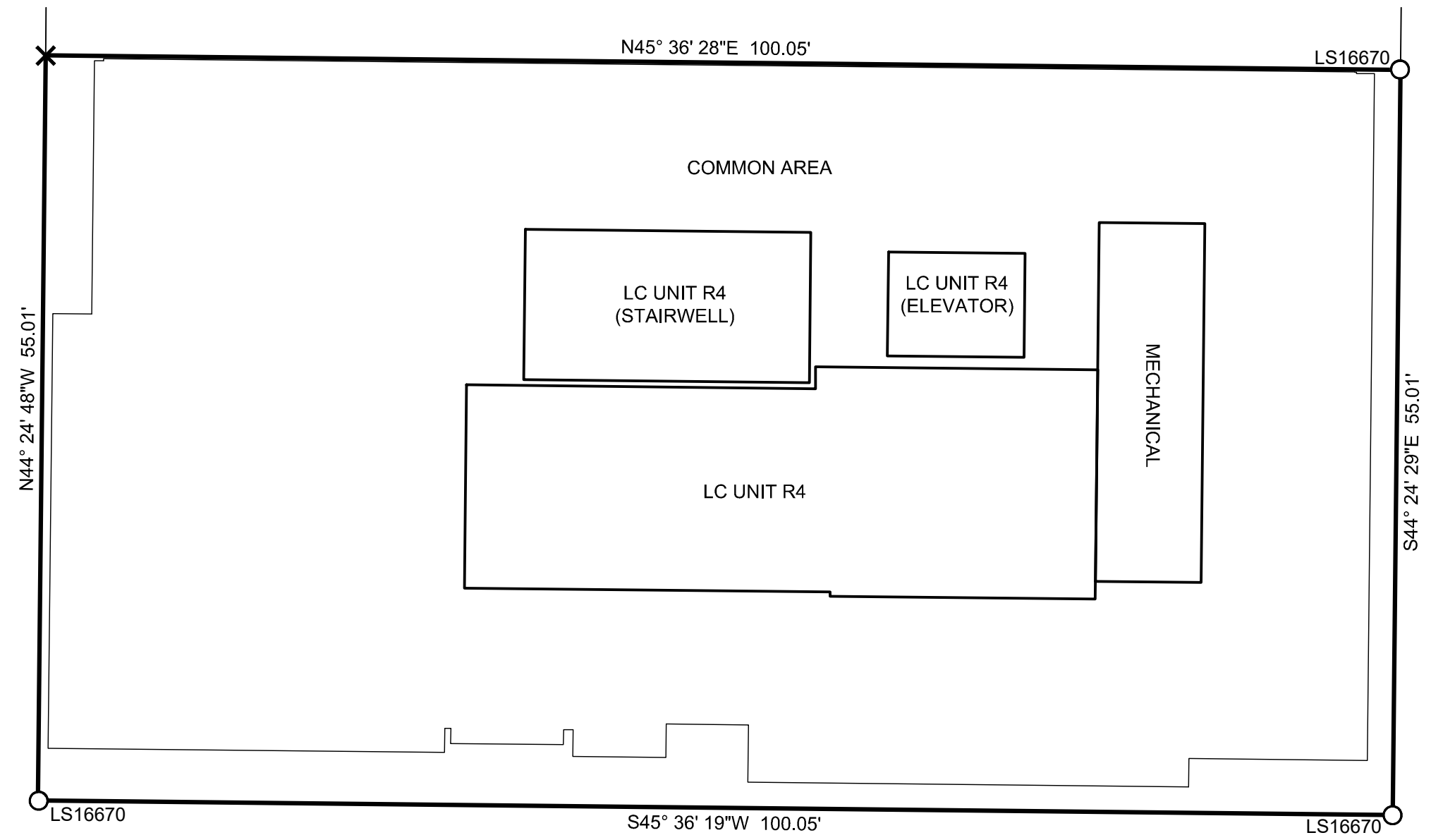
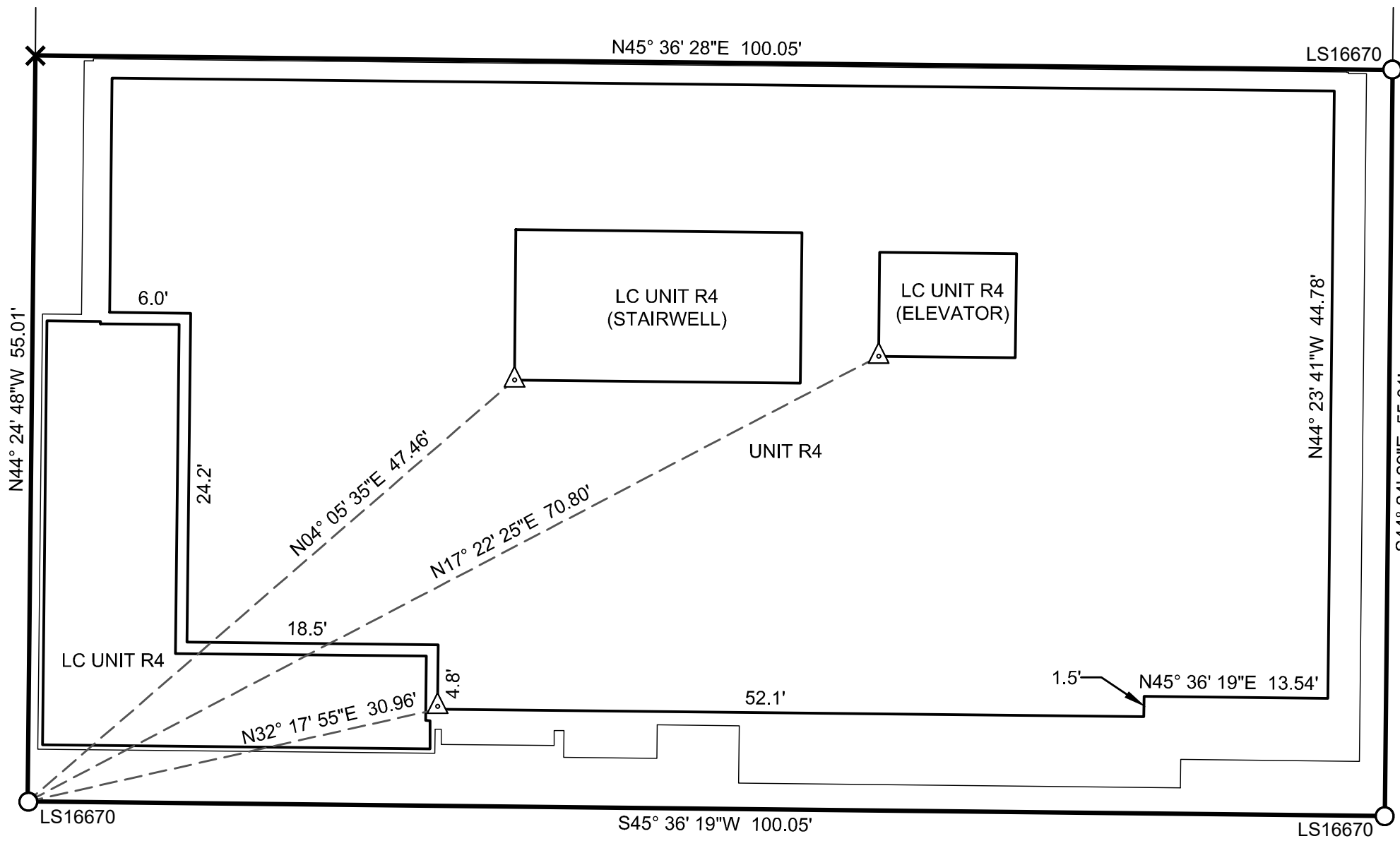
1 OF 4
 Job No. 7000-03

A PRELIMINARY CONDOMINIUM PLAT SHOWING THE 208 CONDOMINIUMS

WHEREIN LOT 1, BLOCK 23, KETCHUM TOWNSITE IS CONVERTED INTO CONDOMINIUMS
LOCATED WITHIN SECTION 18, T.4N., R.18E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
NOVEMBER 2022



SCALE: 1" = 10'



LEGEND

- Property Line
- Adjoiner's Lot Line
- Building Footprint
- Survey Tie Line
- Found 5/8" Rebar
- Found Magnetic Nail & Chiseled X
- Calculated Point, Nothing Set
- FE Floor Elevation
- CE Ceiling Elevation
- LC Limited Common



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

THE 208
CONDOMINIUMS

GALENA ENGINEERING, INC.
HAILEY, IDAHO

3 OF 4
Job No. 7000-03

CERTIFICATE OF OWNERSHIP

This is to certify that the undersigned are the owners in fee simple of the following described condominium property:

A parcel of land located within Section 18, T.4N., R.18E., B.M., City of Ketchum, Blaine County, Idaho, more particularly described as follows:

Lot 1, Block 23, Ketchum Townsite

The easements indicated hereon are not dedicated to the public, but the right to use said easements is hereby reserved for the public utilities and for any other uses indicated hereon and no permanent structures are to be erected within the lines of said easements. I do hereby certify that all units within this condominium plat will be eligible to receive water service from an existing water distribution system and that the existing water distribution system has agreed in writing to serve all of units shown within this plat.

It is the intent of the owners to hereby include said condominium property in this plat.

755 S. Broadway LLC, An Idaho Limited Liability Company

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss

On this ____ day of _____, 2022, before me, a Notary Public in and for said State, personally appeared 755 S. Broadway LLC, known or identified to me to be the manager of the limited liability company that executed the foregoing instrument, and acknowledged to me that such limited liability company executed the same.

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

Notary Public in and for said State
Residing in _____
My Commission Expires _____

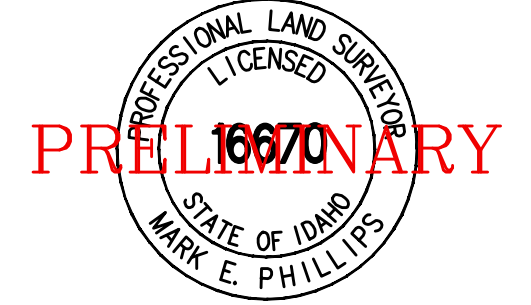
PROJECT ENGINEER'S CERTIFICATE

I, the undersigned, project engineer for 208 Condominiums, certify that the subdivision is in accordance with the City of Ketchum Subdivision standards.

Jeff C. Loomis, PE 7986, Galena Engineering, INC

SURVEYOR'S CERTIFICATE

I, Mark E. Phillips, a duly Licensed Professional Land Surveyor in the State of Idaho, do hereby certify that this plat is a true and accurate map of the land and points surveyed under my direct supervision and that it is in accordance with the Idaho State Code relating to Plats, Surveys, and Condominiums and the Corner Perpetuation and Filing Act, 55-1601 through 55-1612.



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

BLAINE COUNTY SURVEYOR'S APPROVAL

I, Sam Young County Surveyor for Blaine County, Idaho, do hereby certify that I have checked the foregoing Plat and computations for making the same and have determined that they comply with the laws of the State of Idaho relating to Plats and Surveys.

Sam Young, P.L.S. 11577
Blaine County Surveyor

KETCHUM CITY COUNCIL CERTIFICATE

I, the undersigned, City Clerk, in and for the City of Ketchum, Blaine County, Idaho, do hereby certify that at a regular meeting of the City Council held on the ____ day of _____, 2022, this plat was duly accepted and approved.

Trent Donat, City Clerk, City of Ketchum

KETCHUM CITY ENGINEER CERTIFICATE

I, the undersigned, City Engineer in and for the City of Ketchum, Blaine County, Idaho, do hereby approve this plat on this ____ day of _____, 2022, and certify that it is in accordance with the City of Ketchum subdivision ordinance.

Robyn Mattison, City Engineer, City of Ketchum

KETCHUM CITY PLANNER CERTIFICATE

I, the undersigned, Planner in and for the City of Ketchum, Blaine County, Idaho, do hereby approve this plat on this ____ day of _____, 2022, and certify that it is in accordance with the City of Ketchum subdivision ordinance.

Morgan Landers, City of Ketchum

BLAINE COUNTY TREASURER'S APPROVAL

I, the undersigned County Treasurer in and for Blaine County, State of Idaho per the requirements of Idaho Code 50-1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

Blaine County Treasurer

Date

BLAINE COUNTY RECORDER'S CERTIFICATE

THE 208
CONDOMINIUMS

GALENA ENGINEERING, INC.
HAILEY, IDAHO

4 OF 4
Job No. 7000-03



City of Ketchum
Planning & Building

IN RE:)
)
 Leadville Trading) **KETCHUM PLANNING AND ZONING COMMISSION**
 Design Review) **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND**
 Date: April 11, 2023) **DECISION**
)
 File Number: P22-066)

PROJECT: Leadville Trading

APPLICATION TYPE: Design Review

FILE NUMBER: P22-066

ASSOCIATED APPLICATIONS: Conditional Use Permit (P22-066A)

REPRESENTATIVE: Lucas Winter – The Jarvis Group Architects (Architect)

OWNER: Acquire Realty, LLC

LOCATION: 211 N Leadville Ave – Lot 5 Block 3, Ketchum Townsite

ZONING: Community Core – Subdistrict 2 – Mixed Use (CC-2)

OVERLAY: None

RECORD OF PROCEEDINGS

The City of Ketchum received the application for Final Design Review and Conditional Use Permit on November 28, 2022. The Final Design and CUP applications have been reviewed concurrently and were deemed complete on December 30, 2022. Department comments were provided to the applicant on December 30, 2022, outlining code compliance issues and feedback on design review criteria. Staff received revised submittals from the applicant in January 2023 and providing another set of comments on January 26, 2023. As of the date of this report, all comments have been resolved.

A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on March 8, 2023. The public hearing notice was

published in the Idaho Mountain Express on March 8, 2023. A notice was posted on the project site and the city's website on March 21, 2023, and March 13, 2023 respectively. Story poles were verified on the subject property on March 21, 2023.

The Planning and Zoning Commission (the "Commission") conducted their review of the Design Review (Application No. P22-066) and the Conditional Use Permit (Application No. P22-066A) applications concurrently at their March 28, 2023 hearing. After considering staff's analysis, the applicant's presentation, and public comment, the Commission approved the Design Review application unanimously and approved the Conditional Use Permit unanimously.

BACKGROUND

The Applicant is proposing an 6,039 square foot two-story commercial development known as Leadville Trading (the "project"), located at 222 N Leadville Avenue (the "subject property"). The subject property is a vacant corner lot zoned Community Core -Subdistrict 2 - Mixed Use (CC-2) just southeast of Vintage Restaurant and the McCann Daech Fenton Realtors office, across from the Kneadery and another vacant lot on the opposite corner. As proposed, the project includes a 3,088 square foot basement with circulation and storage, 2,591 net square feet of restaurant space on the ground floor, 2,575 net square feet of office on the second floor.

Based on the size and use of the units, no parking spaces are required for the project. The applicant has requested a conditional use permit to allow for the creation of three on-site parking spaces in the rear of the building accessed from the alley. The project proposes two two-car garages. The project proposes to take advantage of the Floor Area Ratio (FAR) bonus in exchange for community housing, mitigating the additional floor area by making a community housing in-lieu payment. The total FAR for the project is 1.1, where 1.0 is permitted by right.

The project will construct improvements to the right-of-way per the City of Ketchum improvement standards including, streetlights, asphalt alley, curb and gutter, and 8-foot sidewalks. The project proposes a paver sidewalk and to snowmelt the sidewalks adjacent to the project. The city engineer and streets department has conducted a preliminary review of all improvements and believes the improvements to meet the city's standards. Final review of all improvements to the right-of-way will be conducted by the City Engineer and Streets Department prior to issuance of a building permit. An encroachment permit approved by the City Council will be required for the sidewalk pavers and snow melt system.

FINDINGS OF FACT

The Commission, having reviewed the entire project record, provided notice, and conducted the required public hearing, does hereby find that the project does not jeopardize the health, safety, and welfare of the public and conforms to all applicable standards and criteria as set forth in Chapter 17.96 – *Design Review* and Title 17 – *Zoning Regulations*. Therefore, the

Commission does hereby make and set forth these Findings of Fact, Conclusions of Law, and Decision as follows:

FINDINGS REGARDING HEALTH, SAFETY, AND WELFARE

The 2014 Comprehensive Plan outlines 10 core values that drive our vision for the future including a strong and diverse economy, vibrant downtown, community character, and a variety of housing options. The built environment within the downtown plays a key role in materializing these values to achieve the city's vision. The 2014 Comprehensive Plan designates the future land use for the subject property as "mixed-use commercial" where, according to the plan, "New structures in existing mixed-use areas should be oriented to streets and sidewalks and contain a mix of activities. Mixed-use development should contain common public space features that provide relief to the density and contribute to the quality of the street." Primary uses include offices, medical facilities, health/wellness-related services, recreation, government, residential, and services.

Policy CD-1.3 of Chapter 4 of the comprehensive plan states that "Infill and redevelopment projects should be contextually appropriate to the neighborhood and development in which they occur. Context refers to the natural and manmade features adjoining a development site; it does not imply a certain style." The transition between buildings is a key design element and has the potential to impact the perceived cohesiveness of the downtown and can impact the way residents and visitors experience a place.

Staff believes the project meets many of the goals and policies of the plan. The project proposes ground floor restaurant space and a second-floor office space, both highly sought after uses in the Community Core. The total height of the building is just under 32 feet (two stories) on the N Leadville Ave side of the building which is a balance between the single-story buildings adjacent to the subject property and the two and three story buildings within a one block radius of the subject property. In February of this year, the Commission approved a three-story building across the street to the east of the subject property.

The building that Vintage occupies is listed as an Historic Building with the City of Ketchum. Properties listed as Historic with the city of Ketchum can redevelop, however, retention of the historic structure is highly preferred. The wall that faces the Vintage Restaurant is 30 feet tall adjacent to the restaurant and 32 feet at the street. The applicant has represented that they are working with the restaurant owners and local artists for an art installation on the wall that will enhance the outdoor seating of the restaurant in the summer months and reduce the perceived flatness of the building. The Vintage Restaurant building is set back toward the rear of the property with surface parking in the front portion of the property. The north façade of the building is a good opportunity for a mural placement that supports and enhances the history of the adjacent property and the successful restaurant.

Therefore, the Commission found that the project is in general conformance with the comprehensive plan and does not jeopardize the health, safety, or welfare of the public.

FINDINGS REGARDING COMPLIANCE WITH ZONING REGULATIONS

Zoning and Dimensional Standards Analysis				
Compliant			Ketchum Municipal Code Standards and Staff Comments	
Yes	No	N/A	KMC §	Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Minimum Lot Area
			Staff Comments	<p>Permitted: 5,500 square feet</p> <p>Proposed: 5,504 square feet per site survey dated 6/18/2020</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	FAR or Lot Coverage
			Staff Comments	<p>Permitted FAR: 1.0</p> <p>Permitted FAR with Community Housing: 2.25</p> <p>Floor Area, Gross: The sum of the horizontal area of the building measured along the outside walls of each floor of a building or portion of a building, including stair towers and elevators on the ground floor only, and 50 percent of atriums over 18 feet plate height, but not including basements, underground parking areas or open unenclosed decks. Parking areas covered by a roof or portion of the building and enclosed on three or more sides by building walls are included. Four parking stalls for developments on single Ketchum Town Site lots of 5,600 square feet in size or less are not included in the gross floor area calculation.</p> <p>Proposed: Gross Square Footage – 6,039 SF (Per Sheet A0.0) Total Lot Area – 5,504 SF FAR – 1.1</p> <p>Community Housing Mitigation Calculation: Permitted Gross Square Feet (1.0 FAR): 5,504 SF Proposed Gross Square Feet: 6,039 SF Increase Above Permitted FAR: 535 SF 20% of Increase: 107 SF Net Livable (15% Reduction): 91 SF *The applicant is proposing to pay the fee-in-lieu for a total of \$40,950</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Minimum Building Setbacks
			Staff Comments	<p>Permitted: Front (N Leadville Ave/east): 5 feet average Side (Interior/north): 0 feet Side (Street Side/south): 5 feet average as this frontage is considered “street side” Rear (Alley/west): 3 feet</p>

				<p>The calculated the average setback for front and street sides, the length of the façade at each level is measured and multiplied by five to determine the minimum required square footage of setback for the façade at that level. To calculate compliance with the minimum requirement, the total square footage of proposed setback for the same facade is measured.</p> <p>0 feet - Cantilevered decks and overhangs</p> <p>10 feet - Non-habitable structures, fixed amenities, solar and mechanical equipment affixed to a roof from all building facades for all projects except for projects where 100% of the residential units are community or workforce housing.</p> <p>Proposed: Per sheet A1.2, the setbacks are as follows. Front (N Leadville Ave/west): 10 feet 7 inches Side (Interior/north): 0 feet Side (Street Side/south): 5 feet Rear (Alley/east): 3 feet</p> <p>There is a cantilevered deck on the Leadville Ave side that is set back 4.5 feet from the property line. As shown on Sheet A2.3 there are no non-habitable structures, fixed amenities, or solar proposed on the roof. Sheet A2.3 shows two areas for the placement of mechanical equipment that is set back the required 10 feet from all building facades.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	<p>Building Height</p> <p>Permitted: 42 feet</p> <p>Height of building/CC District: The greatest vertical distance of a building in the community core district measured by determining the average elevation of the front property line and rear property line. Draw a line from the average front or rear elevation up to the maximum building height allowed, and then draw a line at that height parallel to the front or rear property line. The resulting line establishes the highest elevation of the front or rear facade. The front or rear facade shall not extend above this line. Side facades may be stepped up or down to transition from the highest elevation of the front facade height to the highest elevation of the rear facade. One or multiple steps along the side facades are allowed, except no step shall occur within 40 feet of the front elevation or within 35 feet of the rear facade. The City shall establish the elevation points used to calculate the average elevation of the front and rear property lines (see illustration A on file in the office of the City Clerk).</p> <p>Cantilevered decks and overhangs: 8 feet above walking surface Non-habitable structures located on building roof tops: 10 feet max Perimeter walls enclosing roof top deck and structures: 4 feet above roof surface height</p>
			Staff Comments	

				<p>Roof top solar and mechanical equipment above roof surface: 5 feet</p> <p>Proposed: As shown on Sheets A3.0 and A3.1, the total building height in the rear (alley) is 30 feet. The total building height in the front (Leadville side) is 32 feet.</p> <p>Cantilevered decks and overhangs: The cantilevered deck on the Leadville Ave side is 10.5 feet from the walking surface.</p> <p>Non-habitable structures located on building roof tops: n/a – there are no structures on building rooftops proposed for the project.</p> <p>Perimeter walls enclosing roof top deck and structures: n/a - there are no roof top deck or structures</p> <p>Roof top solar and mechanical equipment above roof surface: The mechanical equipment proposed on the roof is surrounded by a metal screen with a total height of 5 feet from the roof surface.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.030H	<p>Curb Cut</p> <p>Staff Comments</p> <p>Permitted: A maximum of thirty five percent (35%) of the linear footage of any street frontage may be devoted to access off street parking.</p> <p>Proposed: The subject property has two street frontages, one along N Leadville Ave and the other along 2nd Street. All access to proposed off street parking is being accessed from an alley and therefore no street frontage is devoted to access off street parking.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.040	<p>Parking Spaces</p> <p>Staff Comments</p> <p>Permitted: Restaurant spaces are exempt from parking requirements in the Community Core. Up to 5,500 square feet of office space is exempt from parking in the CC.</p> <p>The project proposes a total of 1 restaurant space on the ground flood and one office suite on the second floor: Total SF of restaurant – 2,600 (exempt) Total SF of office – 2,575 SF (exempt)</p> <p>A total of 0 off-street parking spaces are required for the project.</p> <p>Bicycle parking: zero required</p> <p>Proposed: The project proposes 3 off-street parking spaces and has submitted a Conditional Use Permit application to allow for the creation of more parking than is required by code per Interim Ordinance 1234. One bicycle rack is proposed on 2nd Street which accommodate a total of 2 bicycles.</p>

FINDINGS REGARDING CONFORMANCE WITH INTERIM ORDINANCE 1234

The application is subject to the requirements of Interim Ordinance 1234 as the application was filed after the effective date. Below is a review of the project's conformance with the requirements.

- **Minimum Residential Densities (Section 4):** The application is subject to the minimum density requirements as the development exceeds the base permitted FAR of 1.0:
 - The proposed development has a gross floor area of 6,039 SF with 5,166 SF of restaurant and office space. This equates to 86% of the development dedicated to commercial space.
 - Based on the percent of commercial space, the development is not required to provide residential dwelling units.
- **Consolidation of Lots (Section 5):** The applicant is not requesting a consolidation of lots therefore these requirements do not apply.
- **No Net Loss of Units (Section 6):** The subject property is currently vacant, therefore this criterion does not apply.
- **Parking for Retail (Section 7):** The proposed development does not include any retail space, therefore this provision does not apply.
- **Parking for Office (Section 8):** The proposed development proposes a total of 2,575 SF of office space, which is less than the 5,500 SF threshold for parking requirements. This development benefits from this provision, however, a conditional use permit is requested to provide three on-site parking spaces for the office.
- **Development Standards within the CC-2 (Section 11):**
 - **% of gross floor area for commercial (Section 11.a)** – the development is not mixed-use and therefore this requirement does not apply. As point of reference, 78% of the ground floor is commercial with the remaining areas dedicated to circulation/common areas.
 - **Community Housing in basement (Section 11.B)** – the proposed development does not propose on-site community housing; therefore, this standard is not applicable.
 - **Size of residential units (Section 11.C)** – The proposed development does not include any residential therefore this requirement does not apply.
 - **Parking Maximums (Section 11.D)** – The applicant is proposing three parking spaces above and beyond what is required. A conditional use permit application has been filed, per Section 12 of the interim ordinance, to permit the additional parking spaces.
- **Comprehensive Plan Conformance (Section 13):**
 - Staff provided feedback in the staff report as to the proposed uses and placement of those uses within the project. Staff believes that the project does conform with the goals and objectives of the comprehensive plan.

FINDINGS REGARDING COMPLIANCE WITH DESIGN REVIEW STANDARDS

17.96.060.A.1 - Streets	Conformance
<i>The applicant shall be responsible for all costs associated with providing a connection from an existing City street to their development.</i>	YES
<p>Finding: The development is at the corner of N Leadville Ave and 2nd Street, two existing public rights-of-way. The development proposes to bring both rights-of-way up to city standards by replacing the existing nonconforming sidewalks, provide curb and gutter, and improve the alley to meet standards and provide for adequate drainage. The development proposes walkways the full length of the building from the property line to ensure direct pedestrian access from all building entrances to the sidewalks. All improvements to the right-of-way and walkways are at the expense of the applicant.</p>	

17.96.060.A.2 - Streets	Conformance
<i>All street designs shall be approved by the City Engineer.</i>	YES
<p>Finding: No new streets are proposed for the project, however, all improvements to the right-of-way as shown on the project plans has been reviewed by the City Engineer. Final review of all improvements to the right-of-way will be completed prior to issuance of a building permit.</p>	

17.96.060.B.1 - Sidewalks	Conformance
<i>All projects under subsection 17.96.010.A of this chapter that qualify as a "substantial improvement" shall install sidewalks as required by the Public Works Department.</i>	YES
<p>Finding: As the development is new construction, it is qualified as a substantial improvement. KMC 17.124.140 outlines the zone districts where sidewalks are required when substantial improvements are made, which include the CC, all tourist zone districts, and all light industrial districts. As the project is within the CC-2 zone district, sidewalks are required and proposed.</p>	

17.96.060.B.2 - Sidewalks	Conformance
<i>Sidewalk width shall conform to the City's right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.</i>	YES
<p>Finding: The project plans provided the details of the sidewalks for review by the City Engineer. Preliminary review of the project plans indicates that all city right-of-way standards for width and construction are met with no waivers requested or granted. Final review of all improvements to the right-of-way will be completed prior to issuance of a building permit.</p>	

17.96.060.B.3 - Sidewalks	Conformance
<i>Sidewalks may be waived if one of the following criteria is met:</i>	N/A
<p>a) <i>The project comprises an addition of less than 250 square feet of conditioned space.</i></p>	

<p>b) <i>The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.</i></p>	
<p>Finding: The applicant has not requested, nor has the City Engineer granted a waiver to the sidewalk requirement for the project.</p>	

17.96.060.B.4 - Sidewalks	Conformance
<p><i>The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.</i></p>	<p>YES</p>
<p>Finding: As shown on the project plans, the project proposes new sidewalks to be placed the full length of the subject property along N Leadville Ave and 2nd Street.</p>	

17.96.060.B.5 – Sidewalks	Conformance
<p><i>New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.</i></p>	<p>YES</p>
<p>Finding: There are existing sidewalks along the subject property connecting to existing sidewalks to the north and east. The development proposes to replace the existing nonconforming 5-foot sidewalks on both N Leadville Ave and 2nd Street. The new sidewalks will taper and connect to the existing sidewalks to the north and west. There will be direct pedestrian access from the entrances and exits to the building to the new sidewalks as shown in the project plans.</p>	

17.96.060.B.6 - Sidewalks	Conformance
<p><i>The City may approve and accept voluntary cash contributions in lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be 110 percent of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in lieu contribution shall be paid before the City issues a certificate of occupancy.</i></p>	<p>N/A</p>
<p>Finding: The applicant has not requested relief from the requirement to construct sidewalks nor has the city granted any such request.</p>	

17.96.060.C.1 - Drainage	Conformance
<i>All stormwater shall be retained on site.</i>	YES
Finding: The project proposes a series of roof drains, drywells, and catch basins to manage onsite stormwater. Per the project plans, as reviewed by the City Engineer, all stormwater is being retained on site.	

17.96.060.C.2 - Drainage	Conformance
<i>Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.</i>	YES
Finding: As shown on the project plans, all stormwater is retained on-site. The project proposes to construct right-of-way improvements the length of the subject property, including curb and gutter and other drainage infrastructure, along N Leadville Ave and 2 nd Street. The project also proposes drainage infrastructure in the alley behind the subject property for the full length of the subject property. Final design of drainage infrastructure will be reviewed and approved by the City Engineer prior to building permit issuance.	

17.96.060.C.3 - Drainage	Conformance
<i>The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.</i>	N/A
Finding: The City Engineer did not identify any additional drainage improvements necessary during department review. The characteristics of the site do not warrant additional drainage improvements.	

17.96.060.C.4 - Drainage	Conformance
<i>Drainage facilities shall be constructed per City standards.</i>	YES
Finding: Based on review of the project plans by the City Engineer during department review, all drainage facilities meet city standards. Final design of drainage facilities will be reviewed and approved by the city engineer prior to issuance of a building permit.	

17.96.060.D.1 - Utilities	Conformance
<i>All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.</i>	YES
Finding: All project costs associated with the development, including installation of utilities, are the responsibility of the applicant. The applicant has not made requests for funding to the City, and no funds have been provided by the city for the project. The subject property is served by an above ground power and phones line located on poles within the alley. At the owner's expense, the above ground poles will be removed, and power and phone lines will be placed underground within the alley as shown in the project plans.	

17.96.060.D.2 - Utilities	Conformance
<i>Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.</i>	YES
<p>Finding: Per the project plans, all necessary utilities are underground. As shown on Sheet A1.0, the transformer and sector boxes are located off the alley toward the north end of the property. As illustrated on Sheet A3.1, the utility area will be screened with a metal screening which is accessible by Idaho Power per the will serve letter dated November 16, 2022.</p>	

17.96.060.D.3 - Utilities	Conformance
<i>When extension of utilities is necessary all developers will be required to pay for and install two-inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with City of Ketchum standards and at the discretion of the City Engineer.</i>	N/A
<p>Finding: The location of the subject property is already served by fiber optical and therefore no conduit is required in this location.</p>	

17.96.060.E.1 – Compatibility of Design	Conformance
<i>The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.</i>	YES
<p>Finding: The surrounding neighbors and adjoining structures have a wide variety of materials and colors. Most of the structures adjacent to the subject property, or directly across the street, are one-story single-family residence type buildings with pitched roofs and white or lightly colored horizontal siding. However, further north along N Leadville Ave on the same block, the materials and color palette shift to brick, darker accent colors such as red or green, and flat roofs such as the building with the Cellar Pub. The building at the corner of N Leadville and Sun Valley Rd has brick, light colored stucco, and red accents. Finally, the Windermere Real Estate building at the corner of Main Street and 2nd Street has a similar materials palette with brick on the ground floor and metal panels on the second floor. Although the proposed development does not mimic the light-colored horizontal materials of immediately adjacent properties, the proposed materials of warmer brick, metal panels, and dark accents on windows/doors/balconies are complementary to the buildings on N Leadville Ave and west towards Main Street.</p>	

17.96.060.E.2 – Compatibility of Design	Conformance
<i>Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.</i>	N/A
<p>Finding: The subject property is vacant therefore this standard does not apply.</p>	

17.96.060.E.3 – Compatibility of Design	Conformance
<i>Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.</i>	N/A
Finding: The subject property is vacant therefore this standard does not apply.	

17.96.060.F.1 – Architectural	Conformance
<i>Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.</i>	YES
Finding: The project includes primary entrances to the restaurant and office spaces on N Leadville Ave at the ground floor. Additionally, there is a secondary accessible entrance to the restaurant on the 2 nd Street side of the building. All entrances have direct access to the sidewalk. All entrances are identifiable with signage and large prominent entry doors and windows facing the street.	

17.96.060.F.2 – Architectural	Conformance
<i>The building character shall be clearly defined by use of architectural features.</i>	YES
Finding: The building character is of a modern architecture with clean/firm lines, flat roofs, and varied materials of metal and brick. Prominent architectural features include trimming around the parapet wall at the roof, a circulation tower at the corner that is slightly higher than the remaining structure, cantilevered decks and second floor patios.	

17.96.060.F.3 – Architectural	Conformance
<i>There shall be continuity of materials, colors and signing within the project.</i>	YES
Finding: As shown on Sheet A3.3, the project proposes a consistent set of materials including brick, bronze metal panels, and dark trim for windows and doors. The project also proposes dark metal trim for the cantilevered deck on the Leadville side of the building. The signage for the project is minimal and does not deter from the architectural characteristics of the building. Signage is primarily wall mounted signage on both Leadville and 2 nd Street with one blade sign proposed on the 2 nd Street side of the building for the restaurant.	

17.96.060.F.4 – Architectural	Conformance
<i>Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.</i>	YES
Finding: The proposed balcony on Leadville Ave and the railings for the balcony and second floor deck is of a material that contrasts but compliments the brick and metal paneling on the facades of the building. Landscape planters are proposed to be a lighter wood treatment that contracts but compliments the primary façade materials.	

17.96.060.F.5 – Architectural	Conformance
<i>Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.</i>	YES

Finding: As shown on Sheet A3.2, the building provides undulation and relief in multiple areas. The most prominent being the staggering of the building façade on the Leadville Ave side of the building. The north end of the façade is set back 4.5 feet where the south end of the façade (towards the corner) is set back 15 feet. This is further accentuated by the inclusion of a cantilevered balcony on the Leadville Ave side. On the 2nd Street side, the building is set back a consistent 5 feet, however, there is a recessed entrance to the building that provides relief at the ground level. Additionally, the west end of the second floor is set back significantly to accommodate a second level balcony. Due to the size of the setback, this portion of the building feels much like a one story building from the pedestrian level. As shown on the south elevation of Sheet A3.1, the north façade of the building has a zero-foot setback and contains minimal relief. The corner is more prominent as the proposed material wrapping the corner is brick, however, the materials quickly shift to bronze metal paneling. The applicants are proposing a mural on the north wall to provide interest and relief to the building. The installation of a mural in conjunction with the proposed wall height will adequately reduce the appearance of flatness and provide interest for visitors and patrons of the adjacent restaurant.

17.96.060.F.6 – Architectural	Conformance
<i>Building(s) shall orient toward their primary street frontage.</i>	YES

Finding: The subject properties’ primary street frontage is N Leadville Ave, however, as a corner lot, the building should orient to both N Leadville and 2nd Street. The development orients to N Leadville Ave very effectively with cantilevered balconies, main entrances to the restaurant and office spaces, and increased setback of the building at the corner. Additionally, the ground floor space includes storefront windows along both facades that invite pedestrians to interact with the uses.

17.96.060.F.7 – Architectural	Conformance
<i>Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.</i>	YES

Finding: As shown on the project plans, the garbage area is in the rear of the building off the alley on the north end of the property. This area will include all garbage and refuse needs of all uses. The space is enclosed and not visible by the public.

17.96.060.F.8 – Architectural	Conformance
<i>Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.</i>	YES

Finding: As shown on the project plans, the roof plan for the project includes flat roofs at an angle that causes water to drain toward a series of roof drains along the interior of the roof. Cantilevered decks integrate with roof drain systems for any water or snow accumulation. Based on the design of drainage facilities and roof design, no water or snow will enter onto adjacent properties.

17.96.060.G.1 – Circulation Design	Conformance
<i>Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.</i>	YES

Finding: The project is fully connected by crosswalks with the existing sidewalk system. There are no regional trails, other anticipated easements, or pathways other than the sidewalk system.

17.96.060.G.2 – Circulation Design	Conformance
<i>Awnings extending over public sidewalks shall extend five feet or more across the public sidewalk but shall not extend within two feet of parking or travel lanes within the right-of-way.</i>	N/A

Finding: The development does not propose any awnings over public sidewalks.

17.96.060.G.3 – Circulation Design	Conformance
<i>Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.</i>	YES

Finding: Vehicle traffic accesses the site from the alley between N Leadville Ave and Main Street. Following required improvements to the alley, the access will be adequate to enter or exit the project safely. Bicycle and pedestrian circulation will primarily be in and out of the front of the project along 2nd Street and N Leadville Ave.

17.96.060.G.4 – Circulation Design	Conformance
<i>Curb cuts and driveway entrances shall be no closer than 20 feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right-of-way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.</i>	N/A

Finding: The subject property is a corner lot, however, alley access points for parking in the Community Core are not considered curb cuts or driveways, therefore this standard does not apply.

17.96.060.G.5 – Circulation Design	Conformance
<i>Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.</i>	YES

Finding: With the right-of-way improvements proposed, access for emergency vehicles, snowplows, and garbage trucks will be enhanced as access to the property will be achievable from all sides. Additionally, the removal of the overhead power and phone lines will remove existing obstructions to and through the alley. The transformer, garbage handling area, and parking stalls are set back 3 feet from the property line and will not overhang into the alley. There is direct access to the building from the alley, N Leadville Ave, and 2nd Street in case of emergencies.

17.96.060.H.1 – Snow Storage	Conformance
<i>Snow storage areas shall not be less than 30 percent of the improved parking and pedestrian circulation areas.</i>	N/A

Finding: The project proposes heated pavers for the pedestrian areas between the building, parking, and pedestrian sidewalks per the project plans, therefore, no on-site snow storage is required.

17.96.060.H.2 – Snow Storage	Conformance
<i>Snow storage areas shall be provided on site.</i>	N/A

Finding: As discussed above, no on-site snow storage is required as snowmelt is proposed.

17.96.060.H.3 – Snow Storage	Conformance
<i>A designated snow storage area shall not have any dimension less than five feet and shall be a minimum of 25 square feet.</i>	N/A

Finding: As discussed above, no on-site snow storage is required as snowmelt is proposed.

17.96.060.H.4 – Snow Storage	Conformance
<i>In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.</i>	N/A

Finding: As discussed above, no on-site snow storage is required as snowmelt is proposed.

17.96.060.I.1 – Landscaping	Conformance
<i>Landscaping is required for all projects.</i>	YES

Finding: The development proposes landscaping for the project as shown on the project plans including landscape planter beds on both street sides and street trees.

17.96.060.I.2 – Landscaping	Conformance
<i>Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.</i>	YES

Finding: Per the planting plan on Sheet A1.0, all proposed plantings are found throughout the community core and will enhance the neighborhood. No landscaping exists on the property today as it is a vacant lot used for parking.

17.96.060.I.3 – Landscaping	Conformance
<i>All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.</i>	YES
Finding: All proposed plantings are drought tolerant and common for the area.	

17.96.060.I.4 – Landscaping	Conformance
<i>Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.</i>	YES
Finding: The proposed land uses are complimentary to the surrounding area, therefore substantial buffer between the proposed development and surrounding properties is not encouraged. The development does not include any surface parking lots that need screening with vegetation. The building is setback on both street sides, expanding the public real beyond the 8 foot sidewalks. The area between the public sidewalks and the building are landscaped with ground level planter beds and a raised planter box with seating at the corner of N Leadville Ave and 2 nd Street.	

17.96.060.J.1 – Public Amenities	Conformance
<i>Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.</i>	YES
Finding: The development proposes street trees which have been approved by the Public Works Director. Benches and a bike rack is proposed on the subject property, not within the right-of-way.	

17.96.060.K.1 – Underground Encroachments	Conformance
<i>Encroachments of below grade structures into required setbacks are subject to subsection 17.128.020.K of this title and shall not conflict with any applicable easements, existing underground structures, sensitive ecological areas, soil stability, drainage, other sections of this Code or other regulating codes such as adopted International Code Council Codes, or other site features concerning health, safety, and welfare.</i>	N/A
Finding: The development does not propose any below grade structures.	

17.96.060.K.2 – Underground Encroachments	Conformance
<i>No below grade structure shall be permitted to encroach into the riparian setback.</i>	N/A
Finding: The subject property is not adjacent to any bodies of water; therefore, no riparian setback exists for the property. Additionally, the project does not propose any below grade structures.	

FINDINGS REGARDING DESIGN REVIEW STANDARDS – COMMUNITY CORE

17.96.070.A.1 – Streets	Conformance
<i>Street trees, streetlights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department.</i>	YES
Finding: The development includes benches and bike racks on the subject property. Within the right-of-way, the development proposes street trees along N Leadville Ave and 2 nd Street, snowmelt sidewalks, a new fire hydrant, and streetlights. The City Engineer and Streets Department has reviewed the proposed improvements and is supportive of the proposed plans. Final review and approval of all right-of-way improvements will be conducted at the time of building permit review.	

17.96.070.A.2 – Streets	Conformance
<i>Street trees with a minimum caliper size of three inches, shall be placed in tree grates.</i>	YES
Finding: As shown in the project plans, street trees proposed are 3” caliper, include tree grates, and will be installed using Silva Cell installation requirements.	

17.96.070.A.3 – Streets	Conformance
<i>Due to site constraints, the requirements of this subsection A may be modified by the Public Works Department.</i>	YES
Finding: No modifications to these requirements have been made. The Public Works Department has provided directions as to the location of improvements in the right-of-way.	

17.96.070.B.1 - Architectural	Conformance
<i>Facades facing a street or alley or located more than five feet from an interior side property line shall be designed with both solid surfaces and window openings to avoid the creation of blank walls and employ similar architectural elements, materials, and colors as the front facade.</i>	YES
Finding: As outlined above, the development employs a variety of architectural materials and features to avoid the creation of blank walls and reduce bulk and mass. The only wall with limited undulation and material variation is the north façade which is located on an interior lot line and not set back more than 5 feet. The development proposes horizontal banding with varied materials colors to lessen the perceived height of the building and break up the blank wall.	

17.96.070.B.2 - Architectural	Conformance
<i>For nonresidential portions of buildings, front building facades and facades fronting a pedestrian walkway shall be designed with ground floor storefront windows and doors with clear transparent glass. Landscaping planters shall be incorporated into facades fronting pedestrian walkways.</i>	YES
<p>Finding: The development includes a ground floor restaurant that fronts N Leadville Ave and 2nd Street. The building includes storefront type windows with landscape planters along both street frontages. The windows are sized to support the use as a restaurant with seating anticipated adjacent to the windows. Additionally, tall floor-to-ceiling doors are proposed on the Leadville Ave side of the building for the entrances to the restaurant and office spaces.</p>	

17.96.070.B.3 - Architectural	Conformance
<i>For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows.</i>	YES
<p>Finding: The development does not include features that would obscure views into windows. The landscape planters include low lying perennials as an accent to the windows rather than an obstruction.</p>	

17.96.070.B.4 - Architectural	Conformance
<i>Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.</i>	YES
<p>Finding: The roof form and material is like that of the rest of the building. The roof form is flat, compatible with the horizontal cantilevered decks. No reflective materials are proposed.</p>	

17.96.070.B.5 - Architectural	Conformance
<i>All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters, and downspouts.</i>	N/A
<p>Finding: The project does not include pitched roofs.</p>	

17.96.070.B.6 - Architectural	Conformance
<i>Roof overhangs shall not extend more than three feet over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Department.</i>	N/A
<p>Finding: Roof overhangs are not proposed to encroach into the public right-of-way or over the sidewalk.</p>	

17.96.070.B.7 - Architectural	Conformance
<i>Front porches and stoops shall not be enclosed on the ground floor by permanent or temporary walls, windows, window screens, or plastic or fabric materials.</i>	N/A
Finding: The building does not have a traditional front porch or stoops as no residential uses are proposed.	

17.96.070.C.1 – Service Areas and Mechanical/Electrical Equipment	Conformance
<i>Trash disposal areas and shipping and receiving areas shall be located within parking garages or to the rear of buildings. Trash disposal areas shall not be located within the public right-of-way and shall be screened from public views.</i>	YES
Finding: The trash disposal area for the project is in the rear of the building accessed from the alley and fully enclosed. The dumpster is located on an automatic roller which enters the alley during trash servicing and retracts to its original location within the enclosure once the servicing is complete. The enclosure is located 3 feet from the rear property line to ensure no obstructions of necessary alley uses.	

17.96.070.C.2 – Service Areas and Mechanical/Electrical Equipment	Conformance
<i>Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.</i>	YES
Finding: Mechanical equipment on the roof will be screened with a 5-foot max metal screen. The proposed locations of the rooftop mechanical equipment do not meet the city’s setback requirements and will need to be revised prior to building permit approval. The transformer and sector box for power are in the rear of the building along the alley and are fully screened from view. The metal panel screen is compatible with the other building materials as it is anticipated to be a bronze metal panel similar to the color of the metal panel on the façade walls.	

17.96.070.D.1 - Landscaping	Conformance
<i>When a healthy and mature tree is removed from a site, it shall be replaced with a new tree. Replacement trees may occur on or off site.</i>	YES
Finding: No trees exist on the subject property, however, there are two trees on the adjacent property to the north that will need to be removed as part of the construction. The project proposes four street trees along N Leadville Ave and 2 nd Street that do not exist today. These trees are considered off-site replacement trees.	

17.96.070.D.2 - Landscaping	Conformance
<i>Trees that are placed within a courtyard, plaza, or pedestrian walkway shall be placed within tree wells that are covered by tree grates.</i>	YES
Finding: All street trees proposed are within tree grates and must be installed using Silva Cell installation requirements.	

17.96.070.D.3 - Landscaping	Conformance
<i>The City arborist shall approve all parking lot and replacement trees.</i>	YES
Finding: The replacement trees have been reviewed and approved as part of the department review for the proposed project.	

17.96.070.E.1 – Surface Parking Lots	Conformance
<i>Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.</i>	N/A
Finding: The development does not propose surface parking lots therefore this standard does not apply.	

17.96.070.E.2 – Surface Parking Lots	Conformance
<i>Surface parking lots shall incorporate at least one tree and one additional tree per ten on site parking spaces. Trees shall be planted in landscaped planters, tree wells and/or diamond shaped planter boxes located between parking rows. Planter boxes shall be designed so as not to impair vision or site distance of the traveling public.</i>	N/A
Finding: The development does not propose surface parking lots therefore this standard does not apply.	

17.96.070.E.3 – Surface Parking Lots	Conformance
<i>Ground cover, low lying shrubs, and trees shall be planted within the planters and planter boxes. Tree grates or landscaping may be used in tree wells located within pedestrian walkways.</i>	N/A
Finding: The development does not propose surface parking lots therefore this standard does not apply.	

17.96.070.F.1 – Bicycle Parking	Conformance
<i>One bicycle rack, able to accommodate at least two bicycles, shall be provided for every four parking spaces as required by the proposed use. At a minimum, one bicycle rack shall be required per development.</i>	YES
Finding: As shown on the project plans, one bicycle rack is proposed between the entrance to the basement residential unit and the main entrance to the building on 2 nd Street.	

17.96.070.F.2 – Bicycle Parking	Conformance
<i>When the calculation of the required number of bicycle racks called for in this section results in a fractional number, a fraction equal to or greater than one-half shall be adjusted to the next highest whole number.</i>	YES
Finding: The development requires zero parking spaces, therefore no bicycle rack is required. One bicycle rack is provided within the recessed building entrance on the 2 nd Street side of the building.	

17.96.070.F.3 – Bicycle Parking	Conformance
<i>Bicycle racks shall be clearly visible from the building entrance they serve and not mounted less than 50 feet from said entrance or as close as the nearest non-ADA parking space, whichever is closest. Bicycle racks shall be located to achieve unobstructed access from the public right-of-way and not in areas requiring access via stairways or other major obstacles.</i>	YES
Finding: The required bicycle rack is provided in the recessed entrance to the building on 2 nd Street, less than 50 feet from the entrance. The bicycle rack is adjacent to the public sidewalk with no obstructions.	

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum Municipal Code (“KMC”) and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which City Ordinances govern the applicant’s Design Review application for the development and use of the project site.
2. The Commission has authority to hear the applicant’s Design Review Application pursuant to Chapter 17.96 of Ketchum Municipal Code Title 17.
3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Ketchum Municipal Code §17.96.080.
4. The Design Review application is governed under Ketchum Municipal Code Chapters 17.96, 17.124, 17.08, 17.12, 17.18, and 17.128.
5. The Design Review application meets all applicable standards specified in Title 17 of Ketchum Municipal Code.

DECISION

THEREFORE, the Commission **approves** this Design Review Application File No. P22-066 this Tuesday, April 11, 2023, subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. This Design Review approval is based on the architectural plan set presented at the February 28, 2023 Planning and Zoning Commission meeting, included as Exhibit A to

these findings. Building Permit Plans must conform to the approved Design Review plans unless otherwise approved in writing by the Commission or the Planning and Zoning Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal.

2. Final civil drawings prepared by an engineer registered in the State of Idaho which include specifications for right-of-way, utilities, and drainage improvements shall be submitted for review and approval by the City Engineer, Streets, and Utilities departments prior to issuance of a building permit for the project.
3. Prior to issuance of a building permit for the project, the City Council shall review and approve an encroachment agreement for the installation and maintenance of the paver sidewalk and snowmelt within the public rights-of-way.
4. In exchange for an increase in FAR, a voluntary community housing contribution of 910 square feet is required. Payment-in-lieu contributions for community housing are required prior to issuance of a building permit for the project. Prior to issuance of a building permit for the project, the City Council must review and approve an FAR Exceedance agreement for the project memorializing the housing mitigation for the project.
5. The term of Design Review approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations.
6. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.

Findings of Fact **adopted** this 11th day of April 2023.

Neil Morrow, Chair
City of Ketchum
Planning and Zoning Commission



City of Ketchum

Exhibit A: Design Review Plan Set

LEADVILLE TRADING



PROJECT TEAM

ARCHITECT:

THE JARVIS GROUP ARCHITECTS, AIA, PLLC
511 SUN VALLEY ROAD, SUITE 202
P.O. BOX 626
PHONE: 208.726.4031

SURVEYOR/CIVIL:

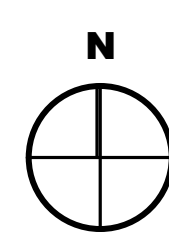
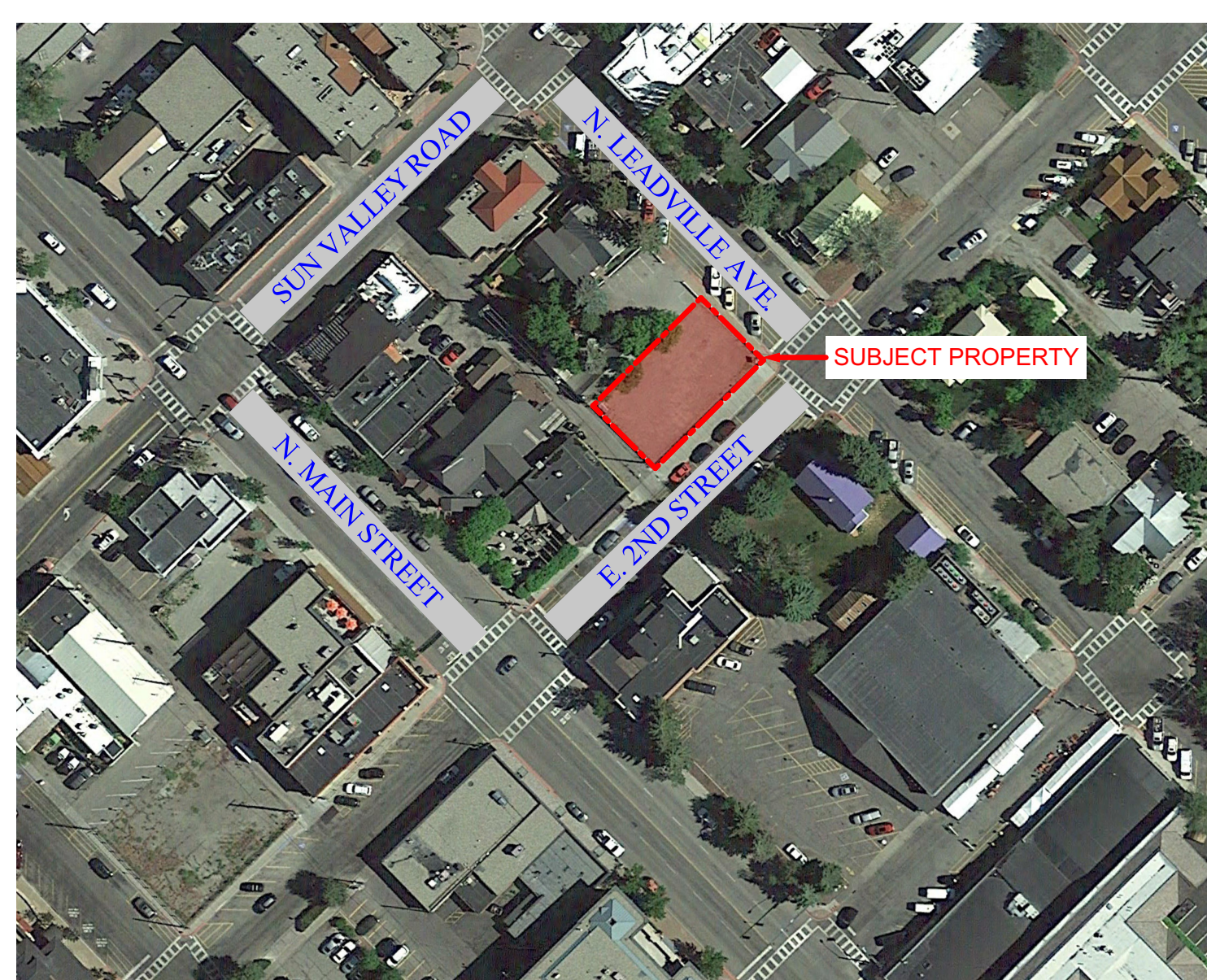
GALENA ENGINEERING INC.
CIVIL ENGINEERS AND LAND SURVEYORS
317 NORTHRIVER STREET
HAILEY, ID 83333
PHONE: 208.788.1705

PROJECT TABULATION

PROJECT TABULATIONS	
FIRST FLOOR AREA (GROSS):	3,303 SF
SECOND FLOOR AREA (GROSS):	2,736 SF
TOTAL GROSS FLOOR AREA:	6,039 SF
BASEMENT:	3,088 SF
TOTAL NET AREA:	9,127 SF

FLOOR AREA CALCULATIONS	
SITE AREA:	5,504 SF
TOTAL GROSS FLOOR AREA:	6039 SF
FLOOR AREA RATIO:	1.10%
FLOOR AREA - ABOVE 1.0	535 SF

VICINITY MAP



GENERAL NOTES

- THIS PROJECT SHALL COMPLY WITH THE 2018 INTERNATIONAL BUILDING CODE.
- CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS BY KETCHUM BUILDING AND FIRE DEPARTMENTS, STATE ELECTRICAL INSPECTOR OR OTHER GOVERNING AUTHORITIES, AS NECESSARY.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL TEMPORARY UTILITIES, INCLUDING ELECTRICITY NECESSARY FOR CONSTRUCTION.
- ALL CONSTRUCTION DEBRIS IS TO BE STOCKPILED NEATLY ON SITE UNTIL DISPOSAL, WHICH SHALL BE DONE AT THE COUNTY LANDFILL OR RECYCLING FACILITY ONLY.
- EXCEPT AT INTERIOR ELEVATIONS, AND UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE GIVEN TO FACE OF ROUGH FRAMING, CENTERLINE OF COLUMNS, OR FACE OF CONCRETE AND C.M.U. WALL. GIVEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR SHALL TAKE EXTRA CAUTION TO COORDINATE DIMENSIONS OF STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. VERIFY ANY DISCREPANCIES WITH ARCHITECT.
- CONTRACTOR SHALL PROVIDE STORAGE FOR ALL BUILDING MATERIALS IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.
- ALL SUBSTITUTIONS ARE TO BE APPROVED BY ARCHITECT. ALONG WITH WRITTEN REQUESTS, CONTRACTOR SHALL PROVIDE ALL INFORMATION REGARDING THE SUBSTITUTION IN QUESTION, INCLUDING AVAILABILITY AND REASON FOR SUBSTITUTION.
- SOLID WOOD BLOCKING, INSULATION OR OTHER FIRE STOP MATERIAL IS TO BE PROVIDED BETWEEN STORIES, BETWEEN TOP STORY AND ROOF SPACE, BETWEEN STAIR STRINGERS AT TOP AND BOTTOM, BETWEEN STUDS ALONG STAIR RUNS AND AT ALL OTHER PLACES THAT COULD AFFORD THE PASSAGE OF FLAME. FIRE STOPS BETWEEN CHIMNEY AND WOOD FRAME SHALL BE NON-COMBUSTIBLE.
- CONTRACTOR SHALL PROVIDE SAMPLES OF ALL FINISHES AND STAIN COLORS FOR APPROVAL BY OWNER / ARCHITECT. THIS INCLUDES INTERIOR AND EXTERIOR STAINS, INTERIOR PAINT, SHEETROCK TEXTURES, CHEMICALLY APPLIED METAL PATINAS, ETC.
- CONTRACTOR SHALL PROVIDE RADON MITIGATION
- ALL UTILITIES SHALL BE UNDERGROUND.
- SMOKE DETECTORS MUST BE INTERCONNECTED WITH A POWER SOURCE FROM THE BUILDING WIRING, AND SHALL BE EQUIPPED WITH BATTERY BACKUP
- ALL EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT
- THE BUILDING WILL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM.

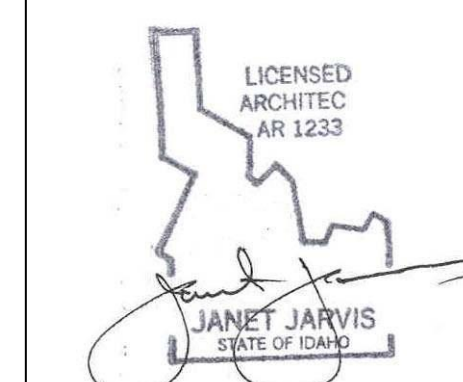
LEGAL DESCRIPTION

LOT 5, BLOCK 3, KETCHUM TOWNSITE

SHEET INDEX

A0.0	COVER SHEET
A1.0	SITE/LANDSCAPE PLAN
A1.1	STAKING PLAN
A1.2	SETBACKS/ FLOOR AREA
A1.3	SITE SURVEY
A2.0	FIRST FLOOR PLAN
A2.1	SECOND FLOOR PLAN
A2.2	BASEMENT PLAN
A2.3	ROOF PLAN
A3.0	ELEVATIONS
A3.1	ELEVATIONS
A3.2	RENDERING
A3.3	EXTERIOR MATERIALS
E1.0	EXTERIOR LIGHTING PLAN
C0.10	CIVIL COVER SHEET
C1.00	CIVIL PLAN
C2.00	CIVIL DETAILS
C2.10	CIVIL DETAILS
C2.20	CIVIL DETAILS

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DATE DESIGN REVIEW 11.22.22

FILE

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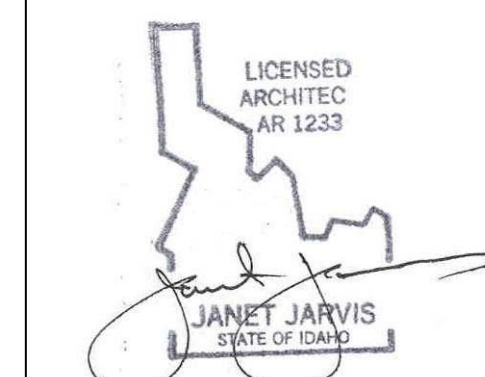
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COVERSHEET

A0.0

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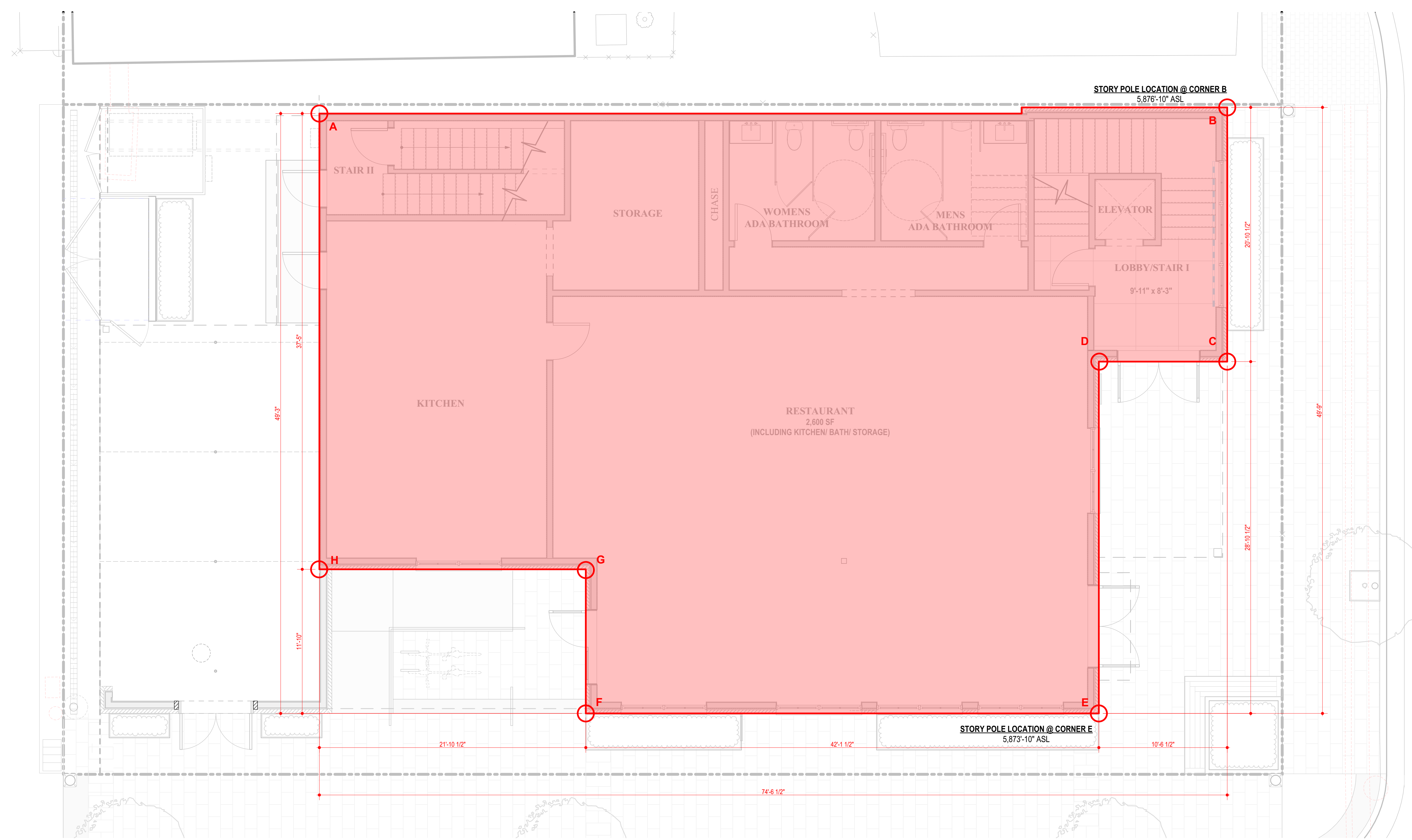
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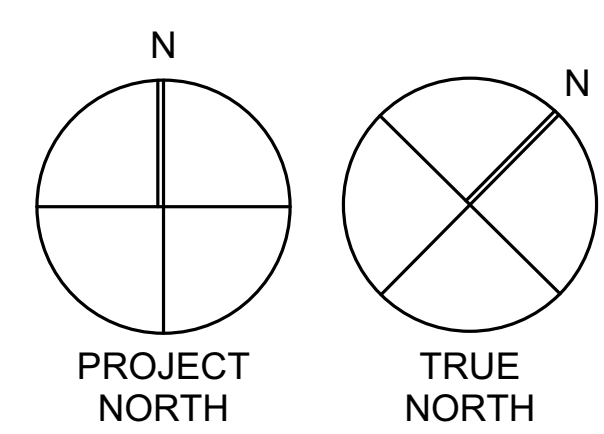
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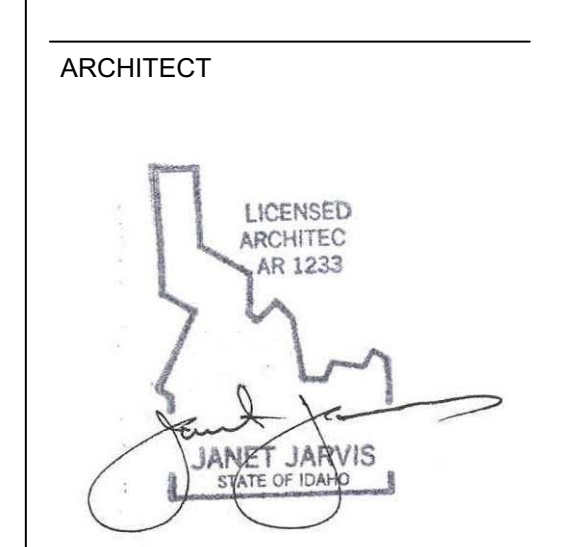
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1 PLAN: STAKING PLAN
SCALE: 1/4" = 1'-0"



STAKING PLAN



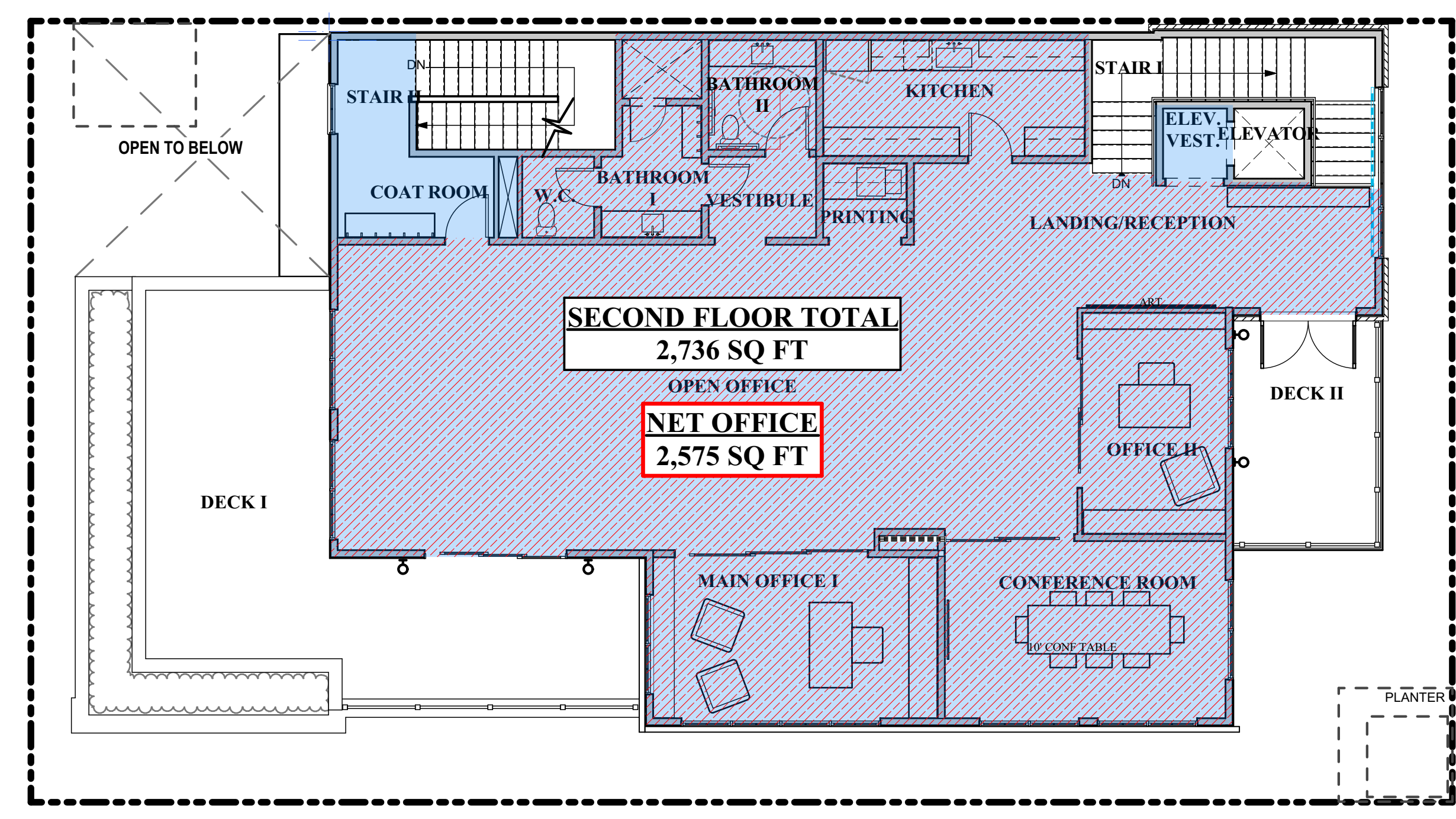
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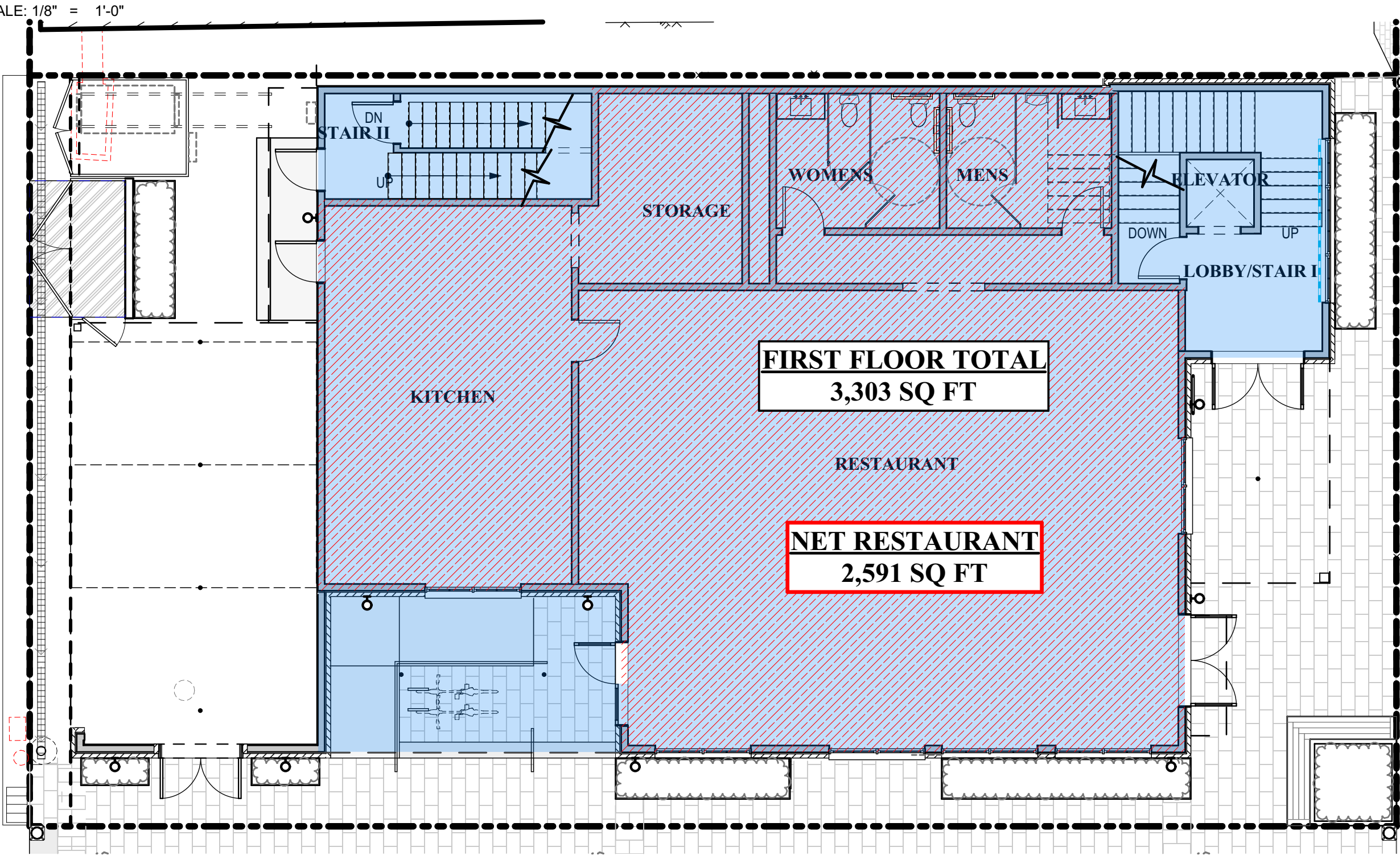
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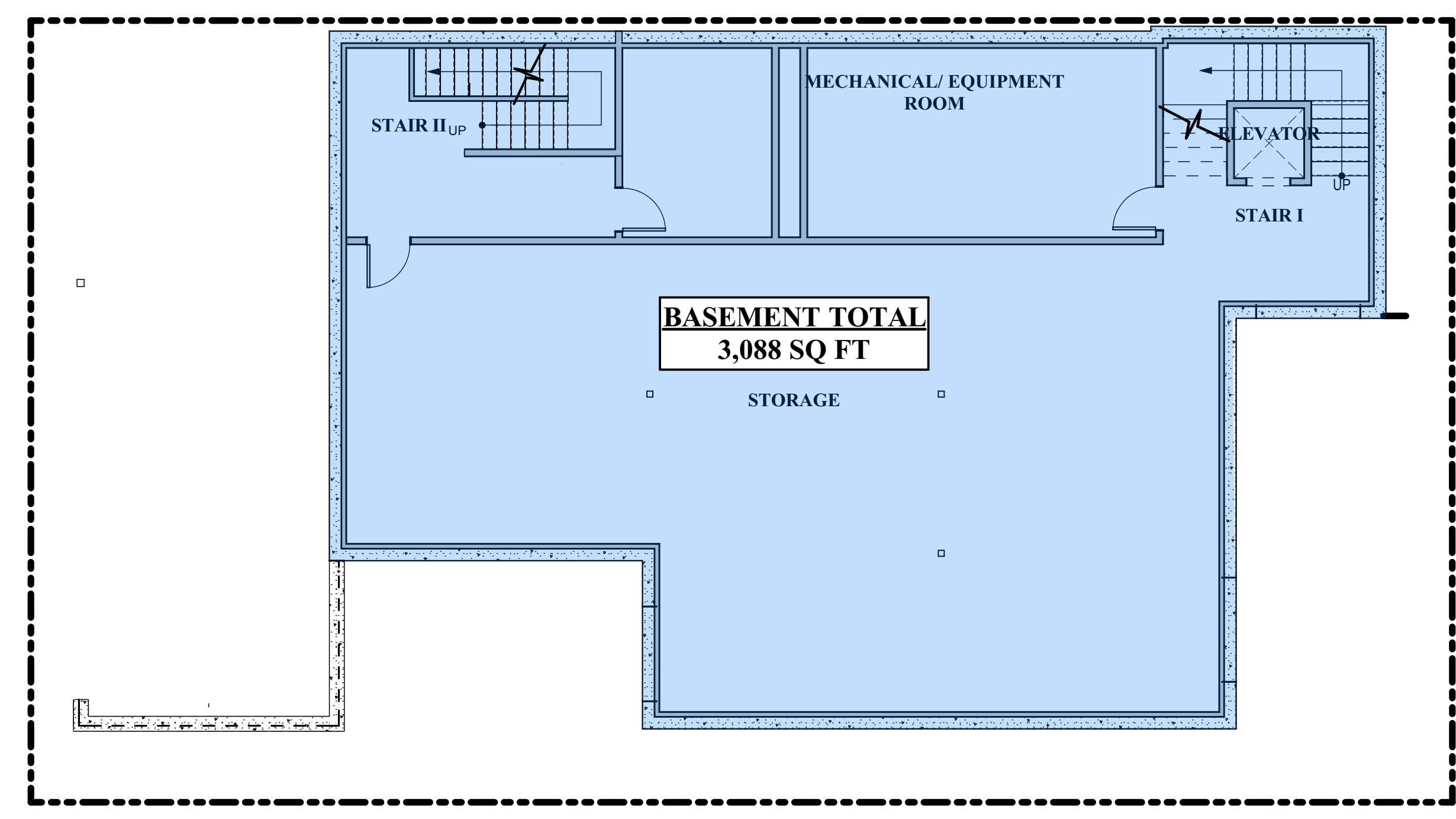
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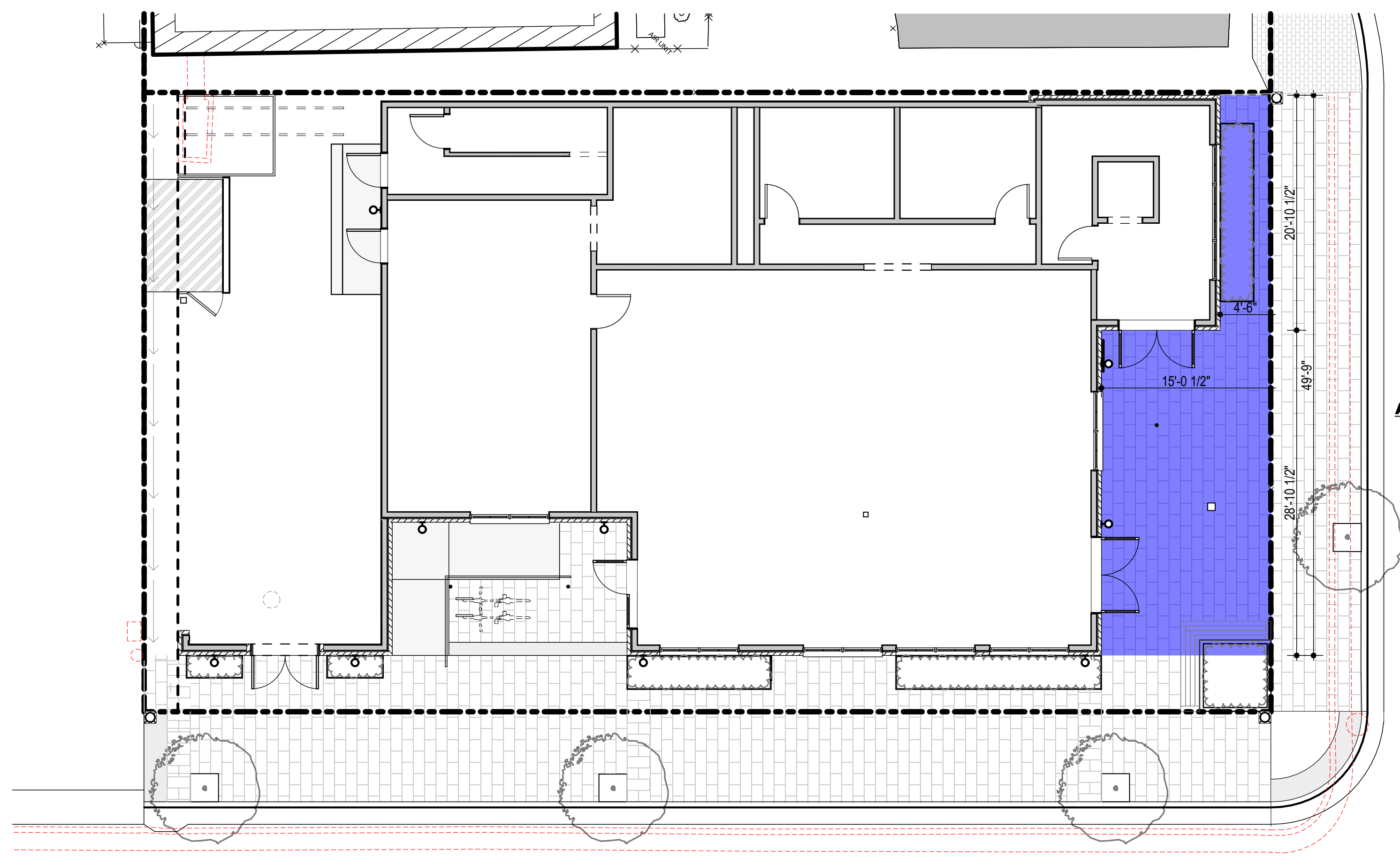
1 PLAN: SECOND FLOOR AREA
SCALE: 1/8" = 1'-0"



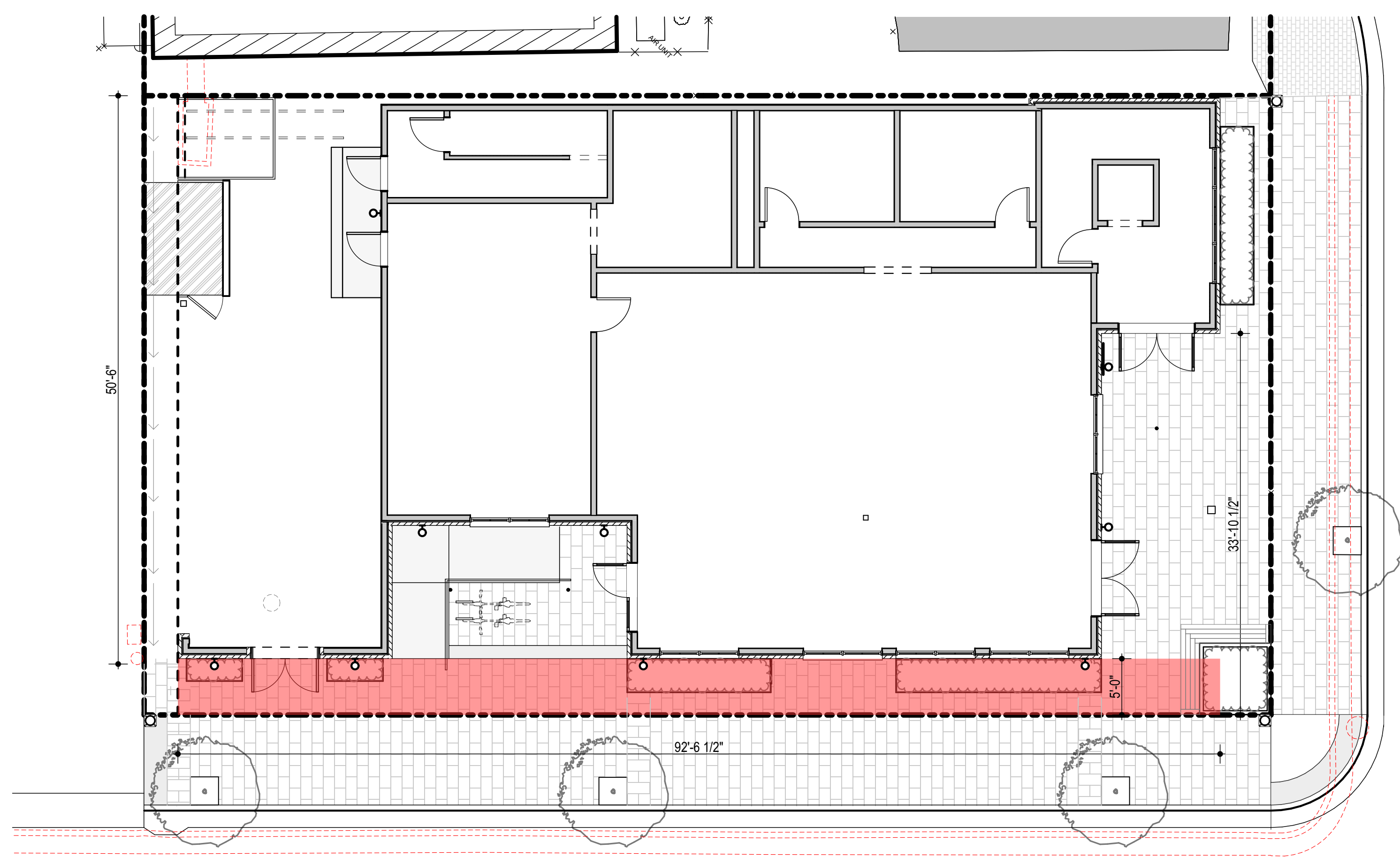
2 PLAN: FIRST FLOOR AREA
SCALE: 1/8" = 1'-0"



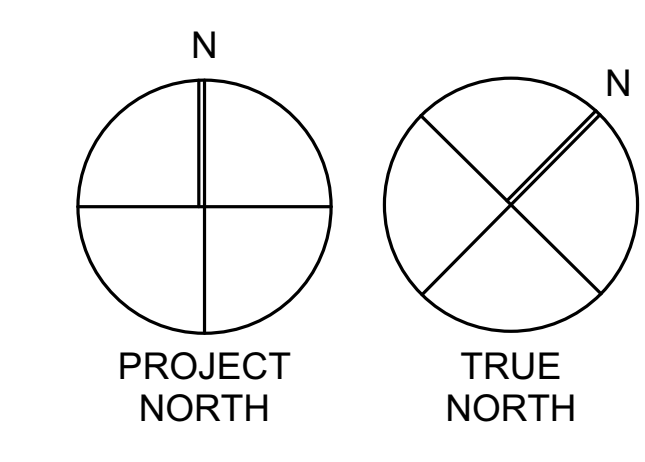
3 PLAN: BASEMENT FLOOR AREA
SCALE: 1/8" = 1'-0"



4 PLAN: 5' AVERAGE SIDE SETBACK PLAN
SCALE: 1/8" = 1'-0"

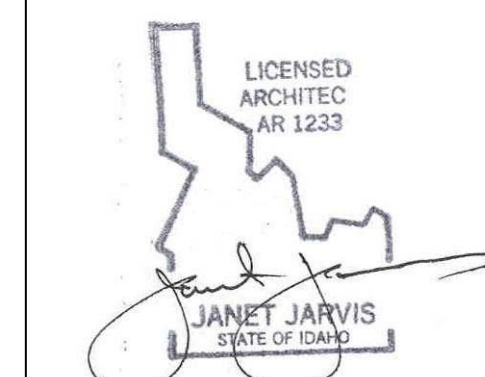


5 PLAN: 5' AVERAGE FRONT SETBACK PLAN
SCALE: 1/8" = 1'-0"



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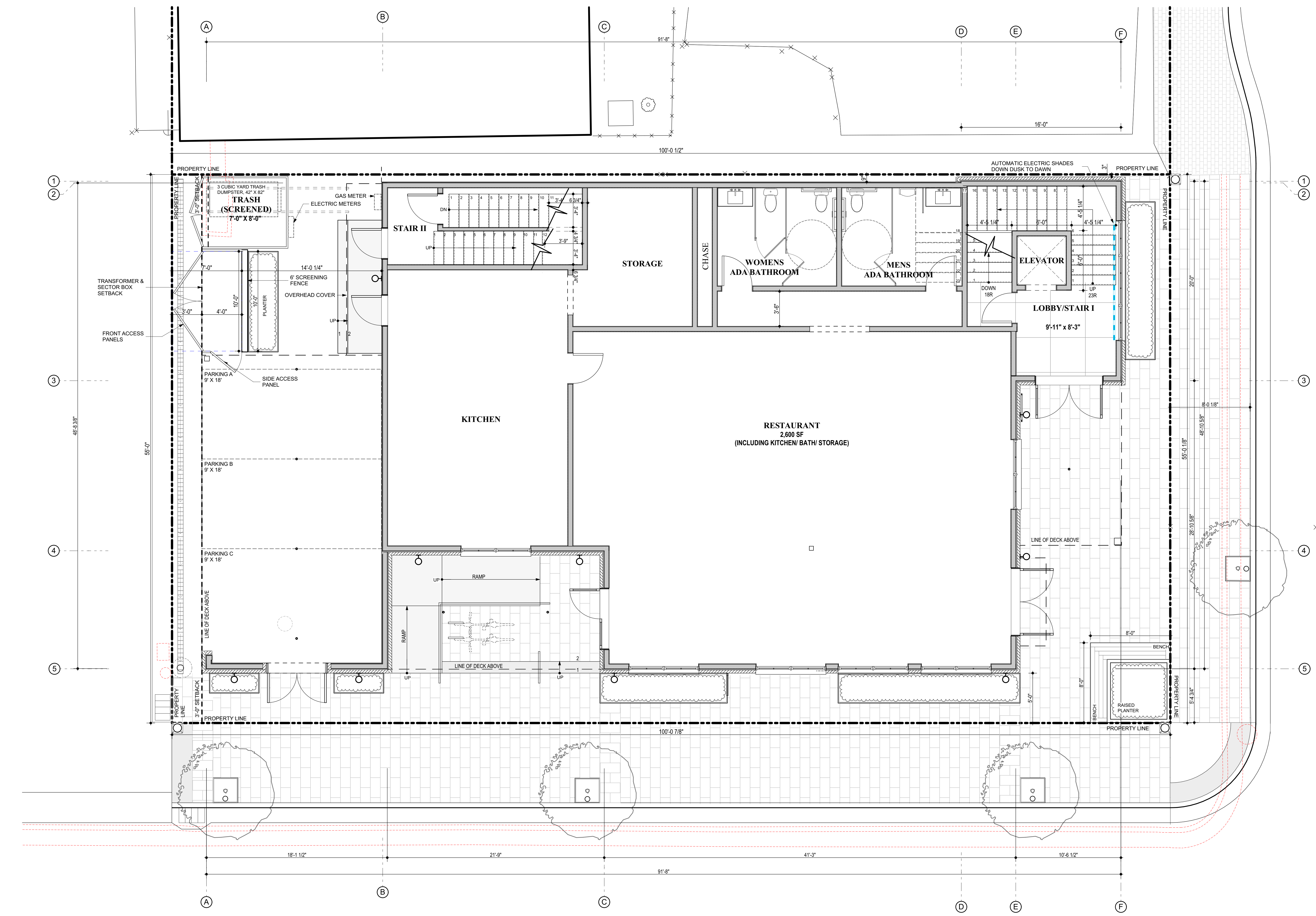
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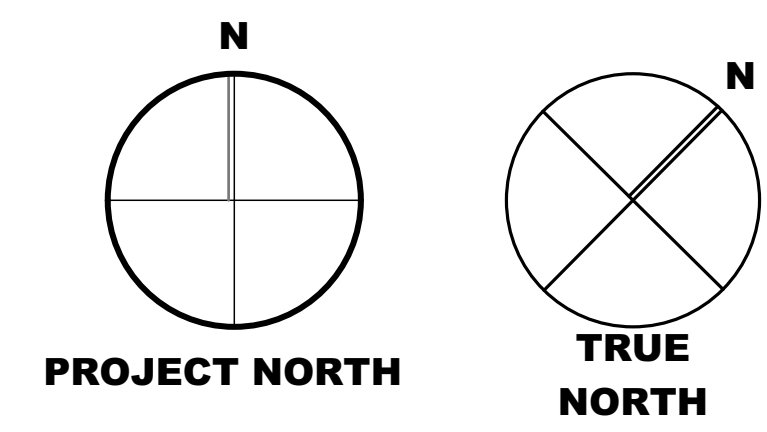
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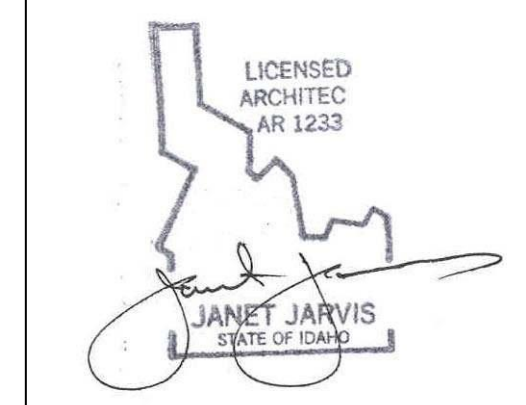
1 PLAN: FIRST FLOOR
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

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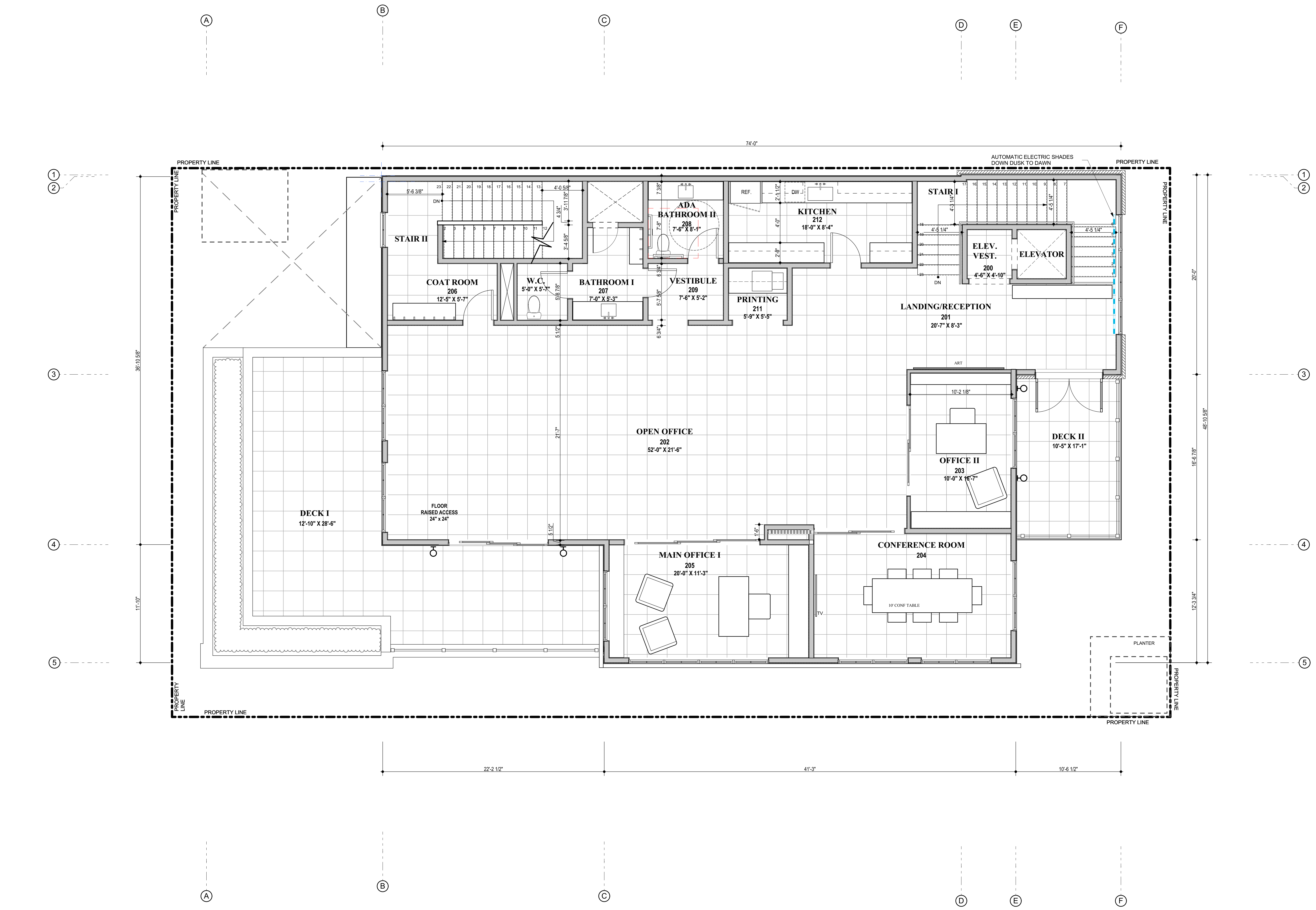
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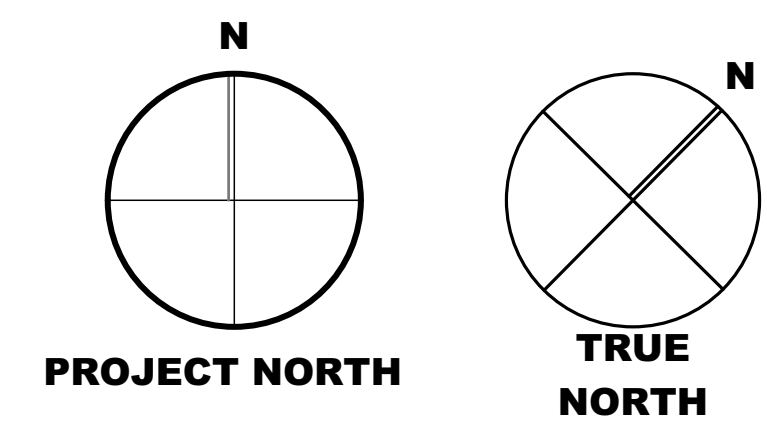
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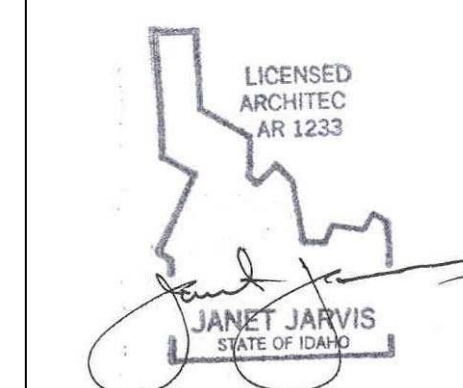
1 PLAN: SECOND FLOOR
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN

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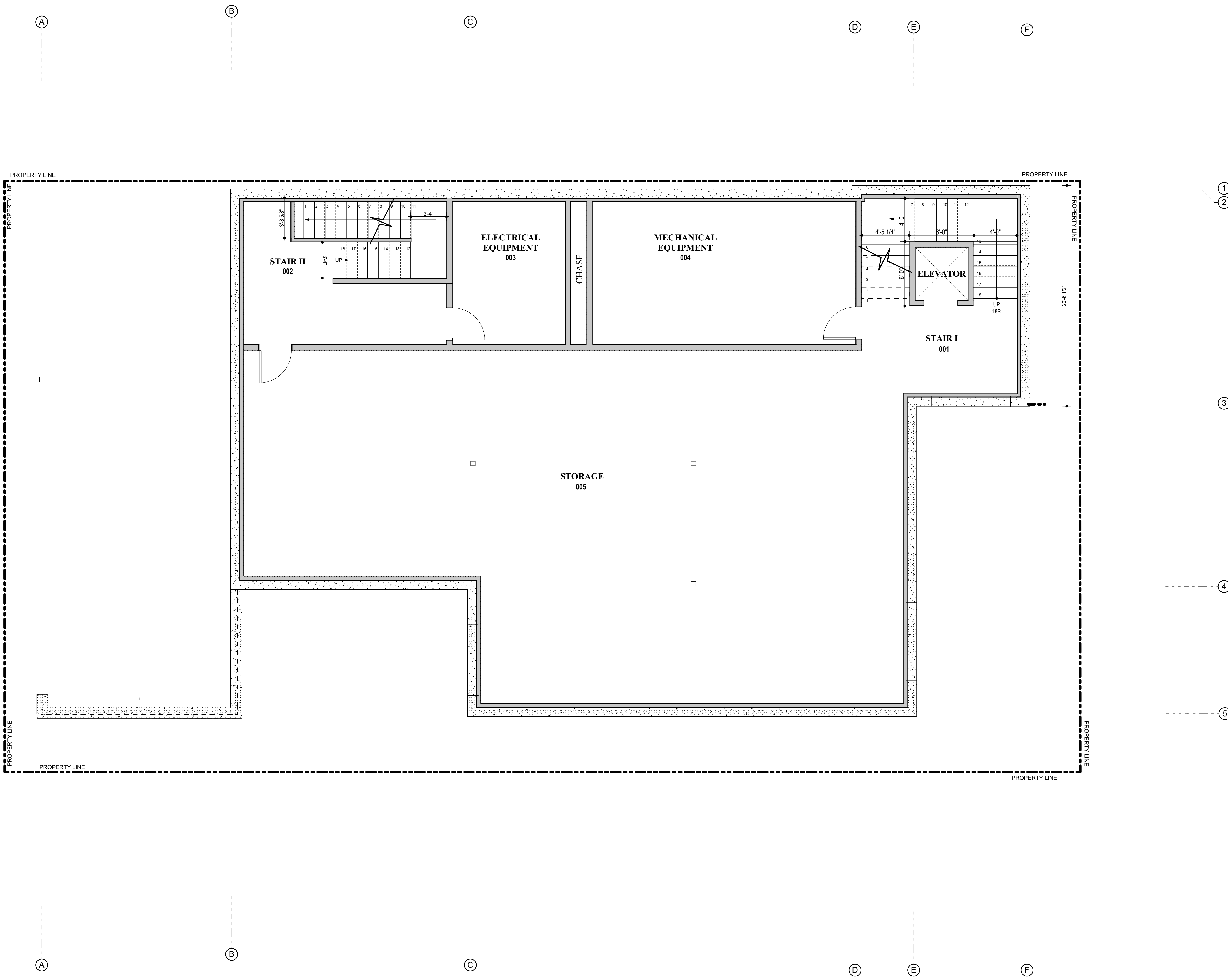
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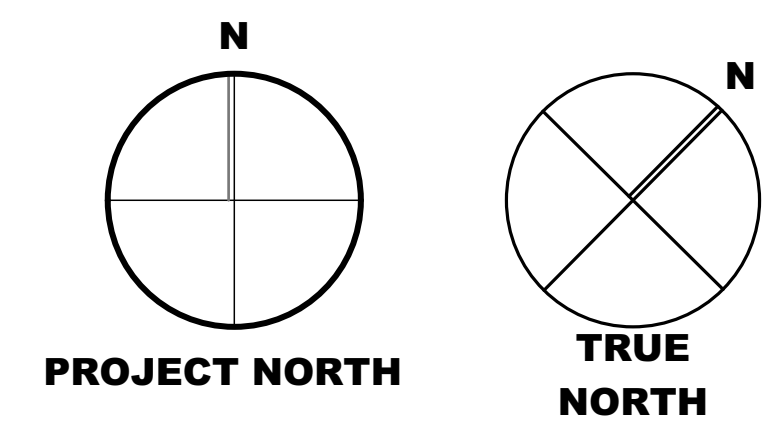
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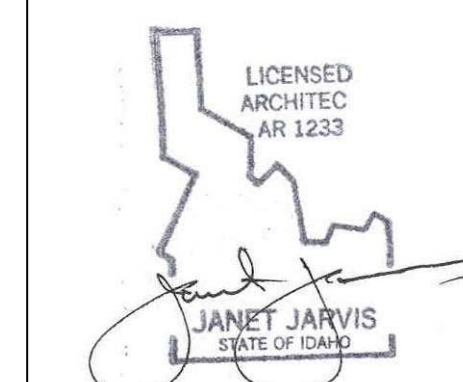


1 PLAN: BASEMENT
SCALE: 1/4" = 1'-0"



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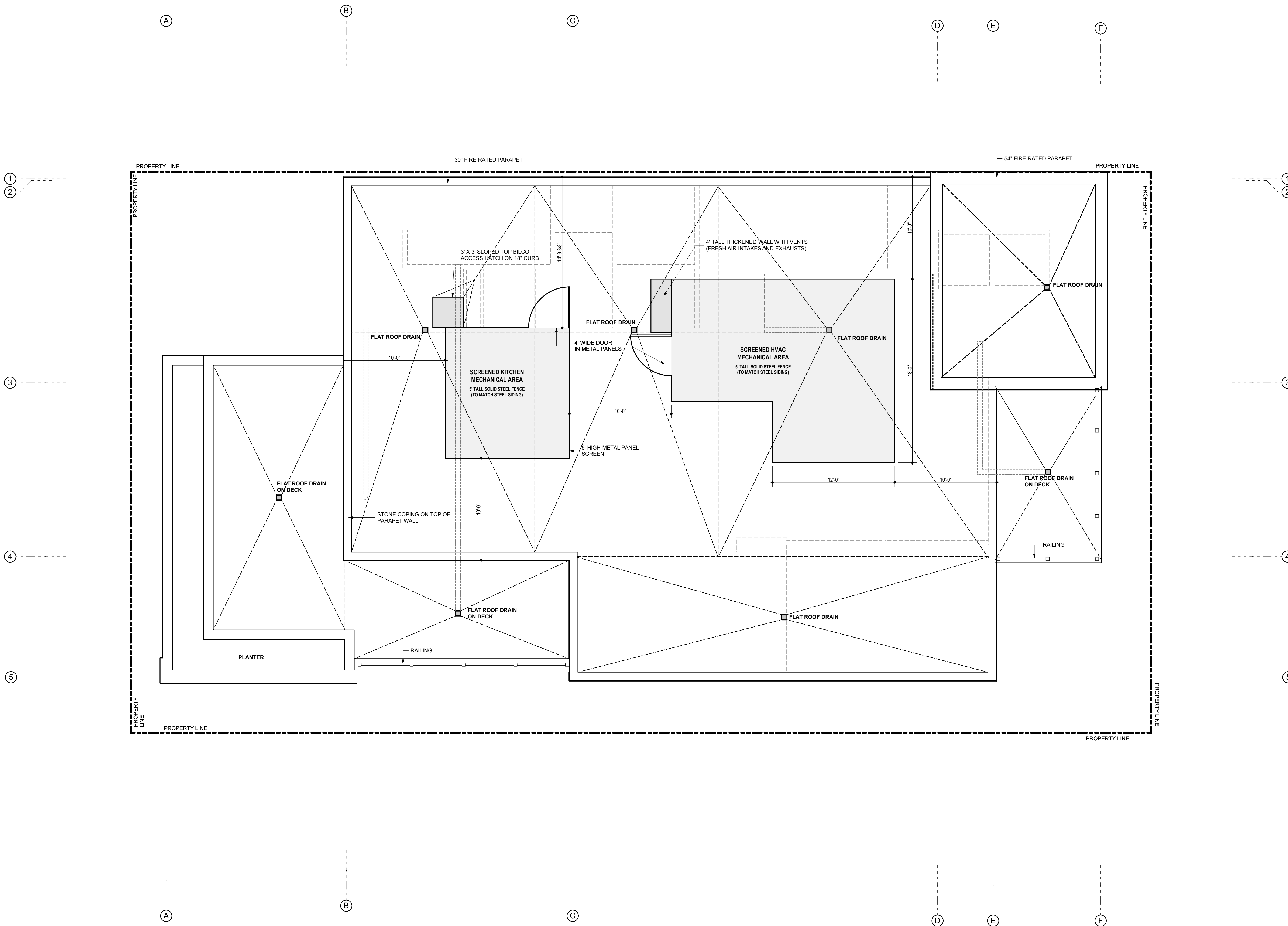
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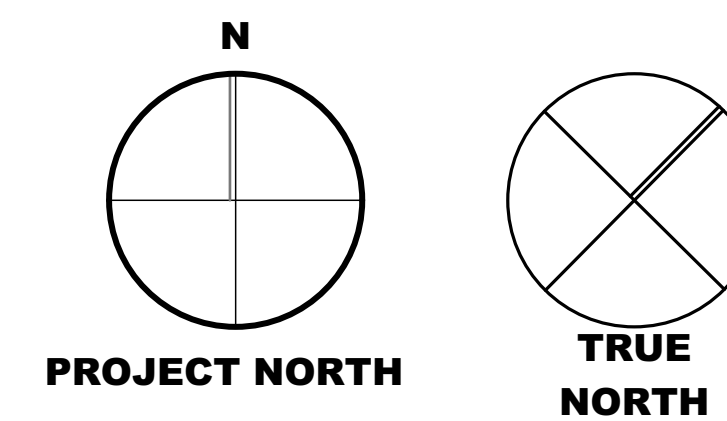
REVISIONS

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2	2/24/2023	UPDATED DR
3	3/30/2023	UPDATED ROOF

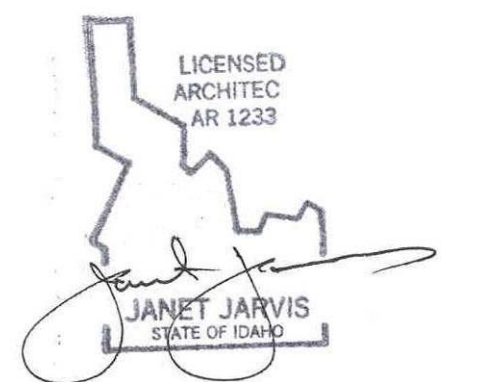
PRINT DATE: Friday, February 24, 2023



1 PLAN: ROOF
SCALE: 1/4" = 1'-0"



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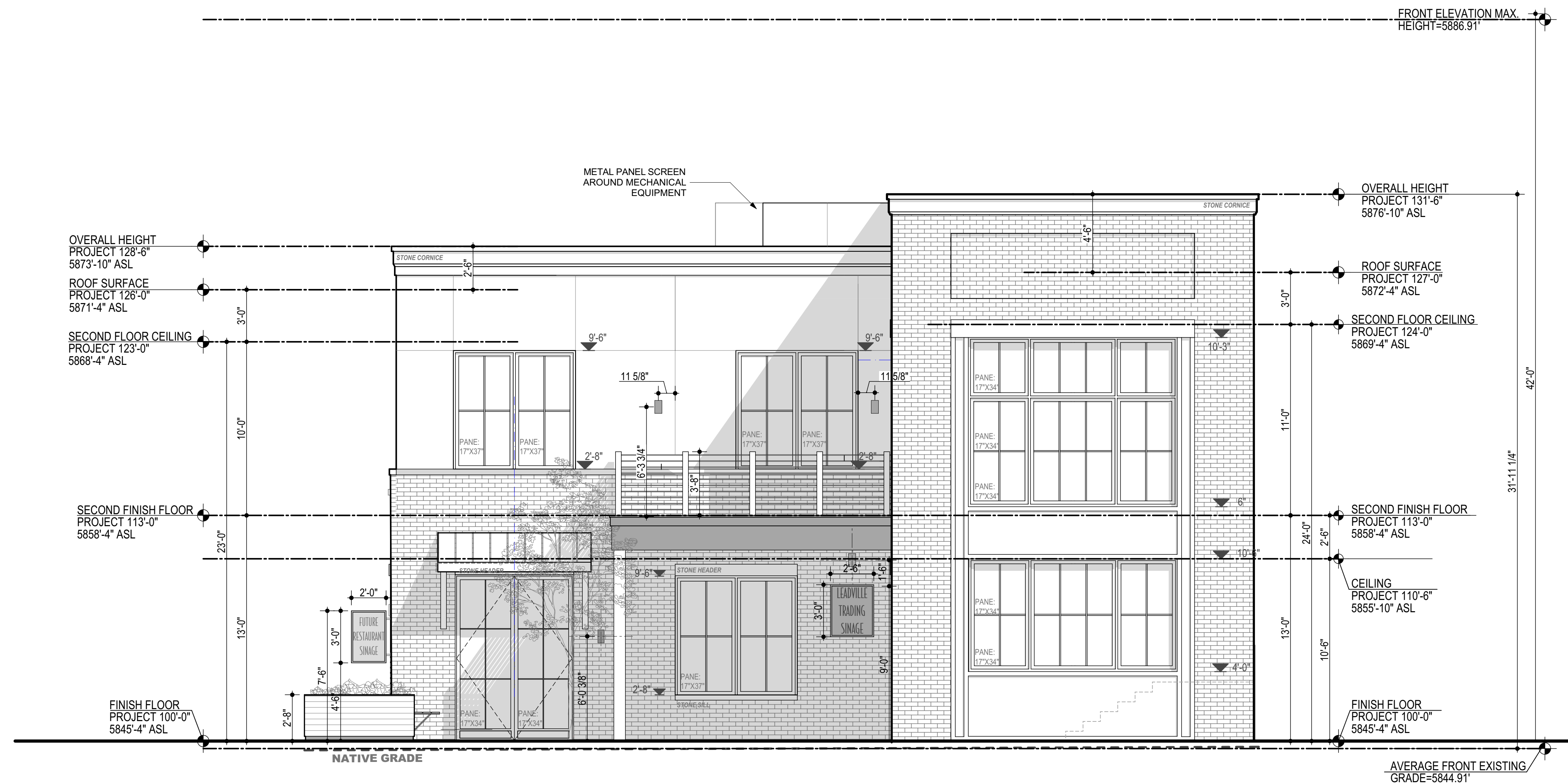
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2	2/24/2023	UPDATED DR

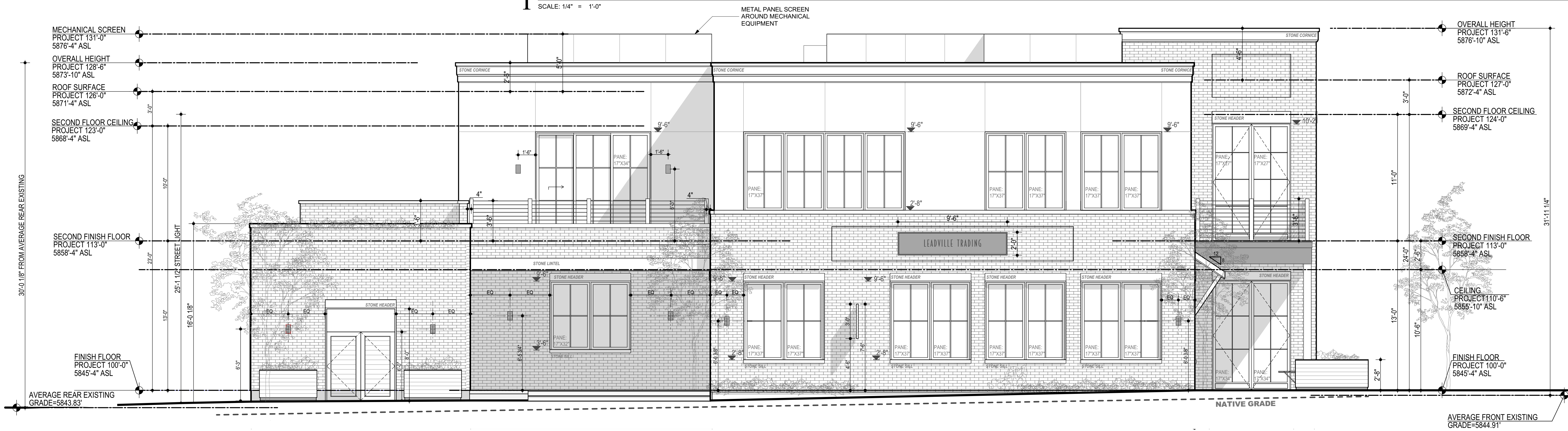
NO.	DATE	DESCRIPTION

PRINT DATE: Friday, February 24, 2023

A3.0



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



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

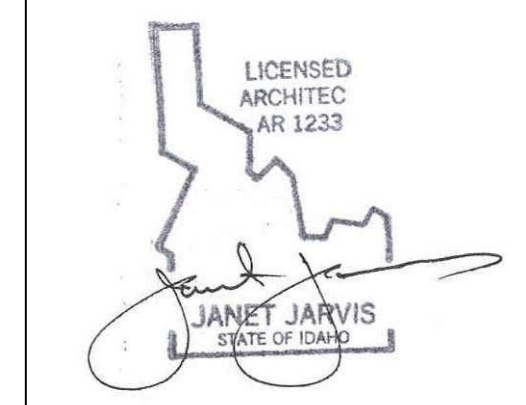


3 ELEVATION: SOUTH (WITH NEIGHBORING BUILDING)
SCALE: 1/8" = 1'-0"

ELEVATIONS

LEADVILLE TRADING
LOT 5, BLOCK 3 KETCHUM TOWNSITE
IDAHO
KETCHUM

ARCHITECT



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DATE DESIGN REVIEW 11.22.22

FILE

REVISIONS

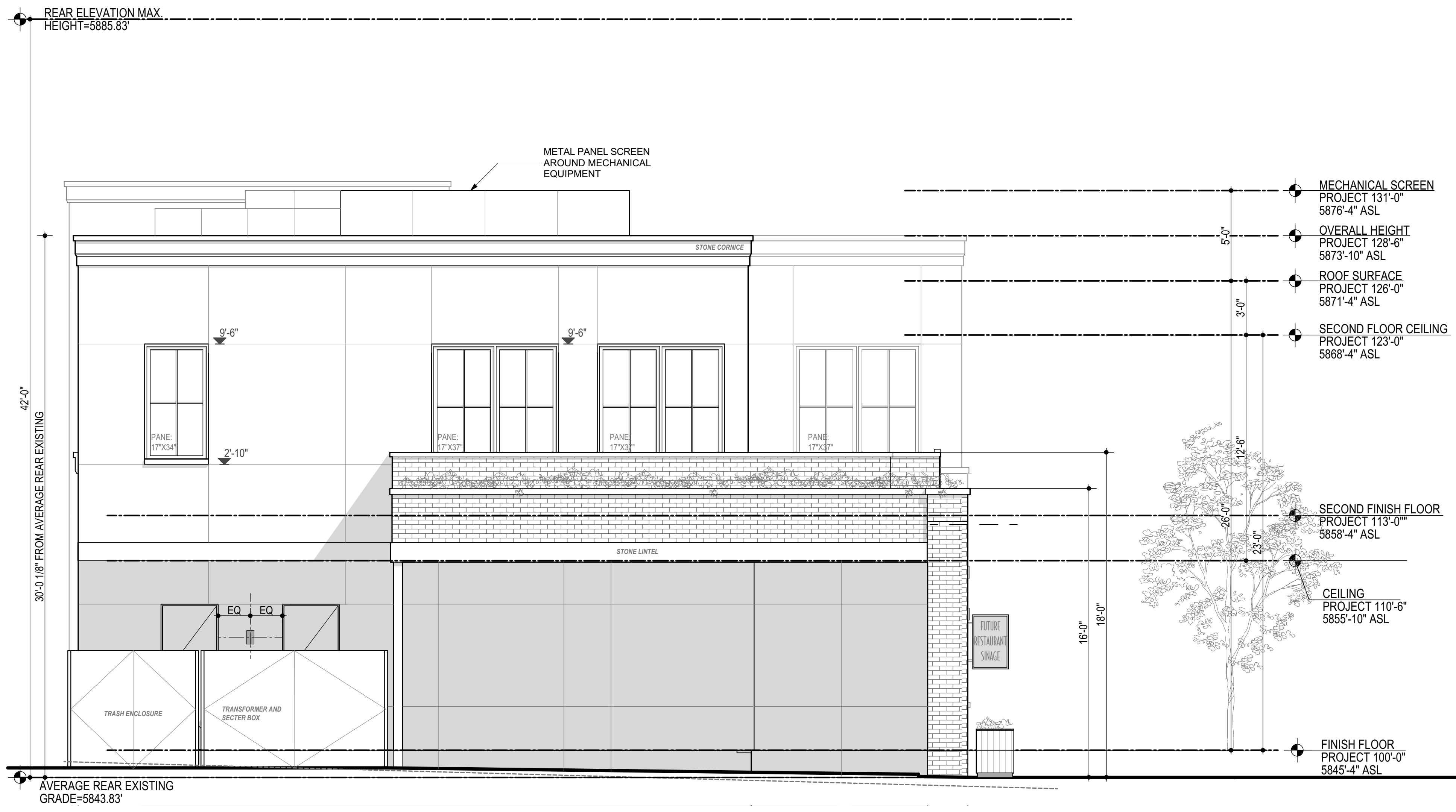
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2	2/24/2023	UPDATED DR

NO.	DATE	DESCRIPTION

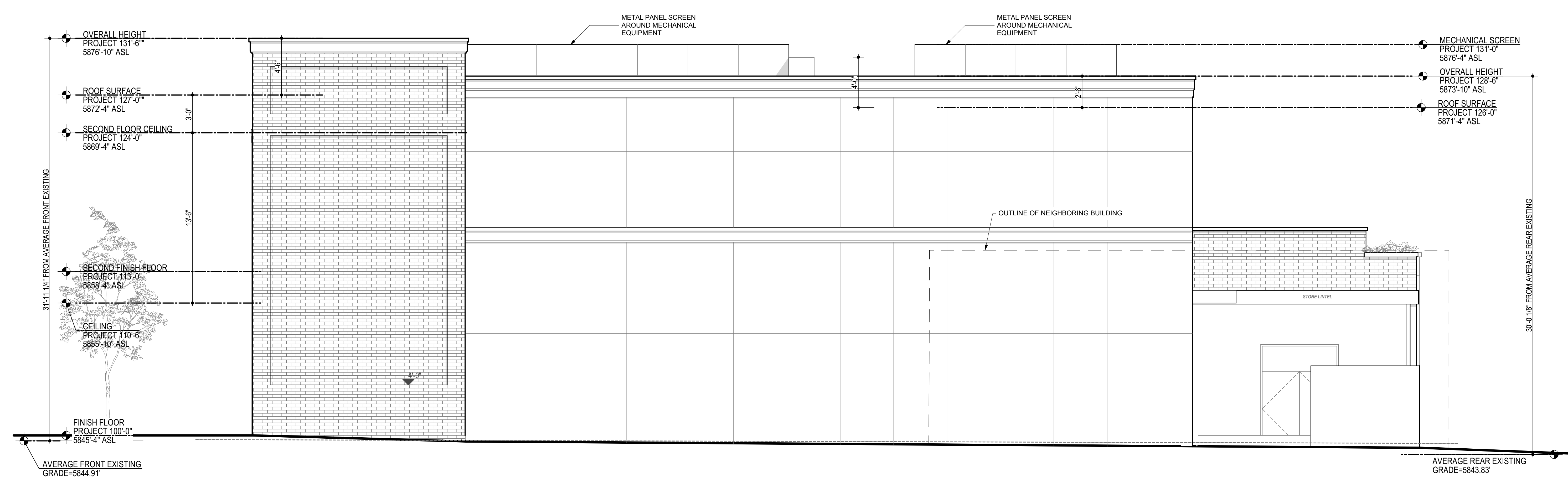
PRINT DATE: Friday, February 24, 2023



PHOTO: TRANSFORMER COVER EXAMPLE



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



2 ELEVATION: NORTH
SCALE: 1/4" = 1'-0"

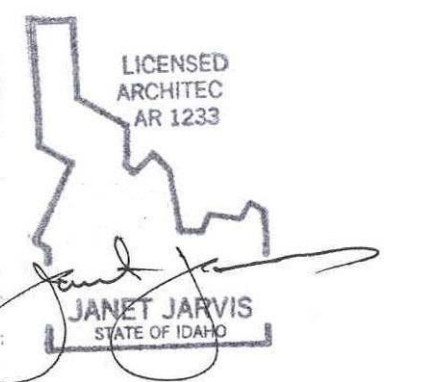


3 ELEVATION: EAST (WITH NEIGHBORING BUILDING)
SCALE: 1/8" = 1'-0"



LEADVILLE TRADING
LOT 5, BLOCK 3 KETCHUM TOWNSITE
KETCHUM
IDAHO

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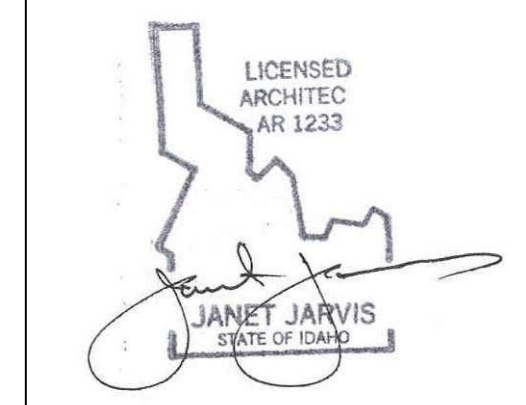
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△	2/24/2023	UPDATED DR

PRINT DATE: Friday, February 24, 2023

LEADVILLE TRADING
LOT 5, BLOCK 3 KETCHUM TOWNSITE
IDAHO
KETCHUM

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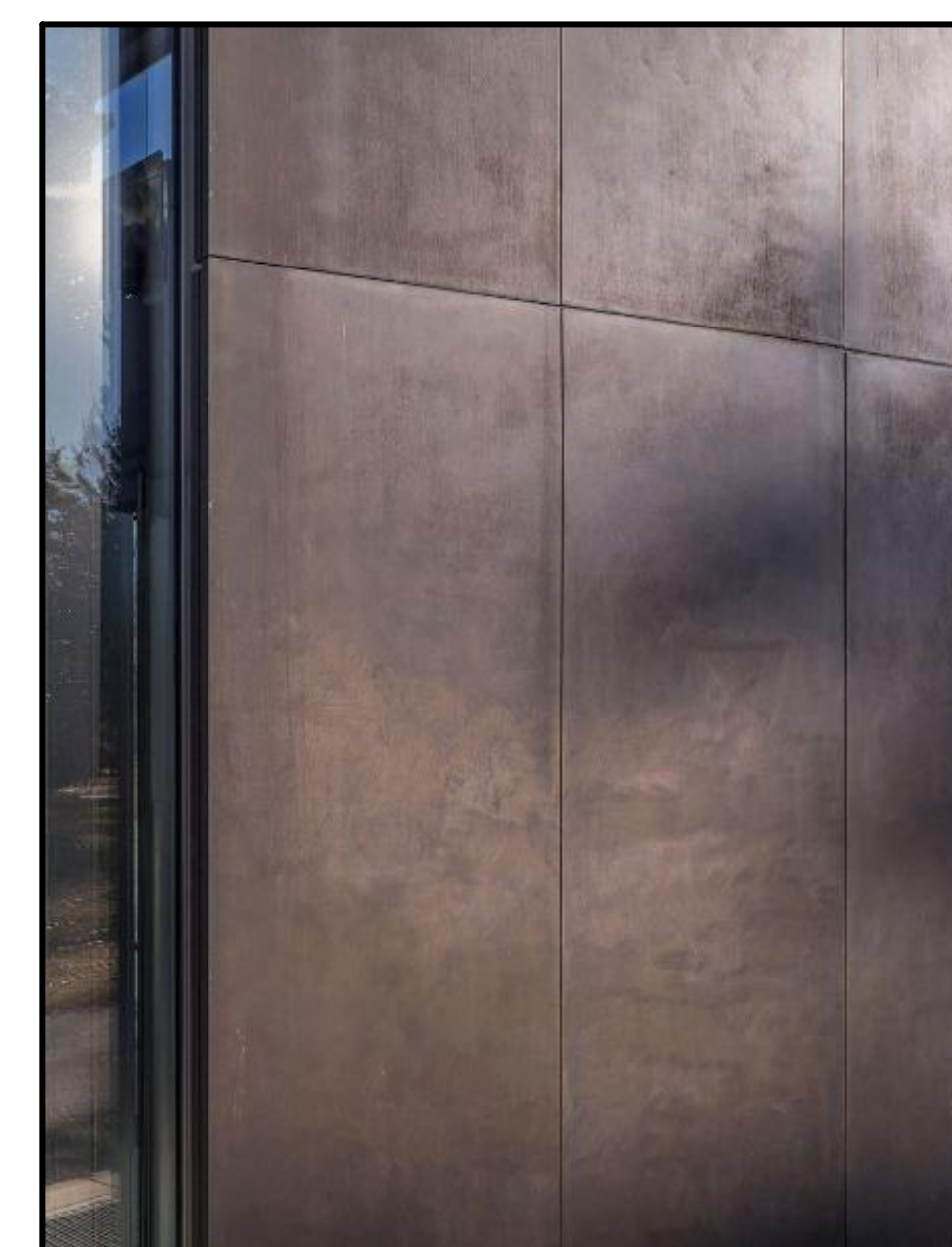
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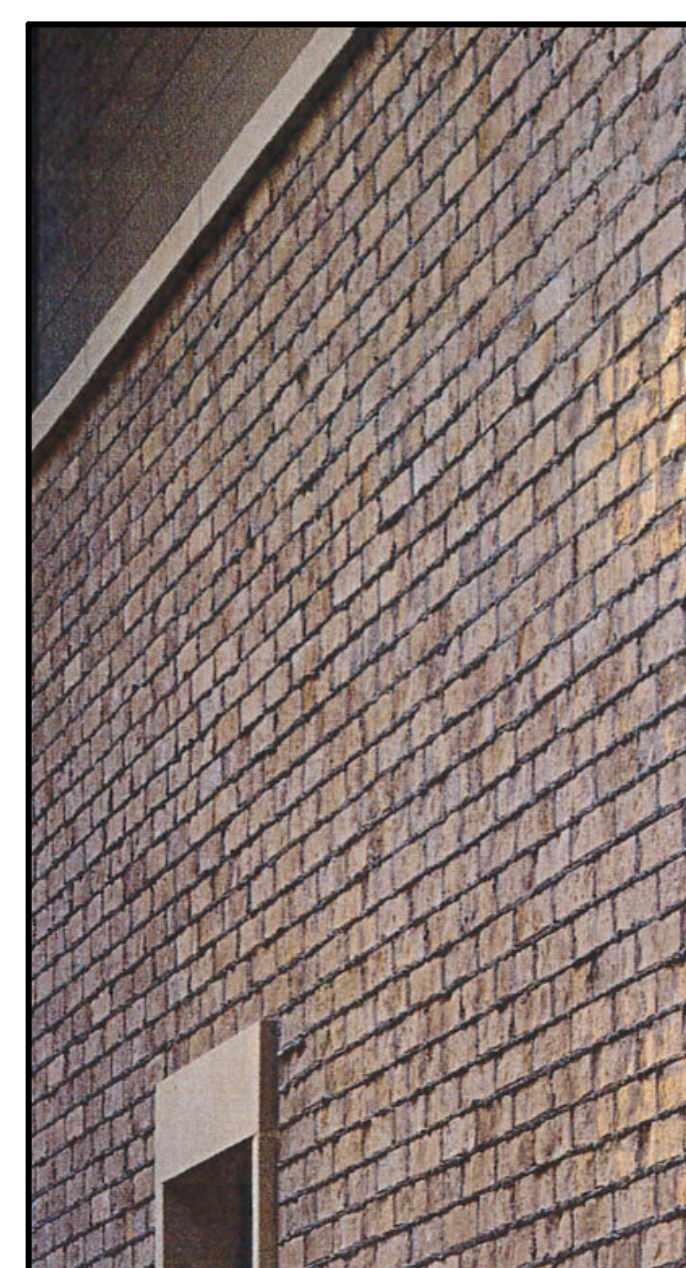
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EXTERIOR METAL
DARK-BRONZE PATINAD METAL.
MINIMAL EXPOSED FASTENING



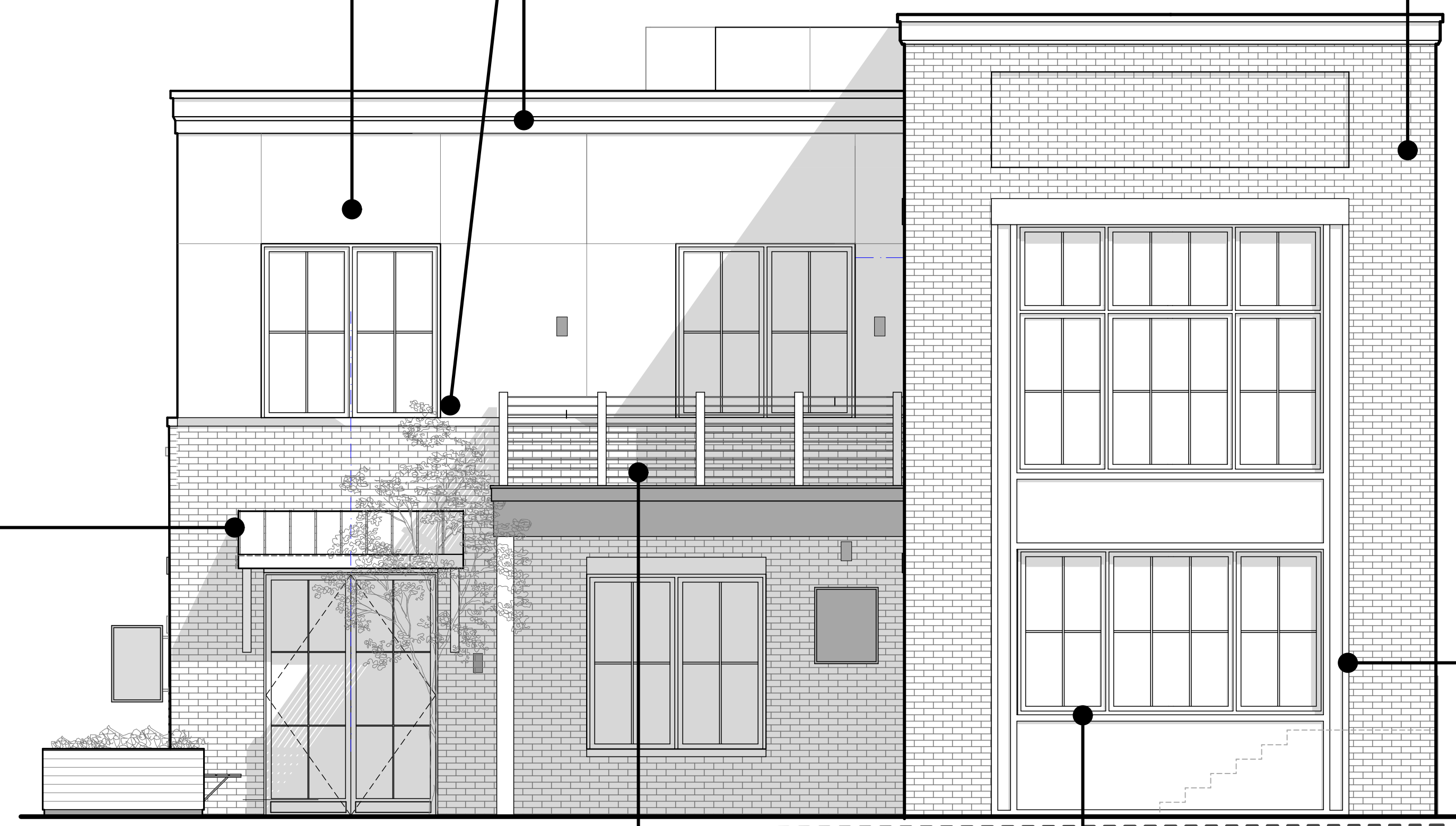
CORRICE AND HEADER DETAILS
CUT LIMESTONE, LIGHT TONED



EXTERIOR BRICK:
RECLAIMED BRICK, EARTH TONES,
GROUT AS SHOWN



EXTERIOR METAL ROOF
BLACK-ZINC MATTE
WESTERN STATES METAL ROOFING



STAIR TOWER WINDOW DETAILING
SEMI-TRANSPARENT DARK STAINED
ARCHITECTURAL CASEWORK



EXTERIOR PAVER
BELGARD CONCRETE PRODUCTS
PLAZA PAVER
12" x 24" x 2 3/8" RUNNING BOND
COLOR: SCANDINA GREY

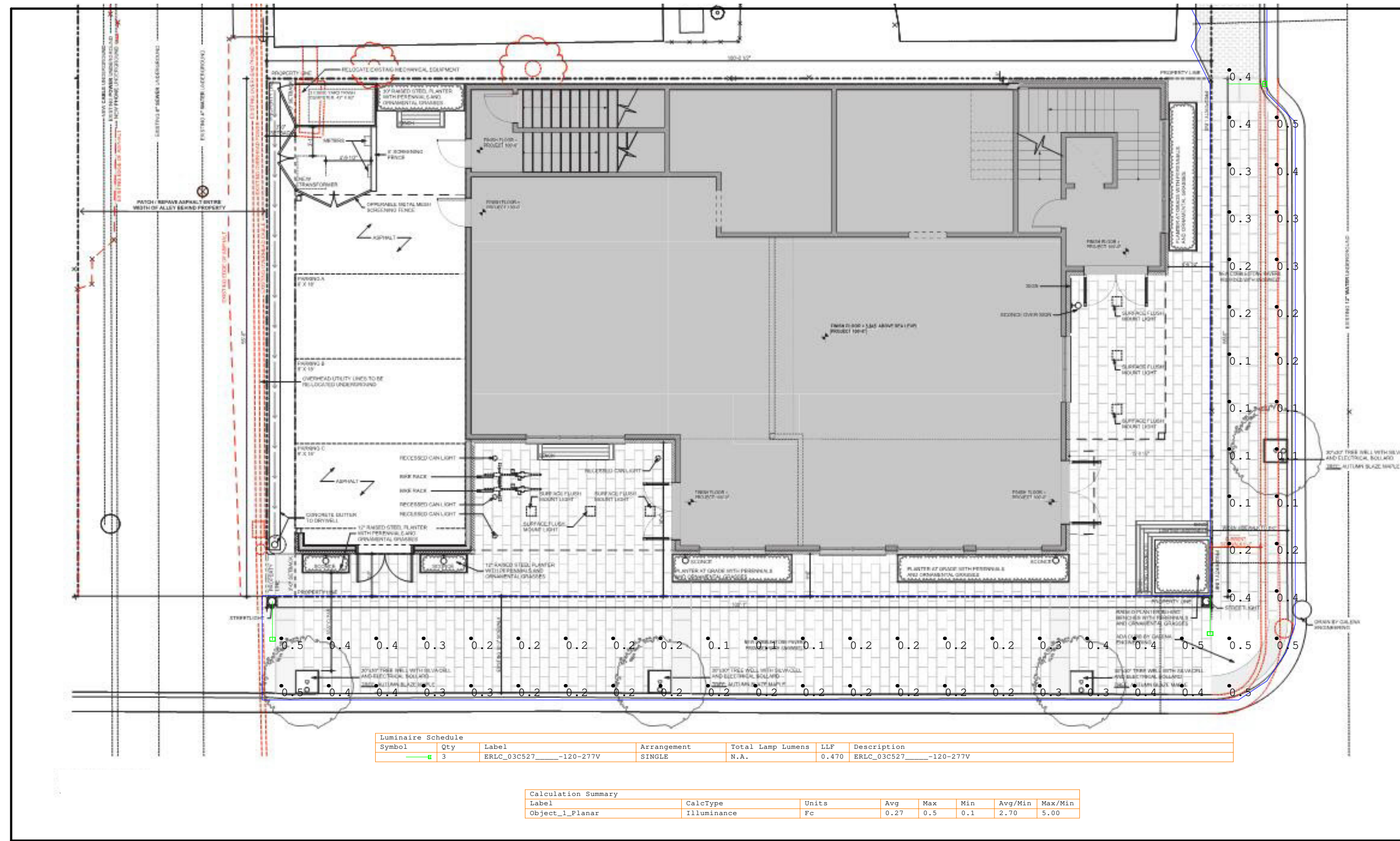


Dimensions Slab
12 x 24 x 2 3/8

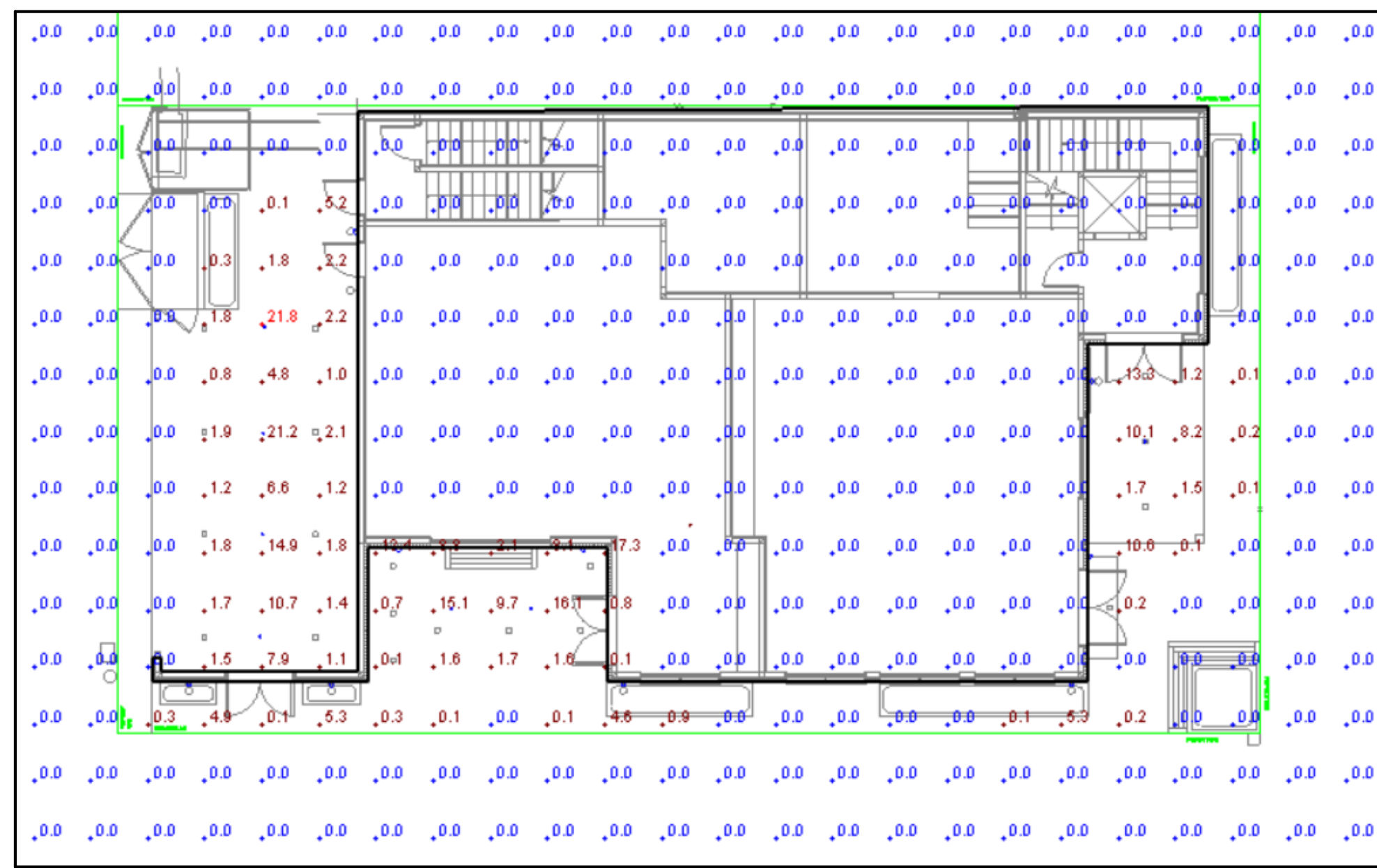
GUARDRAILS:
STEEL NEWEL POSTS &
HORIZONTAL STEEL FLAT
BAR WITH DARK BRONZE
FINISH



METAL CLAD WINDOWS AND DOORS:
BURNISHED BLACK OR APPROVED EQUAL



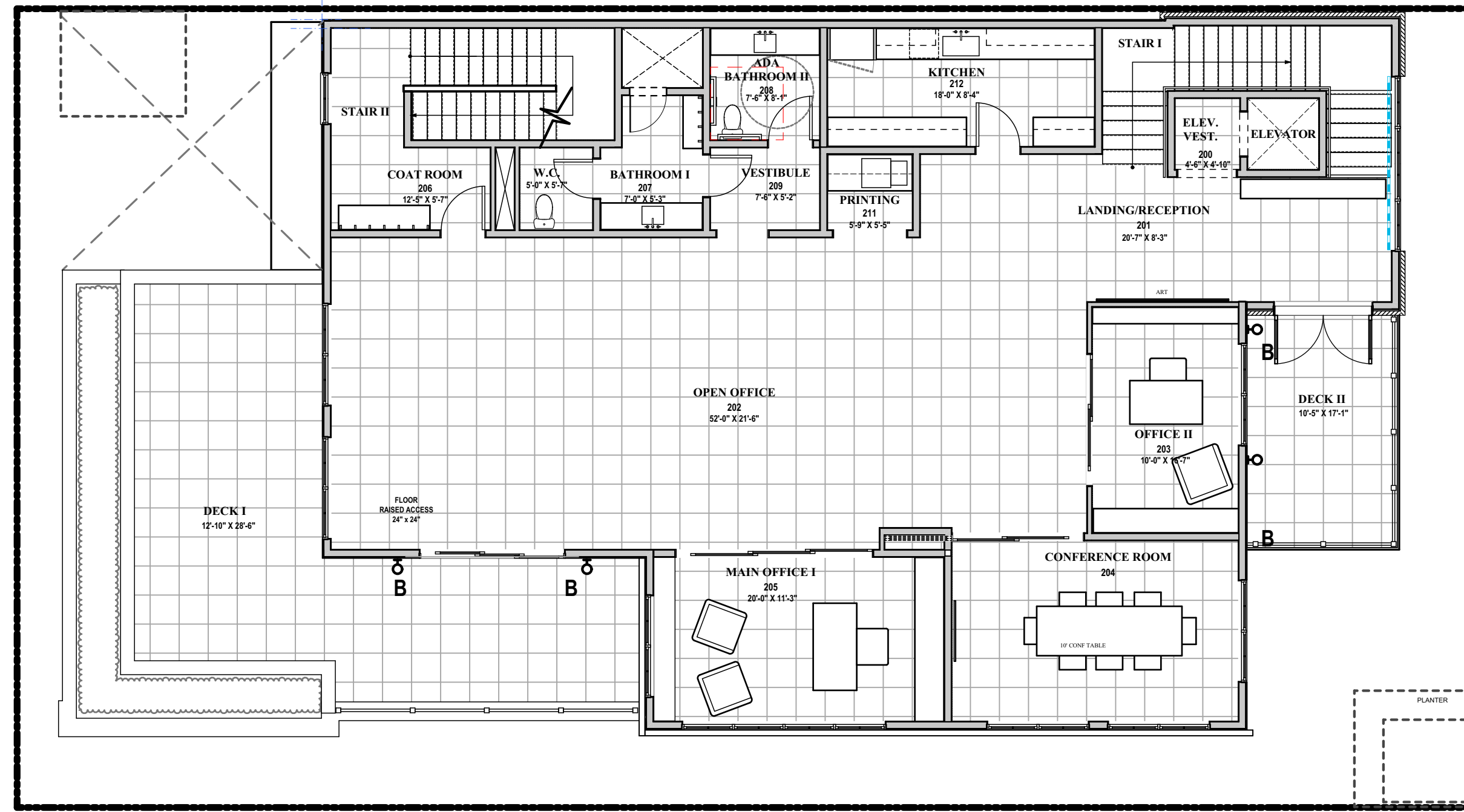
STREETLIGHT PHOTOMETRICS
BY: THE MH COMPANY
NOT TO SCALE



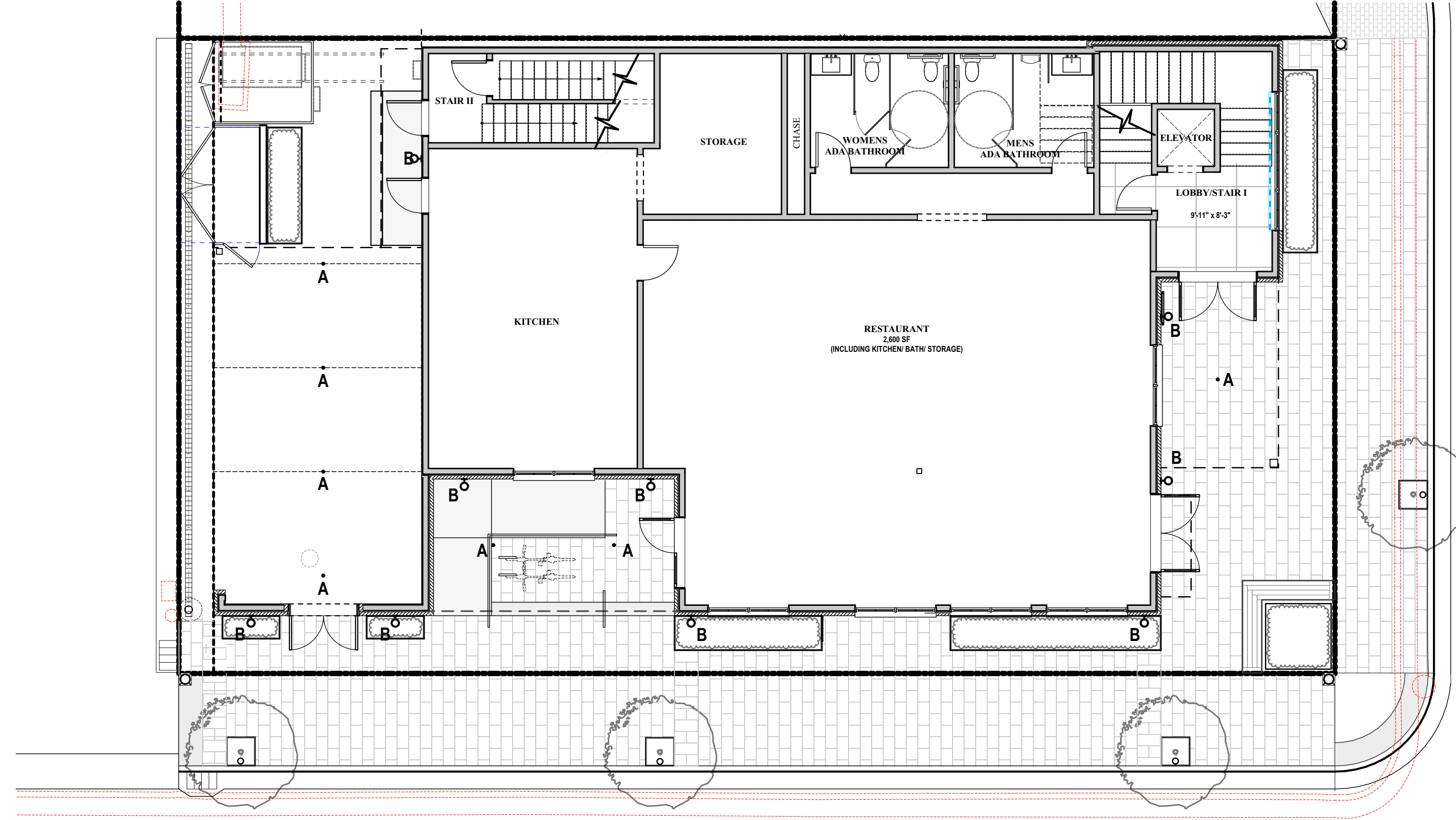
SITE LIGHTING PHOTOMETRICS - FIRST FLOOR
BY: HELIUS LIGHTING
NOT TO SCALE



SITE LIGHTING PHOTOMETRICS - SECOND FLOOR
BY: HELIUS LIGHTING
NOT TO SCALE



1 PLAN: SECOND FLOOR EXTERIOR LIGHTING
SCALE: 1/8" = 1'-0"



2 PLAN: FIRST FLOOR EXTERIOR LIGHTING
SCALE: 1/8" = 1'-0"

TYPE A

Juno
2" IC 600 AND 1000 LUMENS LED ROUND DOWNLIGHT CONE
2LEDTRIM G2 DC

ORDERING INFORMATION COVER AND TRIM EACH ORDERED SEPARATELY

Series	Material	Finish	Color Temperature	Beam Spread	Beam Angle	Beam Diameter	Beam Depth	Beam Length	Beam Width	Beam Area	Beam Volume
2000	Aluminum	Black	3000K	30°	3.0"	3.0"	3.0"	3.0"	3.0"	3.0"	3.0"

TRIM

Series	Material	Finish	Color Temperature	Beam Spread	Beam Angle	Beam Diameter	Beam Depth	Beam Length	Beam Width	Beam Area	Beam Volume
2000	Aluminum	Black	3000K	30°	3.0"	3.0"	3.0"	3.0"	3.0"	3.0"	3.0"

COVERING INFO

Series	Description
2000	2" New Construction Mounting Frame with 2" x 2" trim
2000	2" LED Strip Tray Ceiling Adapter
2000	2" LED Strip Tray Ceiling Adapter for 1" x 1" Recessed
2000	2" LED Strip Tray Ceiling Adapter for 1" x 1" Recessed
2000	2" LED Strip Tray Ceiling Adapter for 1" x 1" Recessed
2000	2" LED Strip Tray Ceiling Adapter for 1" x 1" Recessed
2000	2" LED Strip Tray Ceiling Adapter for 1" x 1" Recessed
2000	2" LED Strip Tray Ceiling Adapter for 1" x 1" Recessed
2000	2" LED Strip Tray Ceiling Adapter for 1" x 1" Recessed
2000	2" LED Strip Tray Ceiling Adapter for 1" x 1" Recessed

TYPE B

BEGA
Wall luminaires with directed light in one direction

Housing: One Piece, die cast aluminum housing with a one piece, die cast aluminum mounting plate. The mounting plate is supplied with a flat plate that mounts directly to a standard, recessed 4" octagonal ceiling box. One ceiling is marine grade, copper free (0.3% copper content) A300 D aluminum alloy.

Endcap: Clear tempered glass offset. Prismatic reflector made of pure anodized aluminum. Housing is secured to the mounting plate with two (2) mechanically fastened stainless steel set screws.

Electrical: 7.5W LED luminaire, 10.3 total system watts, 30° beam spread. Integral 120V through 277V electronic LED driver. 120V, 0-10V dimming, LED modules are available from factory for dimming. Standard LED color temperature is 3000K with an R2 CFL. Available in 4000K, 3000K, and 2700K (R2 CFL), sold with R2 CFL.

Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BK), White (WT), Bronze (BRZ), Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on order only.

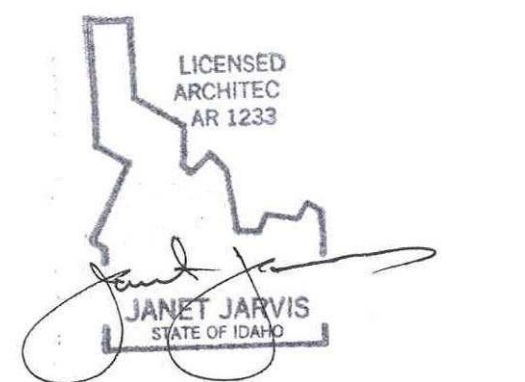
CSA: Certified to U.S. and Canadian standards, suitable for wet locations. Transition case BEGA.

Weight: 5.3 lbs.

Luminaire Lumens: 747

Part #
33-581-K27

BEGA 1000 BEGA Way, Carpinteria, CA 93013 800-864-0033 FAX 800-566-9474 www.bega-us.com
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FILE

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NO.	DATE	DESCRIPTION
1	1/9/2023	UPDATED DR
2	1/27/2023	UPDATED DR
3	2/24/2023	UPDATED DR

LEADVILLE TRADING

KETCHUM, IDAHO

JANUARY 2023

CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO REGULATIONS FOR PUBLIC DRINKING WATER SYSTEMS," THE CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPMC), AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPMC 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.
- 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, INCLUDING BUT NOT LIMITED TO, EPA'S NPDES CONSTRUCTION GENERAL PERMIT.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
- CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC), IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.
- CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.
- 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.
- CONTRACTOR SHALL COORDINATE LOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) NOT SHOWN ON THE DRAWING WITH IDAHO POWER.
- ALL CLEARING & GRUBBING SHALL CONFORM TO ISPMC SECTION 201.
- ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPMC SECTION 202. EXCAVATED SUBGRADE SHALL BE COMPACTED AND ALL UNSUITABLE SECTIONS REMOVED AND REPLACED WITH STRUCTURAL FILL AS DETERMINED BY THE ENGINEER. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
- ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPMC 802, TYPE II (ITD STANDARD 703.04, 2"). SHALL BE PLACED IN CONFORMANCE WITH ISPMC 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 ISPMC 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPMC 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 ISPMC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPMC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPMC SECTION 805.
- ALL EDGES OF EXISTING ASPHALT PAVING SHALL BE SAW CUT 24" TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PER THE CURRENT EDITION OF THE US DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL CONCRETE FORM WORK SHALL CONFORM TO ISPMC SECTION 701 AND 703. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPMC SECTION 703, TABLE 1.C.
- ALL TRENCHING SHALL CONFORM TO ISPMC STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
- TOPOGRAPHIC, SITE, AND BOUNDARY SURVEYS SHOWN HEREON WERE CONDUCTED BY GALENA ENGINEERING, INC., 10/21/2021. REFER TO TOPOGRAPHIC MAP FOR NOTES.
- 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.



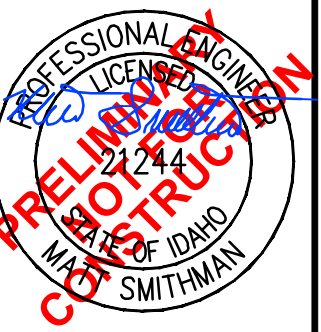
SHEET INDEX

SHEET#	DESCRIPTION
C0.10	COVER SHEET
C1.00	SITE GRADING, DRAINAGE, AND UTILITY PLAN
C2.00	DETAIL SHEET
C2.10	DETAIL SHEET
C2.20	DETAIL SHEET

SITE IMPROVEMENT PLAN
LEADVILLE TRADING

LOCATED WITHIN SECTION 18, T.4 N., R. 18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR: THE JARVIS GROUP ARCHITECTS, AIA PLLC

PROJECT INFORMATION
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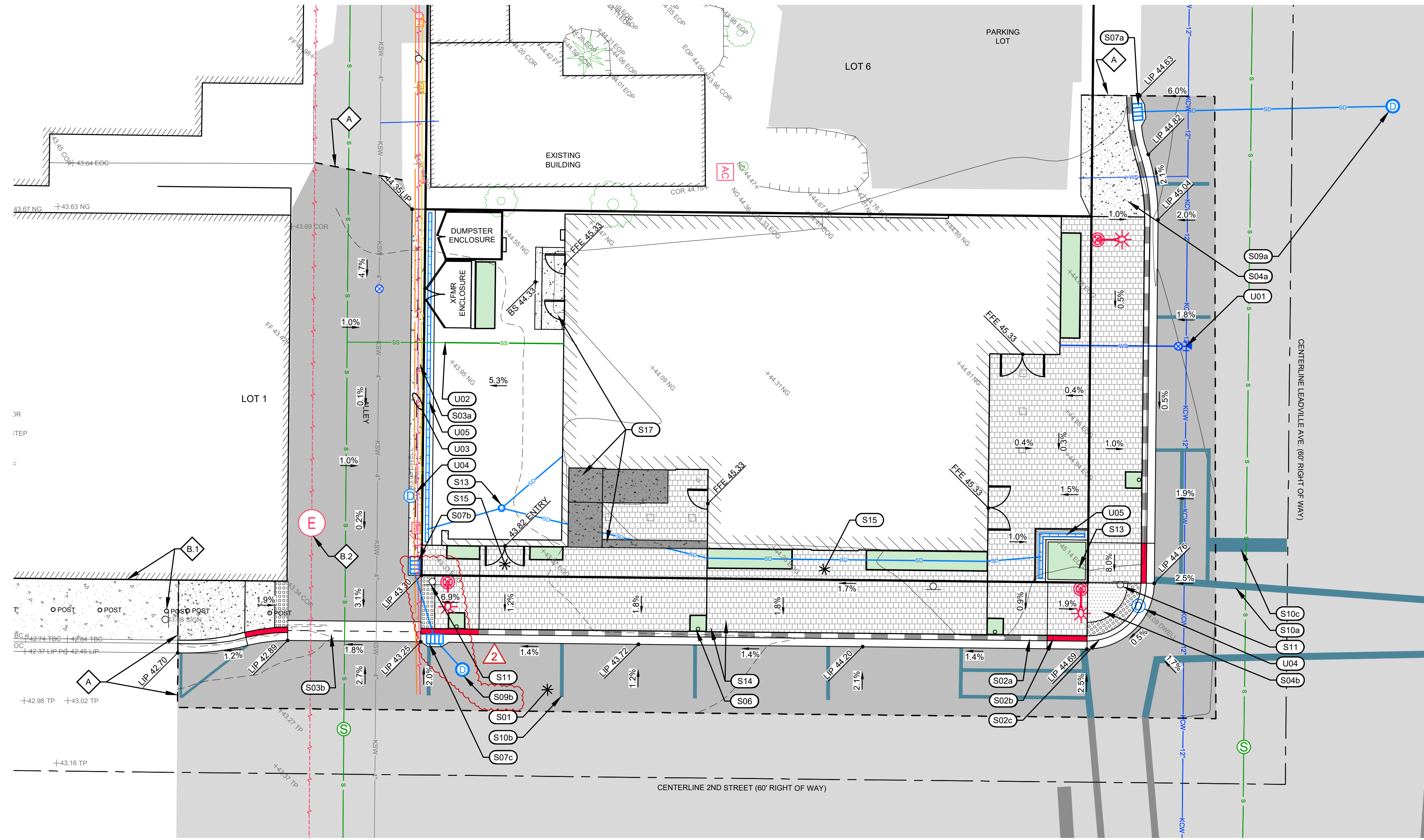
MS DESIGNED BY _____
 MS DRAWN BY _____
 JL CHECKED BY _____

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

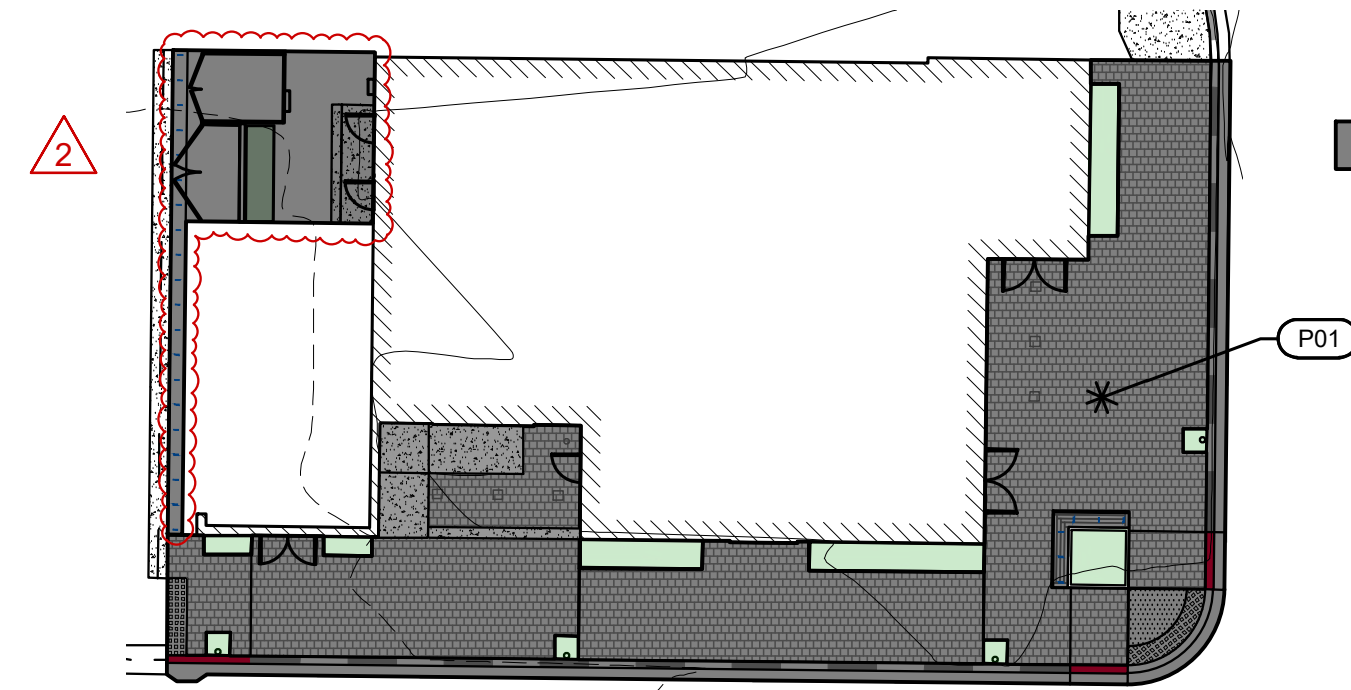
NO.	DATE	BY	REVISIONS
1	01/05/23	MS	Updates Per 12/27/2022 City Engineering Review

C0.10

REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any project or extension of this project except by agreement in writing with Galena Engineering, Inc.



SNOWMELT SYSTEM LAYOUT PLAN
SCALE: 1" = 20'



SNOWMELT SYSTEM NOTES

- (P01) INSTALL SNOWMELT SUBBASE TO THE EXTENTS SHOWN PER DETAIL 7 / C2.00. HEATED SNOWMELT SUBBASE SHALL EXTEND TO ADJACENT CURB AND GUTTER AS INDICATED. A ROW ENCROACHMENT PERMIT MUST BE OBTAINED PRIOR TO THE CONSTRUCTION OF SNOWMELT SYSTEM WITHIN THE ROW.

SITE IMPROVEMENT KEY NOTES

- (S01) CONSTRUCT ASPHALT ROADWAY / ASPHALT REPAIR. SEE DETAIL 1 / C2.00.
- (S02) CONSTRUCT CONCRETE CURB AND GUTTER
 - a. 6" ROLLED C&G PER DETAIL 2 / C2.00.
 - b. CURB TRANSITION PER DETAIL 3 / C2.00.
 - c. ZERO REVEAL CURB AND GUTTER PER DETAIL 3 / C2.00.
- (S03) CONSTRUCT CONCRETE VALLEY GUTTER
 - a. 24" WIDE PER DETAIL 4 / C2.00.
 - b. 36" WIDE PER DETAIL 5 / C2.00.
- (S04) CONSTRUCT CONCRETE SIDEWALK. WIDTH AS SHOWN HEREON. SEE DETAIL 6 / C2.00.
 - a. FLAT WORK
 - b. ADA COMPLIANT RAMPS / LANDING.
- (S05) INSTALL CITY OF KETCHUM APPROVED CAST IRON TRUNCATED DOME DETECTABLE WARNING INSERT. SEE DETAIL 9 / C2.00.
- (S06) INSTALL TREE AND TREE WELL AS SHOWN HEREON. SEE DETAIL 4 / C2.10.
- (S07) INSTALL CATCH BASIN WITH MINIMUM SUMP DEPTH OF 12".
 - 30" DIAMETER CATCH BASIN.** SEE DETAIL 2 / C2.10.
 - a. RIM = 5844.57
I.E.(OUT) = 5841.57
 - b. RIM = 5843.08
I.E.(OUT) = 5840.08
 - c. RIM = 5843.16
I.E.(IN) = 5839.88
I.E.(OUT) = 5839.78
- (S08) INSTALL 12" ADS N-12 STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 2.0%. SEE DETAIL 2 / C2.20 FOR POTABLE AND NON-POTABLE WATER LINE SEPARATION AND DETAIL 1 / C2.20 FOR TRENCHING.
- (S09) DRYWELLS.
 - a. INSTALL NEW DRYWELL SEE DETAIL 3 / C2.10. RIM = 5845.69 (APPROX., MATCH EX. ASPHALT) I.E.(IN) = 5840.81
 - b. INSTALL NEW DRYWELL SEE DETAIL 3 / C2.10. RIM = 5844.32 I.E.(IN) = 5839.66
- (S10) INSTALL ROAD STRIPING / PAINT
 - a. WHITE CROSSWALK STRIPING (12" WIDE).
 - b. YELLOW ASPHALT PARKING STRIPING (4" WIDE). MATCH CITY PATTERNS.
 - c. WHITE CROSSWALK / STOP BAR STRIPING (24" WIDE).
- (S11) RELOCATE SIGNS. SEE DETAIL 8 / C2.00 FOR SIGN BASE DETAIL.
 - a. STOP & STREET SIGN
 - b. REGULATORY PARKING
- (S13) INSTALL LANDSCAPE DRYWELL. CONNECT TRENCH DRAINS & ROOF DRAINS TO DRYWELL. SEE DETAIL 5 / C2.10.
- (S14) CONSTRUCT HEATED PAVER SIDEWALK. SEE DETAIL 7 / C2.00 & SNOWMELT SYSTEM LAYOUT PLAN (THIS SHEET) FOR EXTENTS OF SNOWMELT SUBBASE.
- (S15) GRADE TO DRAIN TO PLANTER AREAS.
- (S16) INSTALL STREETLIGHTS. SEE DETAIL 4 / C2.20.
- (S17) REFERENCE ARCHITECTURAL PLANS FOR STEP, STAIR, AND RAMP DETAILS.

UTILITY IMPROVEMENT KEY NOTES

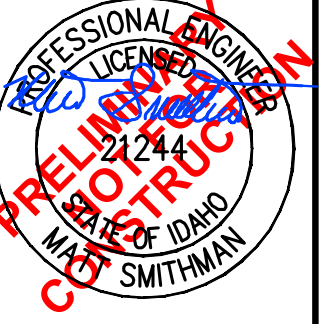
- (U01) INSTALL (") WATER SERVICE LINE STAINLESS STEEL TAPPING SADDLE GATE VALVE W/ THRUST BLOCKS SEE DETAILS 1 / C2.20 FOR TRENCHING, & 3 / C2.20 FOR THRUST BLOCKING. COORDINATE ACTIVITY WITH THE KETCHUM WATER DEPARTMENT.
- (U02) UTILIZE EXISTING 4" SEWER SERVICE. TIE-IN TO EXISTING SERVICE AND INSTALL NEW 4" GRAVITY PVC LINE TO BUILDING.
- (U03) RELOCATE OVERHEAD UTILITIES UNDERGROUND. COORDINATE RELOCATION WITH DRY UTILITY FRANCHISES ACCORDINGLY.
- (U04) ABANDON EXISTING DRYWELLS IN PLACE.
- (U05) INSTALL TRENCH DRAIN. SEE DETAIL 1 / C2.10

ABBREVIATIONS:

- BS = BOTTOM OF STAIR
- FF = FINISHED FLOOR
- FEE = FINISHED FLOOR AT ENTRY
- FG = FINISHED GRADE
- HP = HIGH POINT
- I.E. = INVERT ELEVATION
- LF = LINEAL FEET
- LP = LOW POINT
- MAX = MAXIMUM
- MIN = MINIMUM
- PC = POINT OF CURVATURE
- PRC = POINT OF REVERSE CURB
- PT = POINT OF TANGENT
- TBW = TOP BACK OF WALK
- TFC = TOP FACE OF CURB
- TS = TOP OF STAIR
- TYP = TYPICAL

GRADING, DRAINAGE & UTILITY PLAN
LEADVILLE TRADING
LOCATED WITHIN SECTION 18, T.4 N., R. 18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: THE JARVIS GROUP ARCHITECTS, AIA PLLC

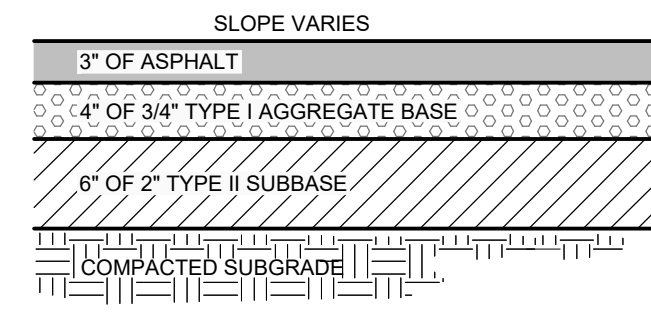
PROJECT INFORMATION
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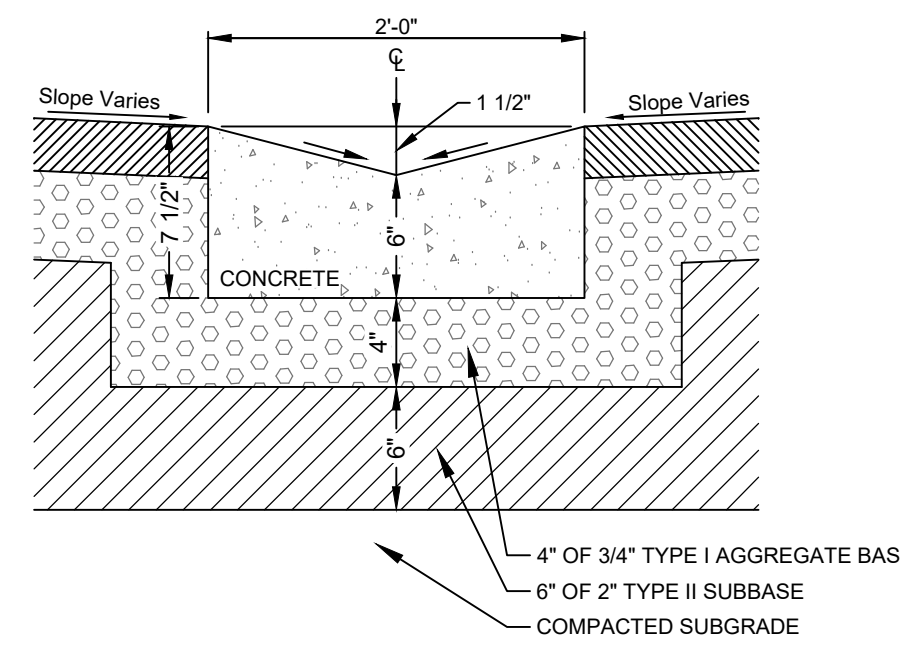
GALENA ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
Halley, Idaho 83333
(208) 768-1705
email: galena@galena-engineering.com

NO.	DATE	BY	REVISIONS
A	01/06/23	MS	Updates Per 12272022 City Review & Architectural Changes
A	01/27/23	MS	Streetlight, Snowmelt & Drainage Modifications



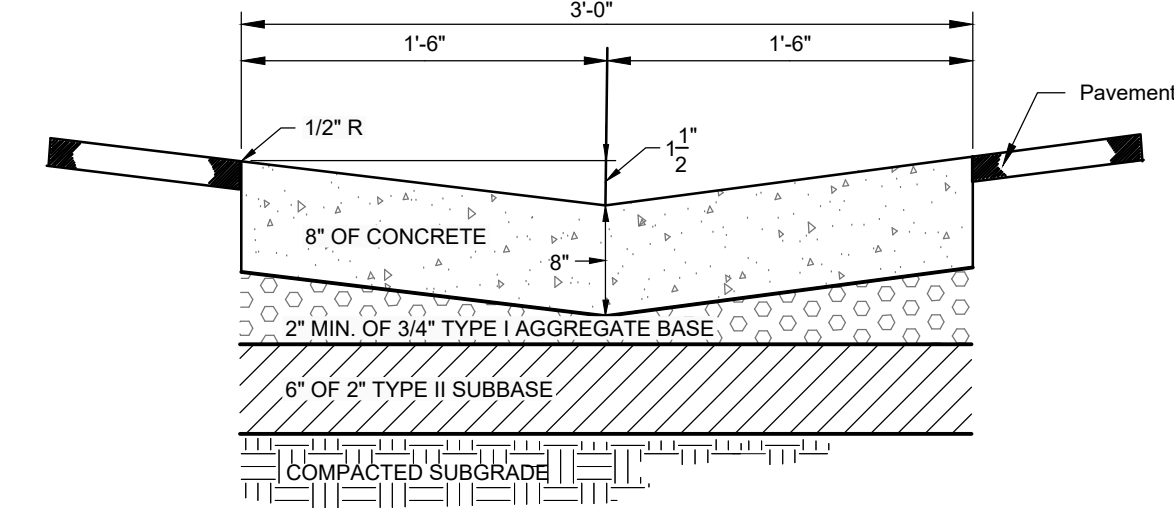
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 1/2" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

1
C2.00 **TYPICAL ASPHALT SECTION**
N.T.S.



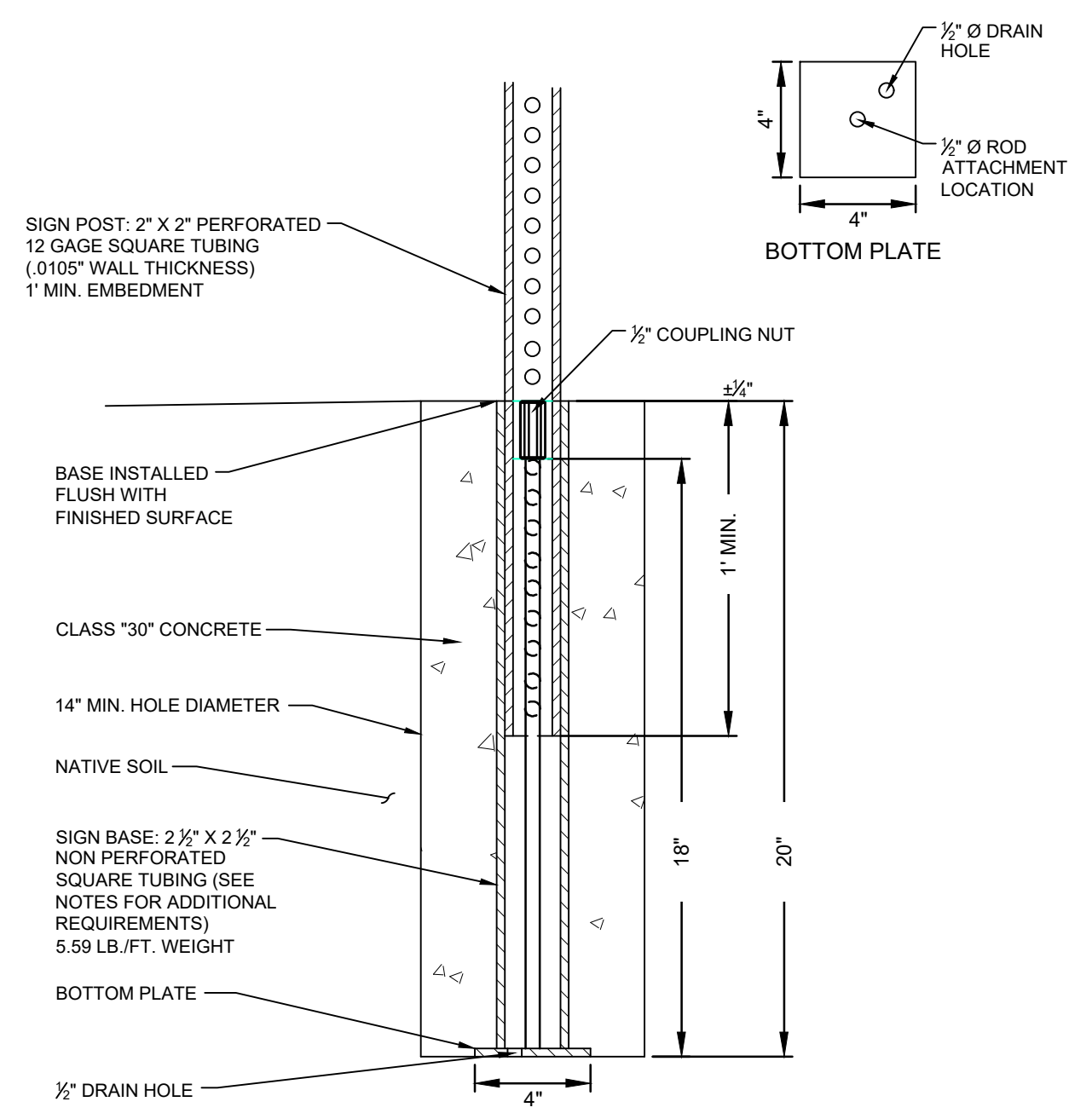
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 1/2" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
 - 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADI.
 - CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET WISIDEWALK).

4
C2.00 **24" WIDE CONCRETE VALLEY GUTTER**
N.T.S.



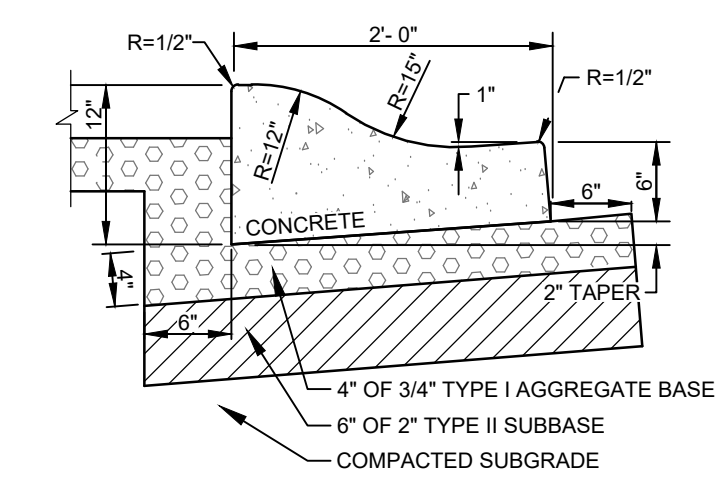
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 1/2" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
 - 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADI.
 - CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING.

5
C2.00 **36" CONCRETE VALLEY GUTTER**
N.T.S.



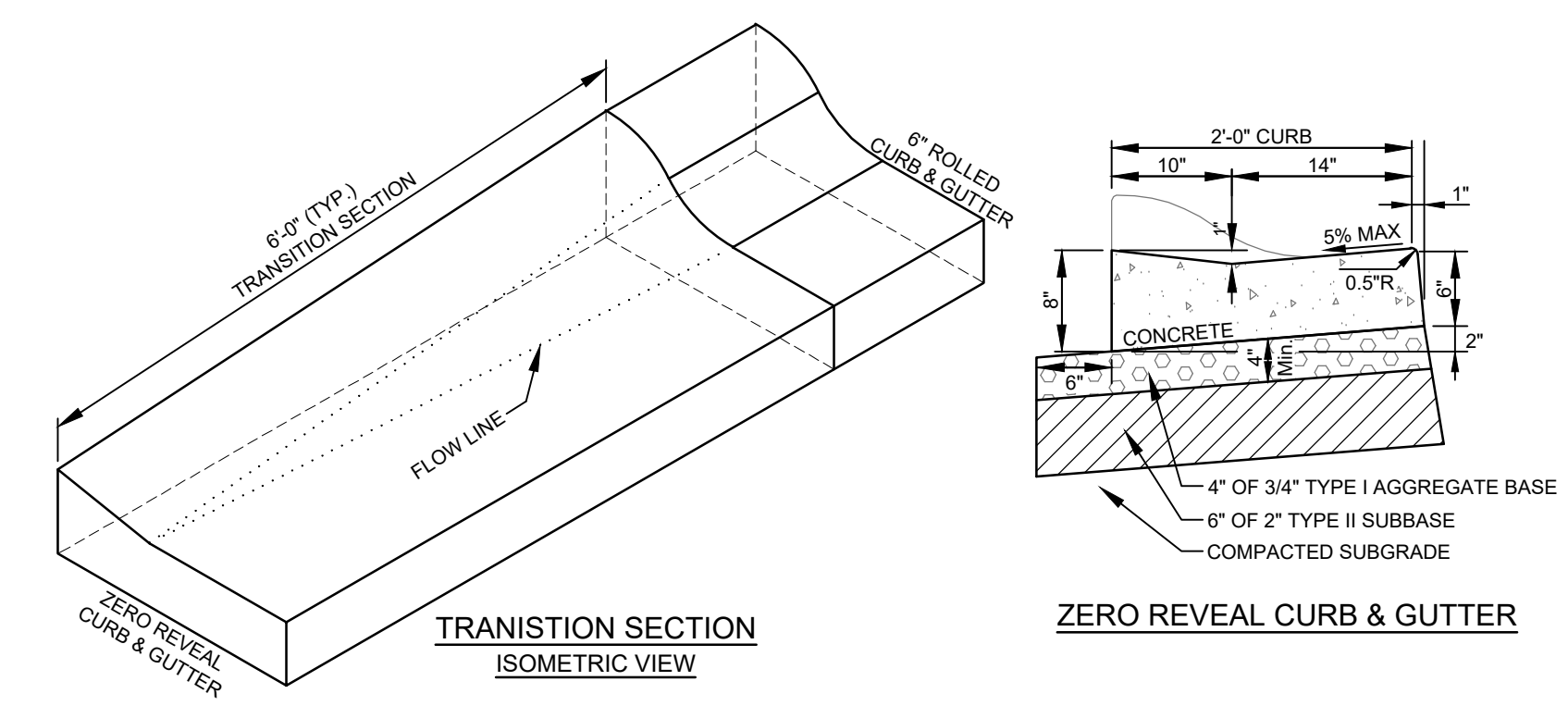
- NOTES:**
- BASES SHALL BE INSTALLED TO BE FLUSH WITH SURFACE.
 - ALL INSTALLATIONS SHALL HAVE 14" Ø MINIMUM FOUNDATION OR GROUTED INTO SOLID ROCK.
 - ALL STREET SIGNS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE MUTCD.
 - SIGN PLACEMENT SHALL BE APPROVED BY THE CITY OF KETCHUM.
 - CITY TO PROVIDE BASES.
- SIGN BASE MATERIAL & DIMENSION REQUIREMENTS**
 2 1/2" OUTSIDE TUBE STEEL (20" LENGTH)
 2 1/2" INSIDE TUBE STEEL
 3/16" THICK
INTERNAL ROD MATERIAL & DIMENSION REQUIREMENTS
 1/2" COLD ROLLED ROD (18" LENGTH)
 1/2" COUPLING NUTS
BOTTOM PLATE MATERIAL & DIMENSION REQUIREMENTS
 4" X 4" X 1/2" STEEL STRAP

8
C2.00 **TYPICAL SIGN BASE**
N.T.S.



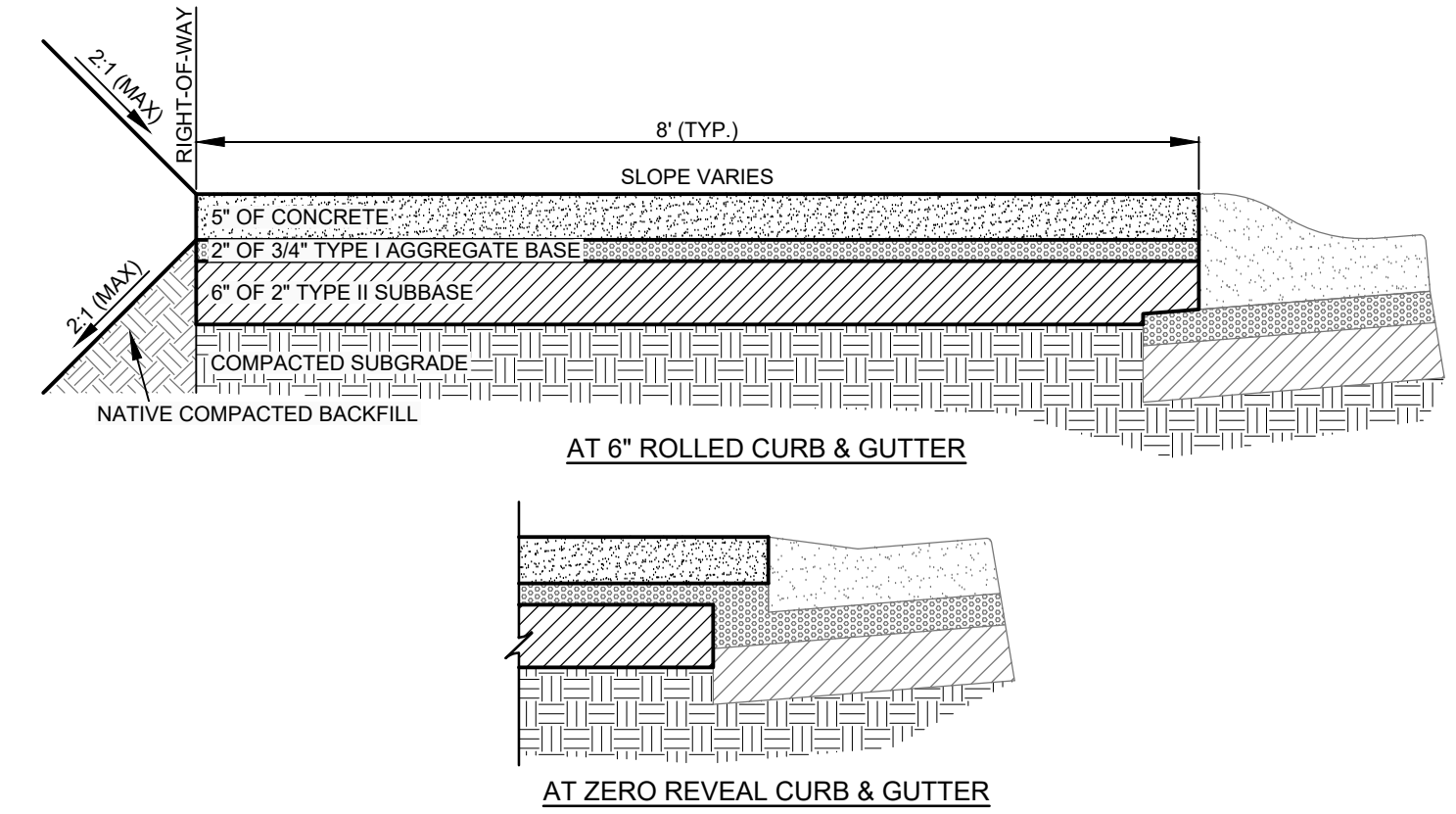
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 1/2" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
 - 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADI.
 - CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET WISIDEWALK).

2
C2.00 **6" CONCRETE ROLLED CURB & GUTTER**
N.T.S.



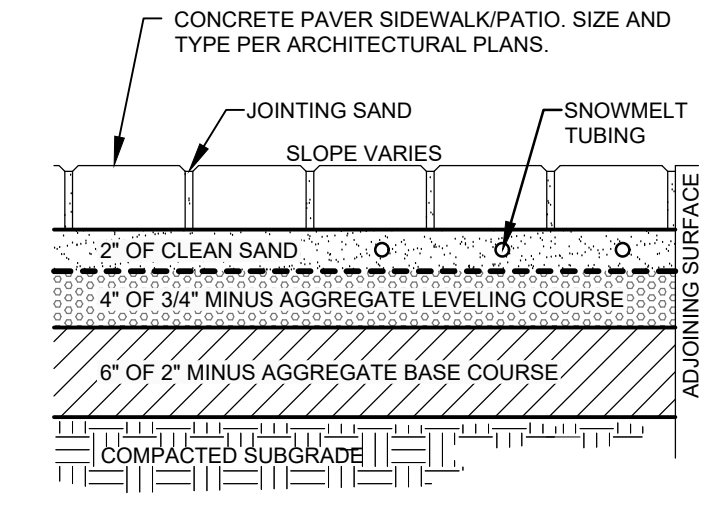
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 1/2" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
 - 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADI.
 - CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET WISIDEWALK).

3
C2.00 **TYPICAL CURB TRANSITION DETAIL**
N.T.S.

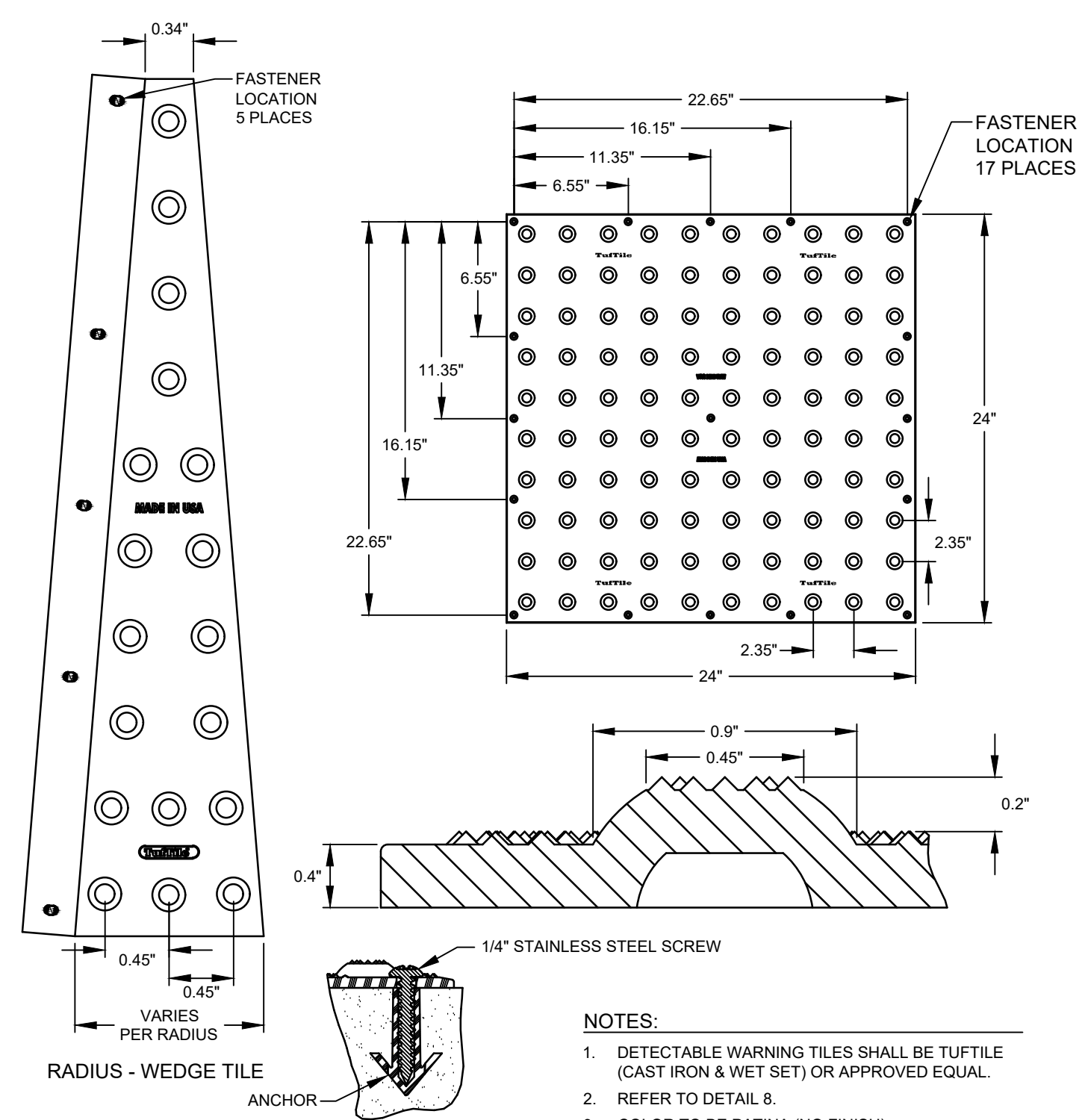


- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 1/2" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
 - 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADI.
 - CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET WISIDEWALK).

6
C2.00 **TYPICAL CONCRETE SIDEWALK SECTION**
N.T.S.



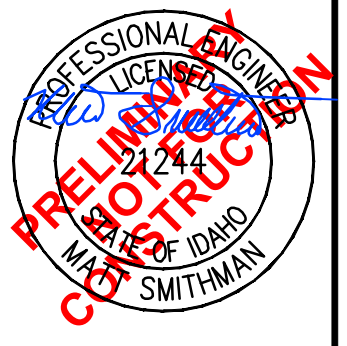
7
C2.00 **HEATED PAVER DETAIL**
N.T.S.



- NOTES:**
- DETECTABLE WARNING TILES SHALL BE TUFTILE (CAST IRON & WET SET) OR APPROVED EQUAL.
 - REFER TO DETAIL 8.
 - COLOR TO BE PATINA (NO FINISH).

9
C2.00 **DETECTABLE WARNING PLATE**
N.T.S.

DETAIL SHEET
LEADVILLE TRADING
LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: THE JARVIS GROUP ARCHITECTS, AIA PLLC



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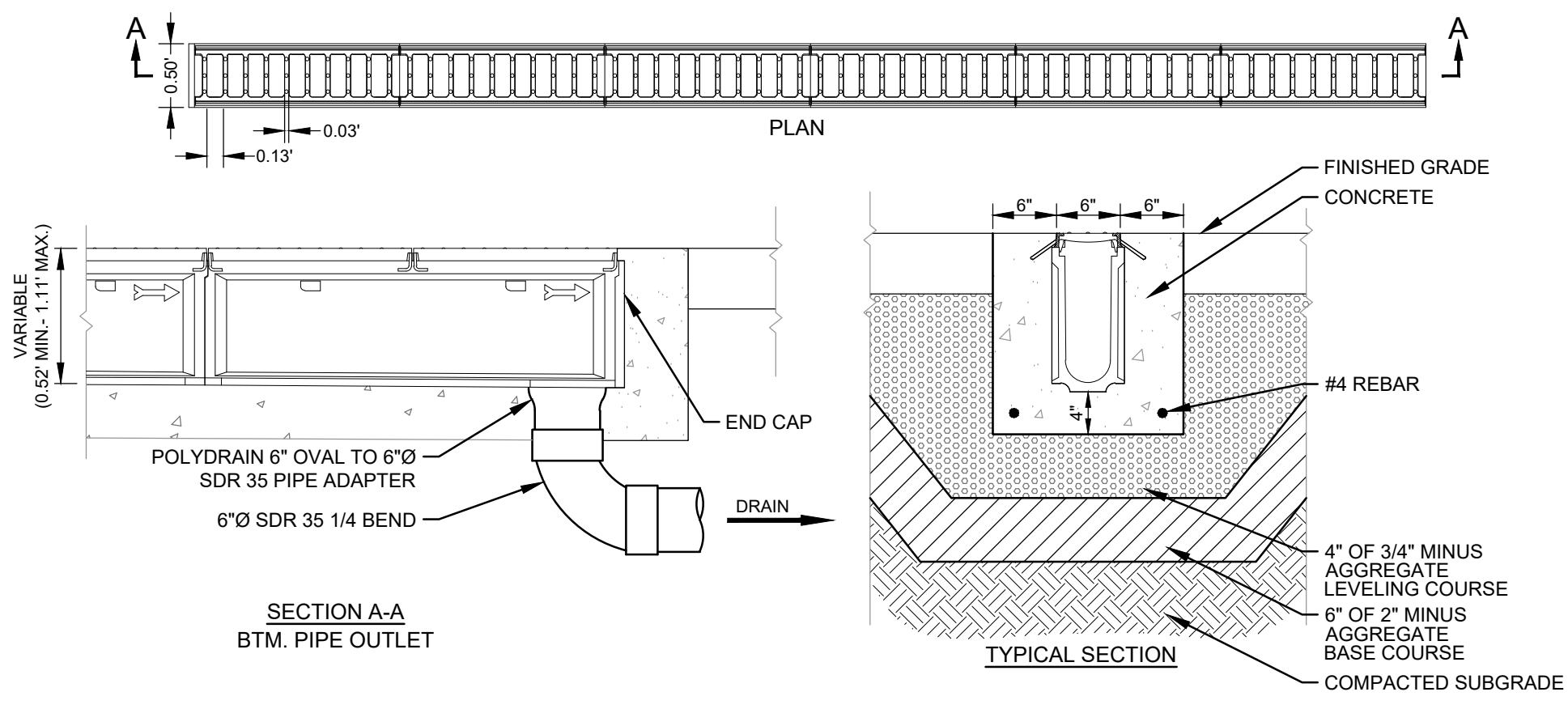
GALENA
ENGINEERING, INC.
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(208) 788-1705
email: galena@galena-engineering.com

NO.	DATE	BY	REVISIONS
1	07/05/23	MS	Updates Per 12227/2022 City Engineering Review

C2.00

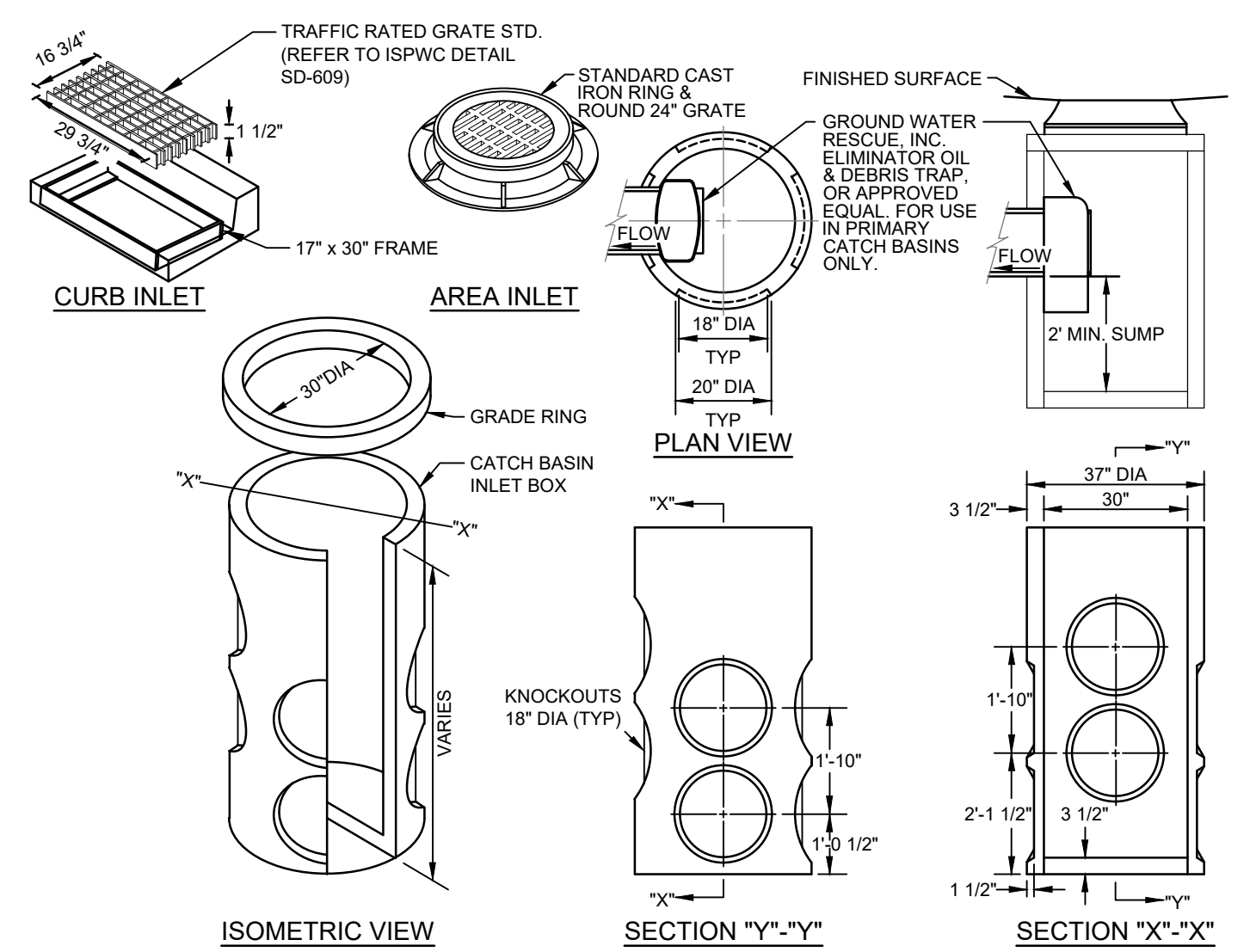
REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any project or extension of this Project except by agreement in writing with Galena Engineering, Inc.

PROJECT INFORMATION
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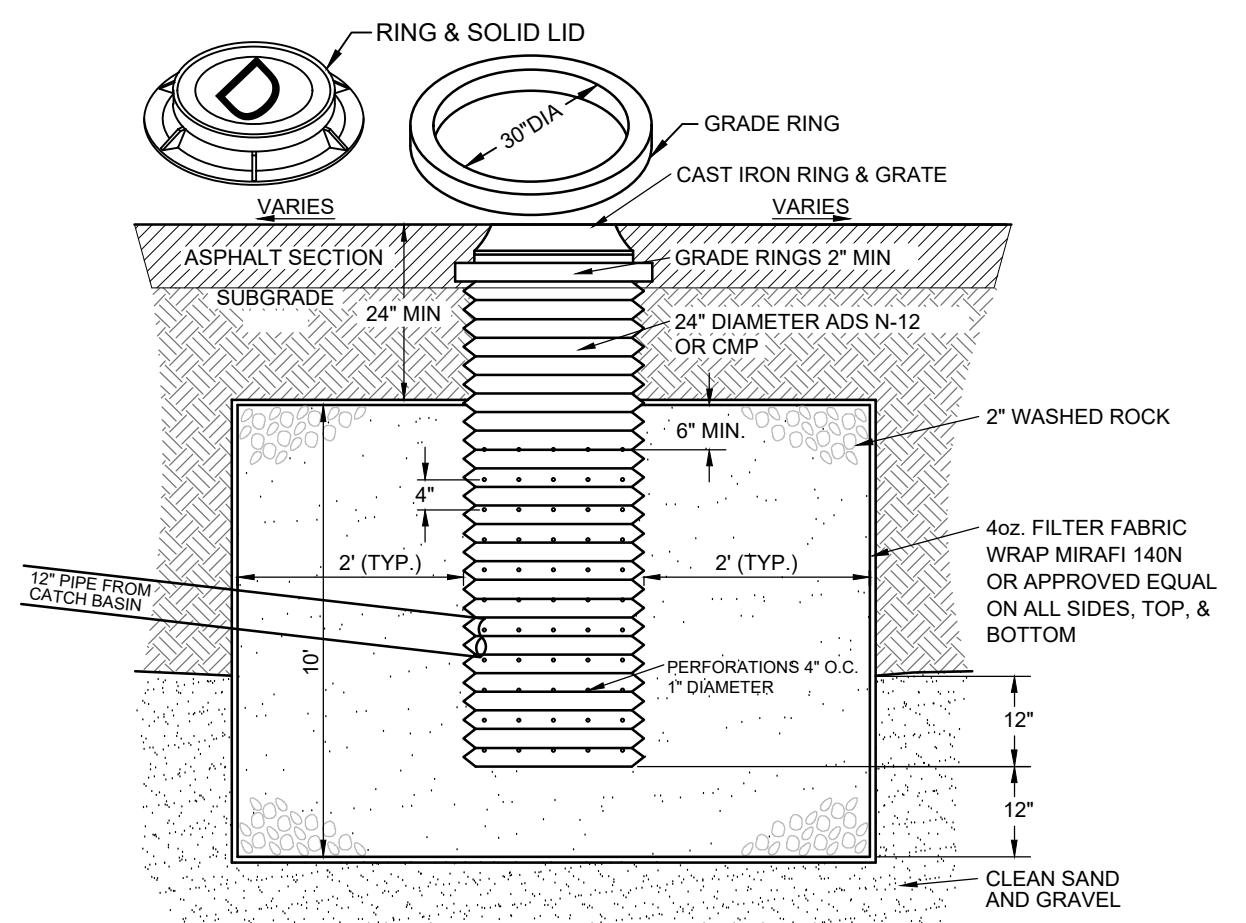
- NOTES**
1. LINE DRAIN IS SUITABLE FOR APPLICATIONS FOR CONTROLLING SPREAD IN GUTTER FLOW CONDITIONS OR TO INTERCEPT SHEET FLOW. TYPICAL APPLICATION IS AT THE STREET CURB OR BARRIER.
 2. THE FRAME AND GRATE IS SUITABLE FOR PEDESTRIAN AND BICYCLE TRAFFIC AND RATED FOR H-25 AND HS-25 LOADS.
 3. CONCRETE THICKNESS, TYPE, AND AMOUNT OF REINFORCEMENT TO BE SAME AS ADJACENT PAVEMENT OR GREATER. PERFORM STRUCTURAL ANALYSIS TO DETERMINE REQUIREMENTS FOR APPLICATION.
 4. TOP OF GRATE TO BE INSTALLED FLUSH TO 1/8 IN BELOW FINISHED GRADE. BEVEL CONCRETE TO TOP OF GRATE IF BELOW FLUSH.

1
C2.10 **TRENCH DRAIN DETAIL**
(ABT INTERCEPTOR LINE DRAIN OR APPROVED EQUAL)
N.T.S.



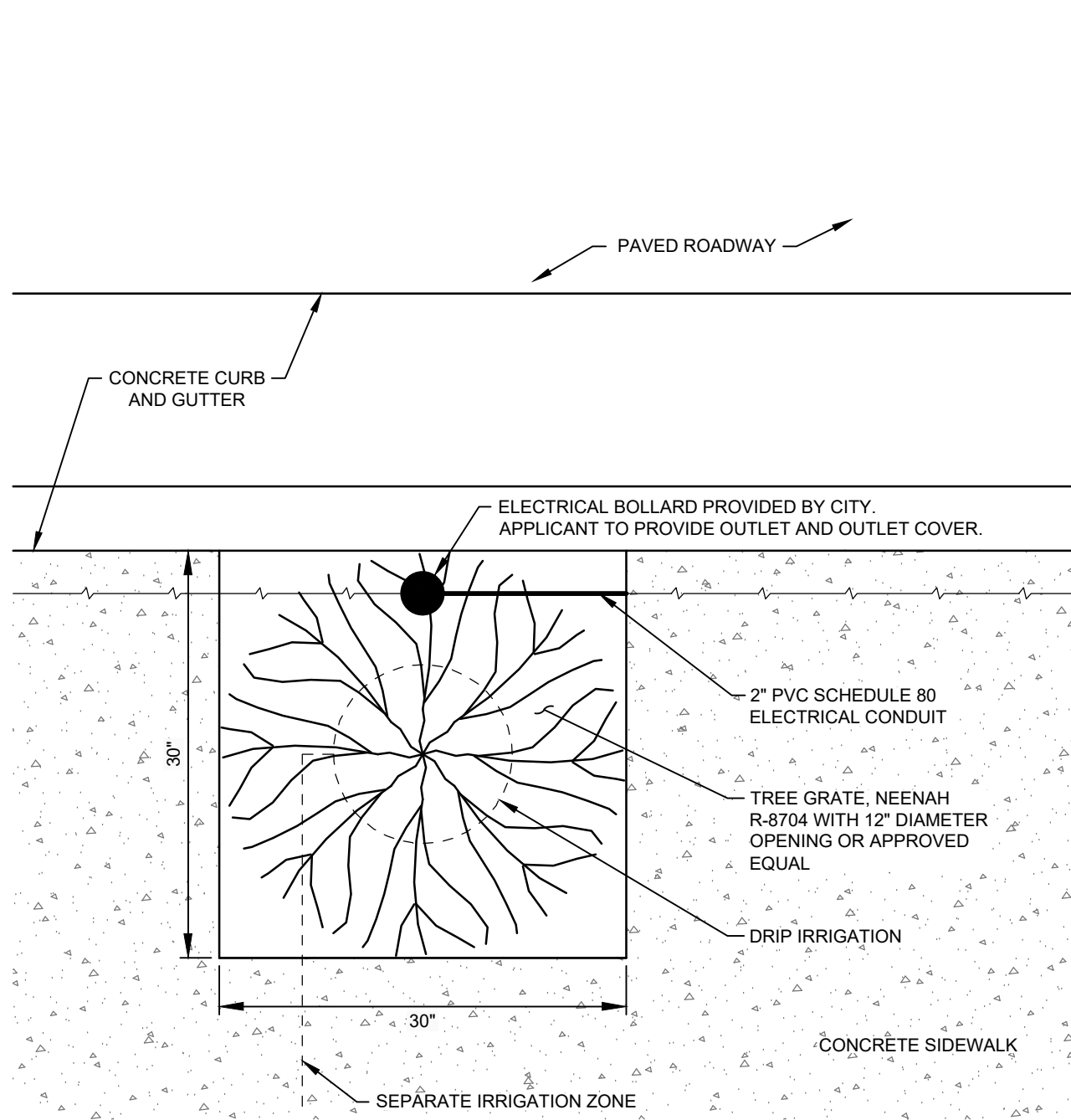
- CATCH BASIN INSTALLATION NOTES:**
1. A PRIMARY CATCH BASIN IS DEFINED AS THE FIRST STORM STRUCTURE UPSTREAM OF A DRYWELL. A SATELLITE CATCH BASIN IS DEFINED AS THE STORM STRUCTURE UPSTREAM OF THE PRIMARY CATCH BASIN.
 2. THE OIL & DEBRIS TRAP SHALL BE INSTALLED ON THE OUTLET OF THE PRIMARY CATCH BASIN ONLY, NOT ON SATELLITE CATCH BASINS.
 3. PLACE A MINIMUM OF 4\"/>

2
C2.10 **30\"/>**



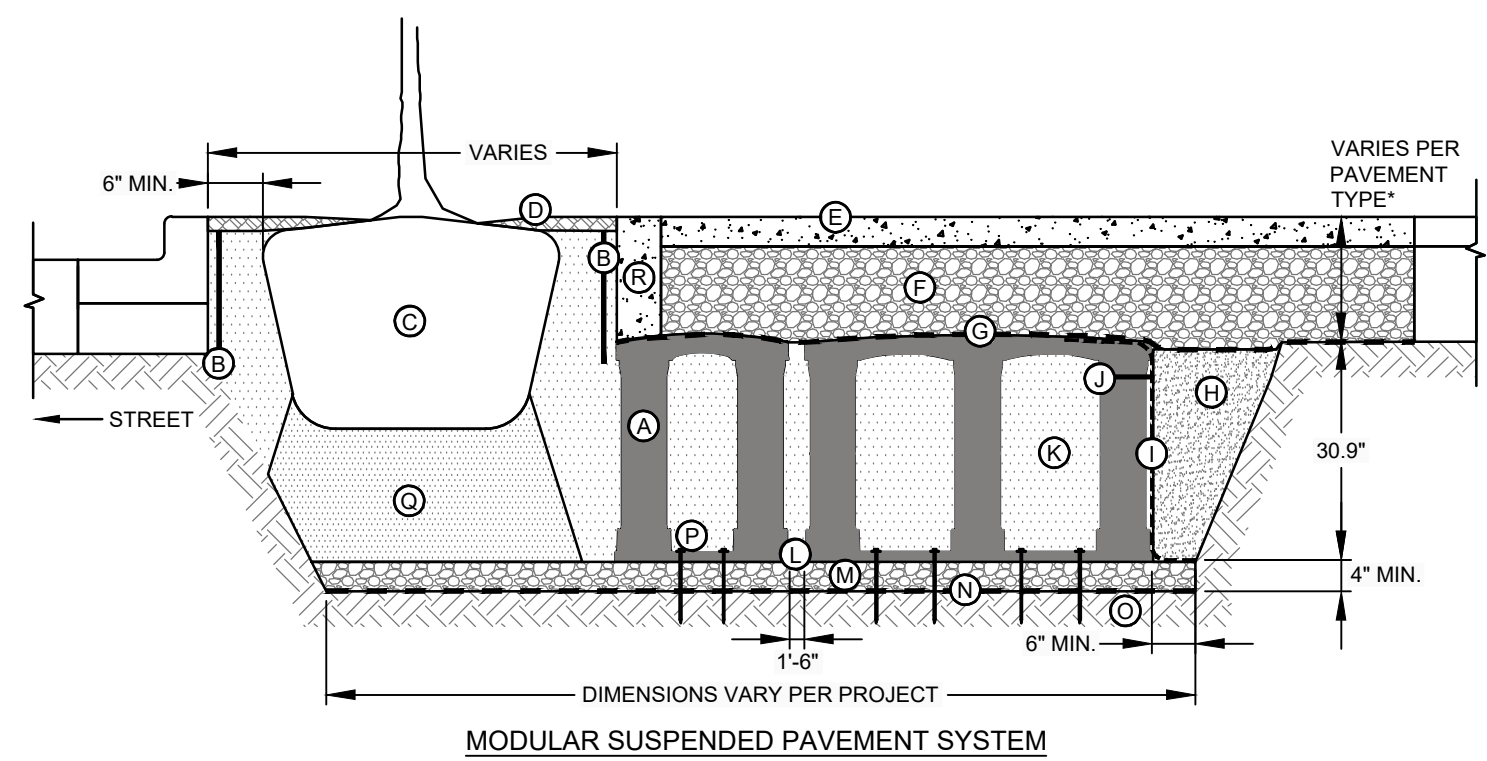
- NOTES:**
1. THE BED SHALL BE EXCAVATED A MINIMUM OF 24\"/>

3
C2.10 **DRYWELL DETAIL (6\"/>**



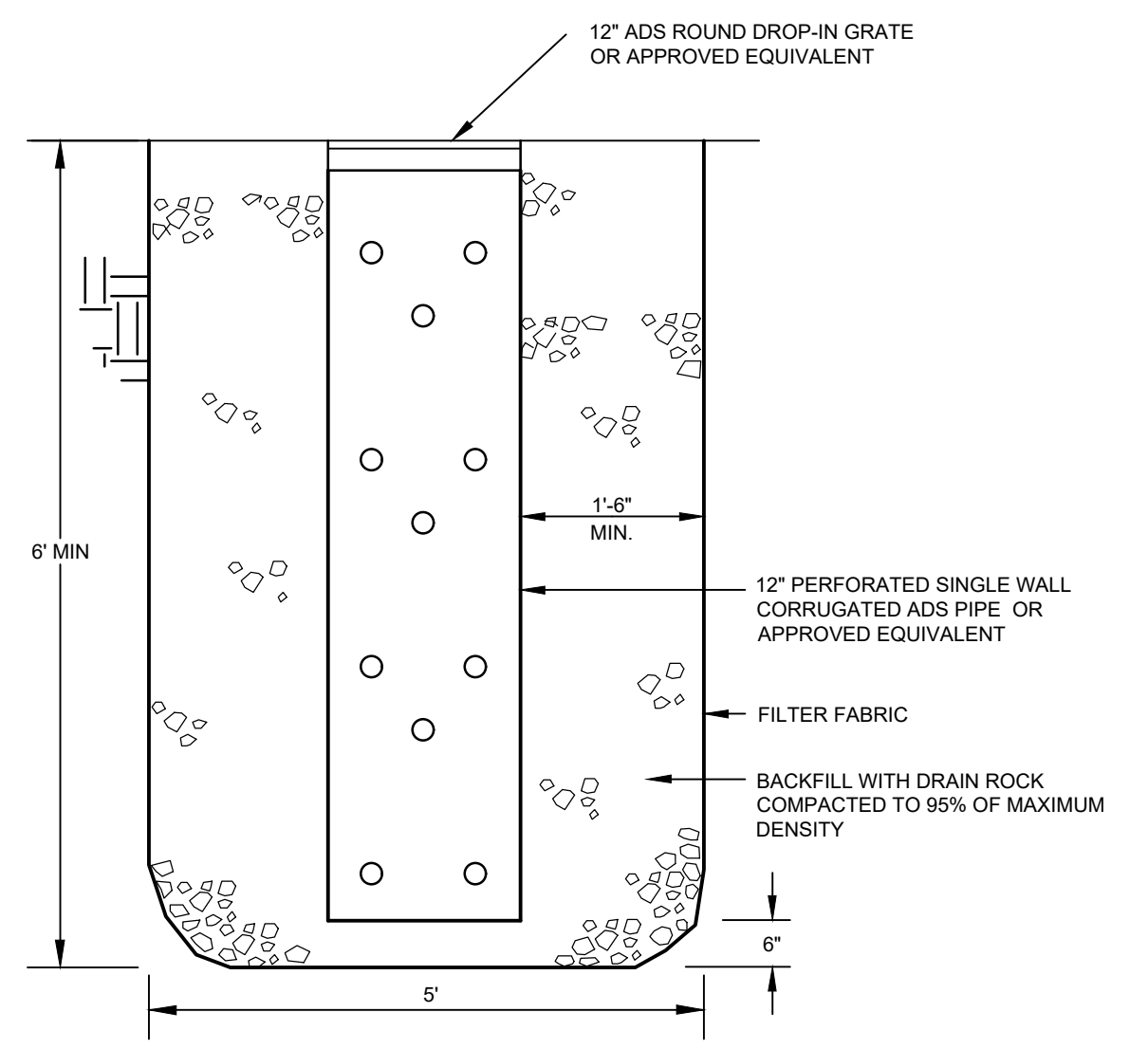
- NOTES:**
1. TREE TO BE 3\"/>

4
C2.10 **TREE WELL DETAILS**
N.T.S.



- KEY PLAN:**
- SILVA CELL SYSTEM (DECK, BASE, AND POSTS) OR APPROVED EQUAL.
 - DEEPROOT ROOT BARRIER, 12\"/>
- MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING**
- | PAVEMENT | AGGREGATE BASE COURSE |
|----------|-----------------------|
| 4\"/> | |
| 3\"/> | |
| 4\"/> | |
| 2.6\"/> | |

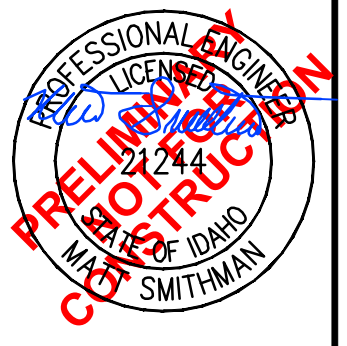
- NOTES:**
1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS.
 2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 3. A PROJECT SPECIFIC DETAIL WILL NEED TO BE PROVIDED TO CITY FOR REVIEW AND APPROVAL.



5
C2.10 **LANDSCAPE DRYWELL**
N.T.S.

REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any project or extension of this Project except by agreement in writing with Galena Engineering, Inc.

DETAIL SHEET
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 LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
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 PROJECT INFORMATION
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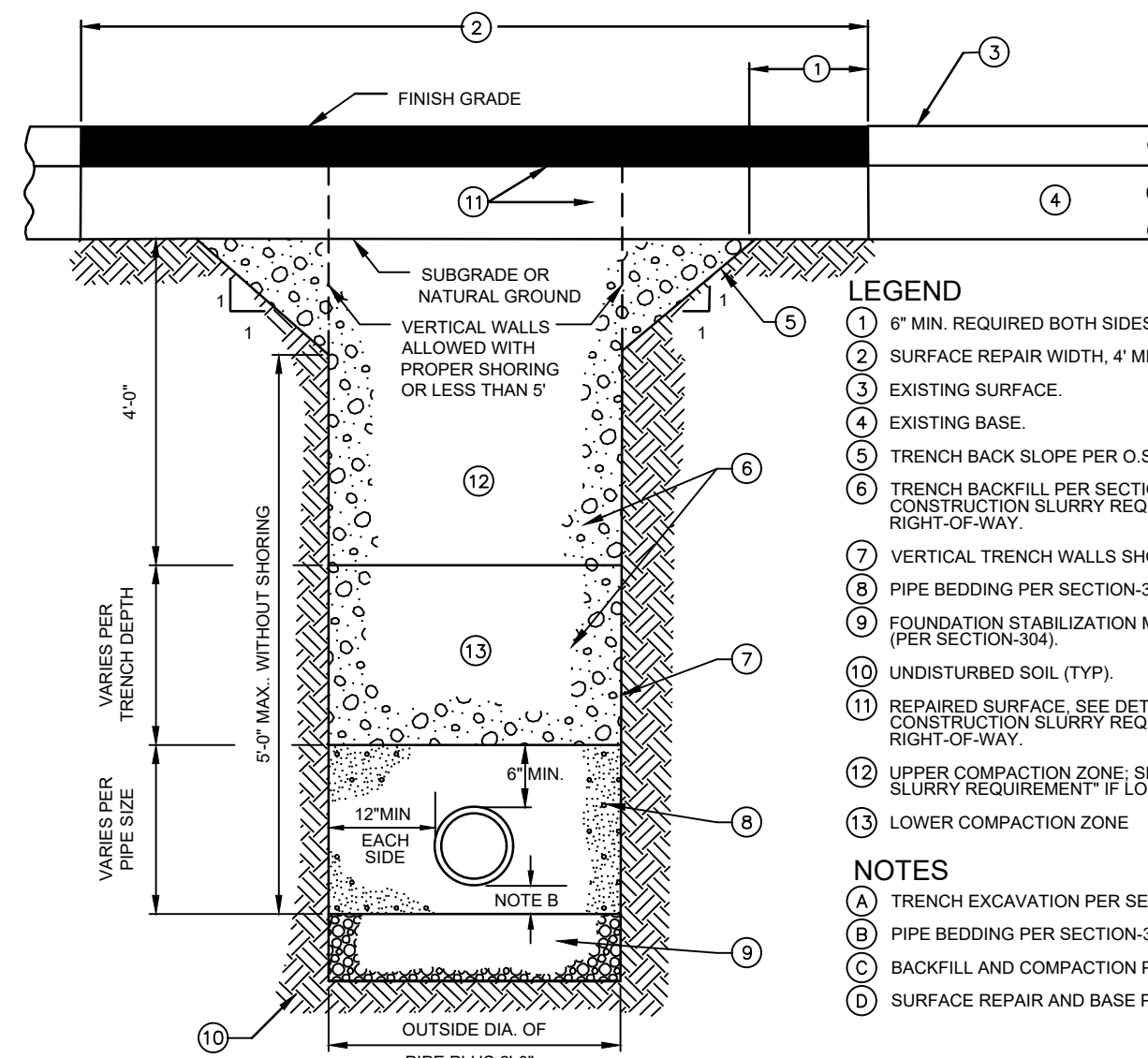


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MS DRAWN BY
JL CHECKED BY

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Civil Engineers & Land Surveyors
317 N. River Street
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(208) 788-1705
email: galena@galena-engineering.com

NO.	DATE	BY	REVISIONS
1	07/05/23	MS	Updates Per 12/27/2022 City Engineering Review

C2.10



- LEGEND**
- 6" MIN. REQUIRED BOTH SIDES. SAWCUT REQUIRED.
 - SURFACE REPAIR WIDTH, 4" MINIMUM.
 - EXISTING SURFACE.
 - TRENCH BACK SLOPE PER O.S.H.A. OR SUITABLE SHORING.
 - TRENCH BACKFILL PER SECTION-306, OR SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
 - VERTICAL TRENCH WALLS SHORING PER O.S.H.A.
 - PIPE BEDDING PER SECTION-305 (SEE SD-302).
 - FOUNDATION STABILIZATION MAY VARY PER SOIL TYPE AND STABILITY (PER SECTION-304).
 - UNDISTURBED SOIL (TYP).
 - REPAIRED SURFACE. SEE DETAILS 1 AND 2. SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
 - UPPER COMPACTION ZONE. SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
 - LOWER COMPACTION ZONE.
- NOTES**
- TRENCH EXCAVATION PER SECTION-301.
 - PIPE BEDDING PER SECTION-305.
 - BACKFILL AND COMPACTION PER SECTION-306.
 - SURFACE REPAIR AND BASE PER DETAIL 3C20.

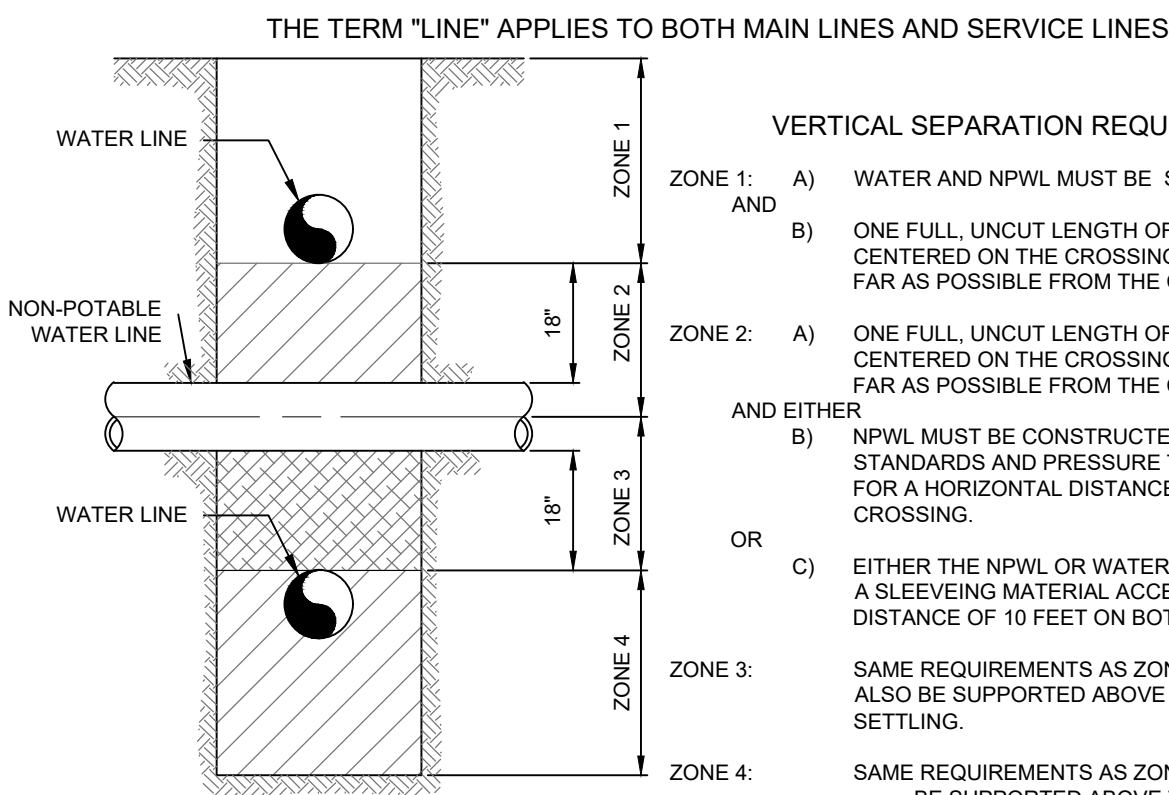
KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT
 IN AREAS WHERE IT IS NECESSARY TO CUT THE ASPHALT PAVEMENT AND DIG A TRENCH FOR BURIAL OF CONDUIT CABLE OR OTHER CITY UTILITY, THE TRENCH SHALL BE BACKFILLED WITH A LEAN CONCRETE MIX TO THE BOTTOM OF FINISH SURFACE MATERIAL, WITH THE FOLLOWING PROPORTIONS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

COARSE AGGREGATE (¾" MINUS)	2,000 LBS.
SAND	800 LBS.
PORTLAND CEMENT	94 LBS.
WATER	11 GAL. (MAX.)

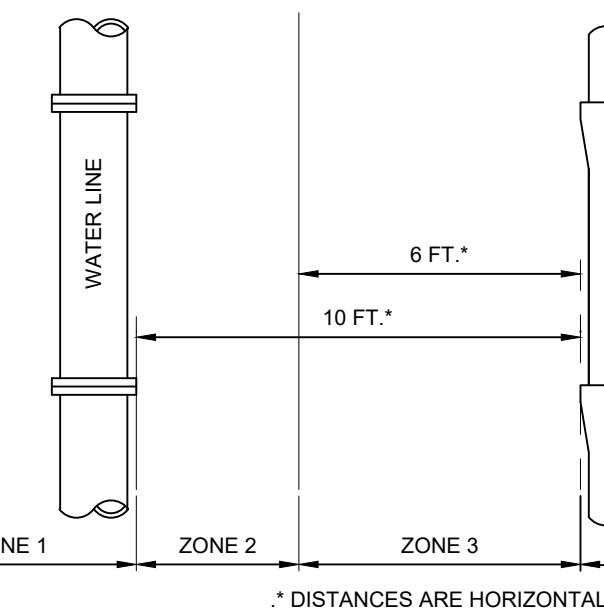
WATER CONTENT IS MAXIMUM AND MAY BE REDUCING DOWNWARD. CARES SHALL BE TAKEN TO ASSURE THAT EXCESS WATER IS NOT PRESENT IN THE MIXING DRUM PRIOR TO CHARGING THE MIXER WITH MATERIALS. THOROUGH MIXING WILL BE REQUIRED PRIOR TO DISCHARGE.

NO COMPACTION, VIBRATION OR FINISHING IS REQUIRED. THE LEAN CONCRETE MIX SHALL BE STRUCK OFF AT OR BELOW THE ELEVATION OF THE PLANT MIX 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 PLANT MIX 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.

1
C2.20 TYPICAL TRENCH SECTION
N.T.S.



- VERTICAL SEPARATION REQUIREMENTS**
- ZONE 1: A) WATER AND NPWL MUST BE SEPARATED BY AT LEAST 18" AND B) 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.
- ZONE 2: A) 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 B) 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 C) 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.
- 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: A) NO SPECIAL REQUIREMENTS.
- ZONE 2: A) NO SPECIAL REQUIREMENTS FOR POTABLE OR NON-POTABLE SERVICES B) WATER AND NPWL SEPARATED BY AT LEAST 6 FEET AT OUTSIDE WALLS. C) WATER AT LEAST 18 INCHES HIGHER IN ELEVATION THAN THE NPWL. AND EITHER D) NPWL CONSTRUCTED TO POTABLE WATER MAIN STANDARDS AND PRESSURE TESTED FOR WATER TIGHTNESS. OR E) SITE SPECIFIC REQUIREMENTS APPROVED BY DEQ.
- ZONE 3: 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.

2
C2.20 POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION
N.T.S.

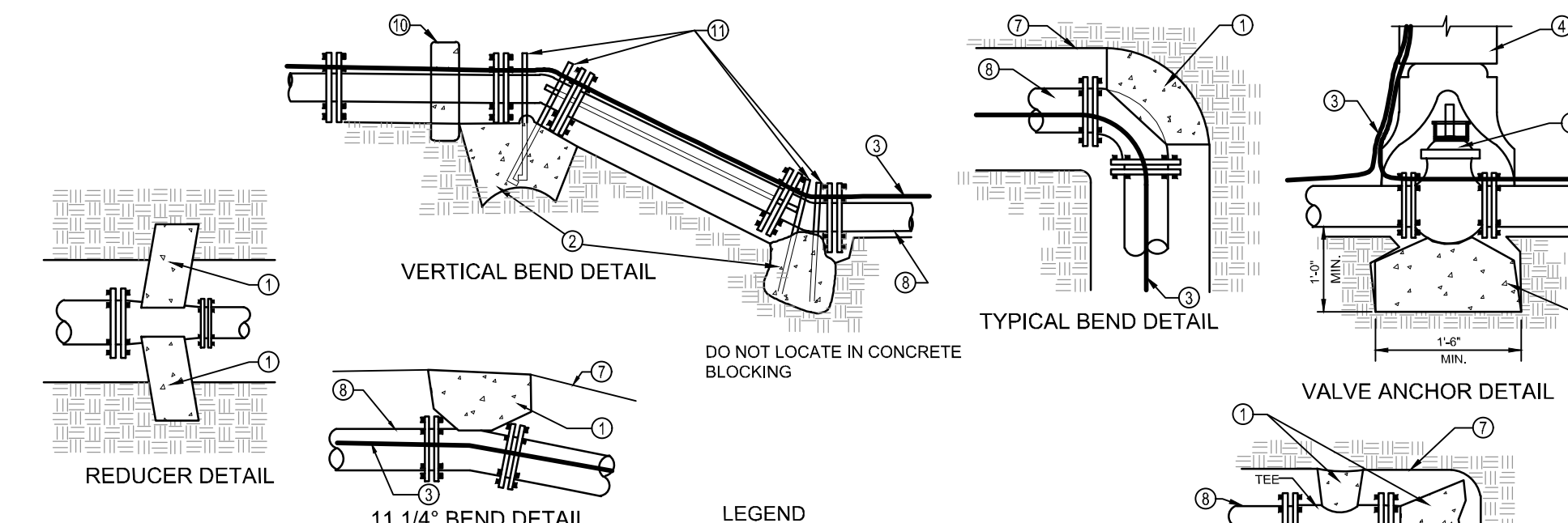


TABLE 1
THRUST AREA FOR HORIZONTAL BENDS**

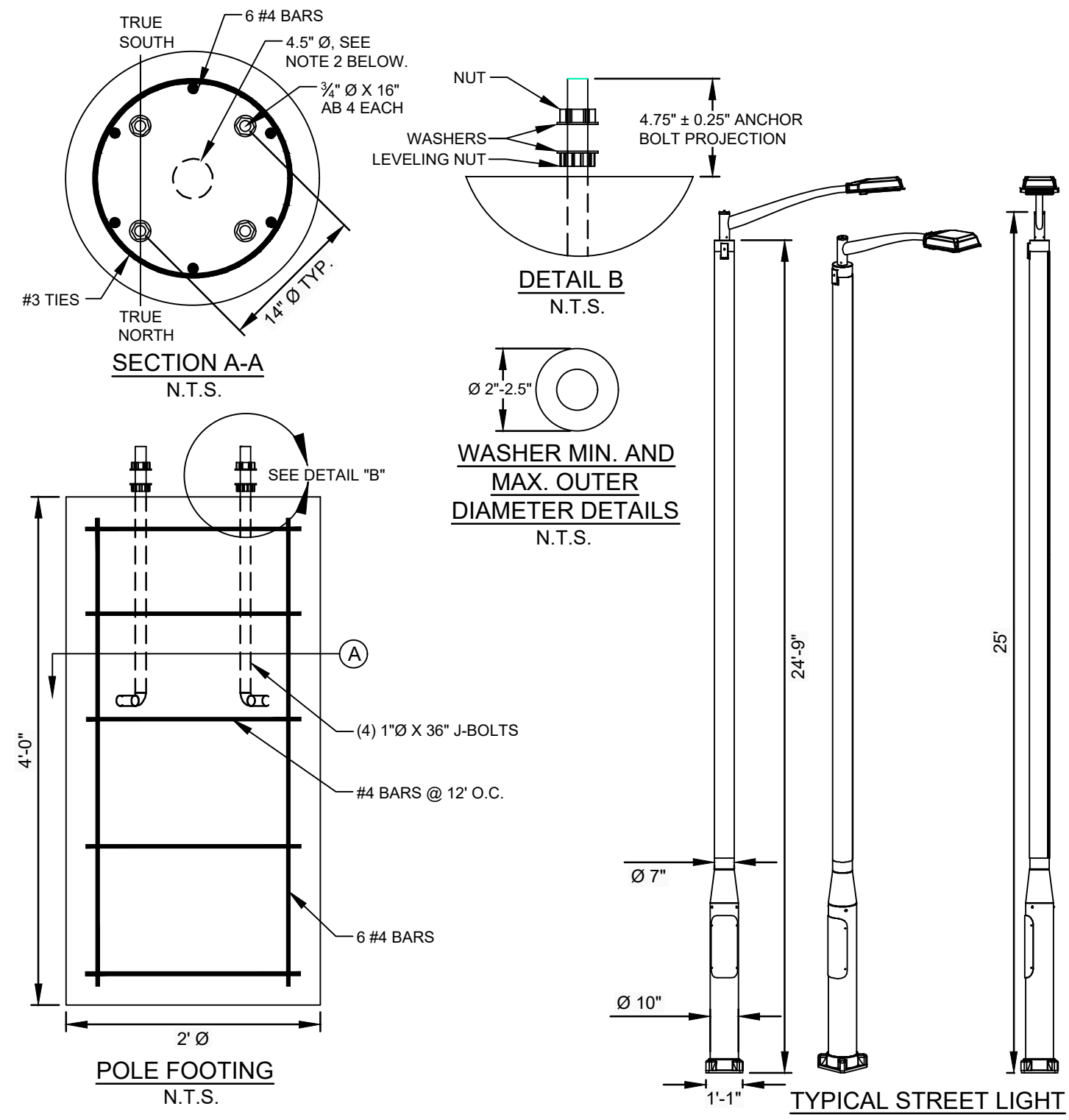
PIPE SIZE	MINIMUM SQUARE FEET OF THRUST AREA ONTO UNDISTURBED EARTH*			
	TEE, PLUG OF VALVE	90° BEND	45° BEND	22.5°, 11.25° BENDS OR REDUCER
3"	0.8	1.1	0.8	0.3
4"	1.4	2.0	1.1	0.6
6"	3.2	4.5	2.4	1.2
8"	5.7	8.0	4.3	2.2
10"	8.8	12.5	6.8	3.4
12"	12.7	18.0	9.7	5.0
14"	17.3	24.5	13.3	6.8
16"	22.6	32.0	17.3	8.8
18"	28.6	40.5	21.9	11.2

- * MUST BE INCREASED BASED ON DIFFERENT CONDITIONS (HIGHER WORKING PRESSURE OR LOWER SOIL BEARING STRENGTH) OR TEE ACTING AS A 90° BEND
 ** THRUST BLOCK DEPTH TO BE A MINIMUM PF 12" FOR PIPE SIZES 3"-8" AND 18" FOR PIPE SIZES 10"-18" OR THE SQUARE ROOT OF THE REQUIRED BEARING AREA, WHICHEVER IS GREATER.

- LEGEND**
- FOR HORIZONTAL PIPE BENDS, BEARING THRUST BLOCKS MUST PROVIDE 2500 PSI CONCRETE POURED AGAINST UNDISTURBED EARTH PER TABLE 1.
 - FOR VERTICAL PIPE BENDS, GRAVITY THRUST BLOCKS MUST PROVIDE A VOLUME OF CONCRETE POURED AGAINST UNDISTURBED EARTH WHICH IS SIZED FOR EXPECTED FORCES WITH A MINIMUM 1.5 FACTOR OF SAFETY.
 - NO. 12 COPPER FINDER WIRE. SEE SD-S14 FOR SPlicing.
 - C.I. VALVE BOX WITH COVER.
 - C.I. GATE VALVE (M.J.).
 - PRECAST BLOCK FOR CUT IN TEE AND VALVE OR CAST IN PLACE WITH 2-1/2" MIN REBAR.
 - TRENCH SIDE.
 - PIPE.
 - MUST BE INCREASED BASED ON DIFFERENT CONDITIONS (HIGHER WORKING PRESSURE OR LOWER SOIL BEARING STRENGTH) OR TEE ACTING AS A 90° BEND
 - PLUG.
 - HAMMERHEAD THRUST BLOCKING.
 - ANCHOR BARS (1/2"Ø MIN)

- TEE AND PLUG DETAIL**
- NOTES:**
- ANCHOR ALL VALVES CONNECTED TO P.V.C. PIPE AS SHOWN.
 - COVER BOLTS AND FLANGES WITH PLASTIC TO PROTECT FROM CONCRETE ADHERENCE DURING CONSTRUCTION OF THRUST BLOCKS.
 - SEE CHART FOR MIN THRUST BLOCKS BEARING AREAS.
 - ALL CONCRETE TO BE 2500 P.S.I. STRENGTH POURED AGAINST UNDISTURBED EARTH.
 - PROVIDE 6 MIL POLYPROPYLENE BETWEEN FITTINGS AND CONCRETE.
 - NOTIFY ENGINEER FOR ANY CONDITION OR PIPE SIZE NOT INDICATED.
 - ALL BLOCKS TO BE CENTERED AROUND PIPE SPRING LINE.

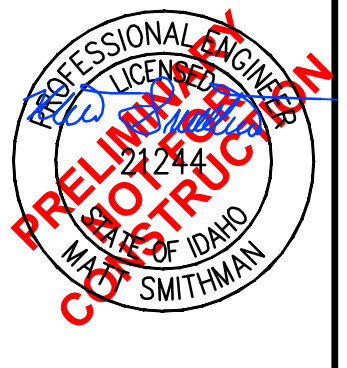
3
C2.20 THRUST BLOCK AND ANCHOR DETAILS
N.T.S.



- NOTES:**
- STREET LIGHT IS SOLARONE RFS DESIGN 158 LFP OR APPROVED EQUAL.
 - ANY CONDUITS AND/OR GROUNDING WIRES MUST BE HARDWIRED AND CONTAINED WITHIN A 4.5" Ø CIRCLE CENTERED ON THE FOUNDATION. GROUNDING ELECTRODE WIRE AND AC SUPPLY WIRE (IF REQUIRED) ARE 5" MIN. ABOVE THE BASE.
 - ANCHOR BOLT ORIENTATION TO TRUE NORTH/SOUTH IS ONLY RELEVANT FOR OFF-GRID SOLAR POLES. DISREGARD FOR GRID-TIED POLES.
 - GROUNDING WIRE MUST BE 60" FROM BASE SO IT CAN REACH THE GROUNDING LUG INSIDE THE POLE.
 - STREET LIGHT SHALL BE 25' IN HEIGHT OR AS APPROVED BY CITY OF KETCHUM.

4
C2.20 TYPICAL STREET LIGHT
N.T.S.

DETAIL SHEET
LEADVILLE TRADING
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 PREPARED FOR: THE JARVIS GROUP ARCHITECTS, AIA PLLC
 PROJECT INFORMATION
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GALENA
ENGINEERING, INC.
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 email: galena@galena-engineering.com

NO.	DATE	BY	REVISIONS
1	07/05/23	MS	Updates Per 12/27/2022 City Engineering Review



City of Ketchum
Planning & Building

IN RE:)	
)	
Leadville Trading	)	KETCHUM PLANNING AND ZONING COMMISSION
Conditional Use Permit	)	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Date: April 11, 2023	)	DECISION
)	
File Number: P22-066A)	

PROJECT: Leadville Trading

APPLICATION TYPE: Conditional Use Permit

FILE NUMBER: P22-066A

ASSOCIATED APPLICATIONS: Design Review (P22-066)

REPRESENTATIVE: Lucas Winter – The Jarvis Group Architects (Architect)

OWNER: Acquire Realty, LLC

LOCATION: 211 N Leadville Ave – Lot 5 Block 3, Ketchum Townsite

ZONING: Community Core – Subdistrict 2 – Mixed Use (CC-2)

OVERLAY: None

RECORD OF PROCEEDINGS

The City of Ketchum received the application for Final Design Review and Conditional Use Permit on November 28, 2022. The Final Design and CUP applications have been reviewed concurrently and were deemed complete on December 30, 2022. Department comments were provided to the applicant on December 30, 2022, outlining code compliance issues and feedback on design review criteria. Staff received revised submittals from the applicant in January 2023 and providing another set of comments on January 26, 2023. As of the date of this report, all comments have been resolved.

A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on March 8, 2023. The public hearing notice was

published in the Idaho Mountain Express on March 8, 2023. A notice was posted on the project site and the city's website on March 21, 2023, and March 13, 2023 respectively. Story poles were verified on the subject property on March 21, 2023.

The Planning and Zoning Commission (the "Commission") conducted their review of the Design Review (Application No. P22-066) and the Conditional Use Permit (Application No. P22-066A) applications concurrently at their March 28, 2023 hearing. After considering staff's analysis, the applicant's presentation, and public comment, the Commission approved the Design Review application unanimously and approved the Conditional Use Permit unanimously.

BACKGROUND

The Applicant is proposing an 6,039 square foot two-story commercial development known as Leadville Trading (the "project"), located at 222 N Leadville Avenue (the "subject property"). The subject property is a vacant corner lot zoned Community Core -Subdistrict 2 - Mixed Use (CC-2) just southeast of Vintage Restaurant and the McCann Daech Fenton Realtors office, across from the Kneadery and another vacant lot on the opposite corner. As proposed, the project includes a 3,088 square foot basement with circulation and storage, 2,591 net square feet of restaurant space on the ground floor, 2,575 net square feet of office on the second floor.

Based on the size and use of the units, no parking spaces are required for the project. The applicant has requested a conditional use permit to allow for the creation of three on-site parking spaces in the rear of the building accessed from the alley. The project proposes two two-car garages. The project proposes to take advantage of the Floor Area Ratio (FAR) bonus in exchange for community housing, mitigating the additional floor area by making a community housing in-lieu payment. The total FAR for the project is 1.1, where 1.0 is permitted by right.

The project will construct improvements to the right-of-way per the City of Ketchum improvement standards including, streetlights, asphalt alley, curb and gutter, and 8-foot sidewalks. The project proposes a paver sidewalk and to snowmelt the sidewalks adjacent to the project. The city engineer and streets department has conducted a preliminary review of all improvements and believes the improvements to meet the city's standards. Final review of all improvements to the right-of-way will be conducted by the City Engineer and Streets Department prior to issuance of a building permit. An encroachment permit approved by the City Council will be required for the sidewalk pavers and snow melt system.

FINDINGS OF FACT

The Commission, having reviewed the entire project record, provided notice, and conducted the required public hearing, does hereby find that the criteria for a Conditional Use Permit is met and does hereby make and set forth these Findings of Fact, Conclusions of Law, and Decision as follows:

FINDINGS REGARDING CONDITIONAL USE PERMIT CRITERIA

Pursuant to KMC Section 17.116.030, the application for a conditional use permit meets all of the required criteria as outlined in the findings below.

- *Criteria 1* - The characteristics of the conditional use will not be unreasonably incompatible with the types of uses permitted in the applicable zoning district;
 - *Analysis:* Until the adoption of Interim Ordinance 1234, parking was required for office uses in the community core subdistricts. Additionally, the preferred location of on-site parking is off the alley. All recent developments on single Ketchum townsite lots in the community core has provided alley loaded on-site parking spaces perpendicular to the alley for ease of access. The project proposes to locate the requested parking off the alley in a perpendicular fashion consistent with other development within the community core. Finally, the proposed parking is set back 3 feet from the property line which ensures that vehicles will not stick out into the alley and obstruct alley uses. Staff believes the allowance of the on-site parking spaces is compatible with other uses permitted in the zone district as the location and orientation are consistent with that of other similar projects.
- *Criteria 2* - The conditional use will not materially endanger the health, safety and welfare of the community;
 - *Analysis:* As the spaces are set back from the property line, vehicles parked in the spaces will not obstruct the use of the alley nor will it inhibit the safe use of nearby pedestrian corridors. Staff does not believe the on-site parking will endanger the health, safety and welfare of the community.
- *Criteria 3* - The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood;
 - *Analysis:* As noted above, the spaces are located in the rear of the building accessed from the alley. The set back of the parking spaces ensures that vehicles will not obstruct free and clear use of the alley. Additionally, the parking spaces can be accessed from the sidewalk through a door on the 2nd Street side of the building and the building contains a rear entrance near the parking with a designated route. Both of these features ensure that pedestrian come from or to the parking area can access the vehicles safely without having to walk through the alley. Staff believes that the location and accessibility of the proposed parking ensures that the use is not hazardous and does not conflict with existing and anticipated traffic.
- *Criteria 4* - The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area, or conditions can be established to mitigate adverse impacts; and
 - *Analysis:* No public facilities are required for the proposed on-site parking. As noted above, the location of the parking spaces ensures no obstructions to free and clear use of the alley by emergency vehicles or other necessary public services.
- *Criteria 5* - The conditional use is not in conflict with the policies of the comprehensive plan or the basic purposes of this chapter.
 - *Analysis:* The intent of Section 11.D was to support the goals of the comprehensive plan in creating a vibrant downtown and diverse economy by not over-committing valuable ground floor commercial space to parking or luxury residential amenities like personal storage. Staff believes the proposed uses in the project positively contribute to the vibrancy of the downtown with the ground floor restaurant as the community has seen

a decrease in restaurants in the past couple of years. In addition, 78% of the ground floor is dedicated to commercial uses. This percentage demonstrates that the project is designed to prioritize commercial uses. Additionally, the comprehensive plan encourages parking reductions to incentivize development of desired uses but acknowledges that parking in the community core may become challenging in the future. Overall, staff believes the on-site parking spaces does not conflict with the policies of the comprehensive plan as the proposed project still significantly contributes to the vibrancy of downtown and diverse economy with the uses proposed.

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum Municipal Code (“KMC”) and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which City Ordinances govern the applicant’s Conditional Use Permit application for the development and use of the project site.
2. The Commission has authority to hear the applicant’s Conditional Use Permit Application pursuant to Chapter 17.116 of Ketchum Municipal Code Title 17.
3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Ketchum Municipal Code §17.116.040.
4. The Conditional Use Permit application is governed under Ketchum Municipal Code Chapters 17.116.
5. The Conditional Use Permit application meets all applicable standards specified in Title 17 of Ketchum Municipal Code.

DECISION

THEREFORE, the Commission **approves** this Conditional Use Permit Application File No. P22-066A this Tuesday, April 11, 2023, subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. This Conditional Use Permit approval is based on the architectural plan set presented at the February 28, 2023 Planning and Zoning Commission meeting, included as Exhibit A to these findings. Building Permit Plans must conform to the approved plans unless otherwise approved in writing by the Commission or the Planning and Zoning

Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal.

2. This Conditional Use Permit is not transferable from one parcel of land to another.
3. The term of this Conditional Use Permit shall be that of Design Review approval P22-066. In the event the Design Review approval expires, this Conditional Use Permit approval shall also expire and become null and void.
4. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.

Findings of Fact **adopted** this 11th day of April 2023.

Neil Morrow, Chair
City of Ketchum
Planning and Zoning Commission



City of Ketchum

Exhibit A: Design Review Plan Set

LEADVILLE TRADING



LEADVILLE TRADING
 LOT 5, BLOCK 3 KETCHUM TOWNSITE
 KETCHUM
 IDAHO

PROJECT TEAM

ARCHITECT:

THE JARVIS GROUP ARCHITECTS, AIA, PLLC
511 SUN VALLEY ROAD, SUITE 202
P.O. BOX 626
PHONE: 208.726.4031

SURVEYOR/CIVIL:

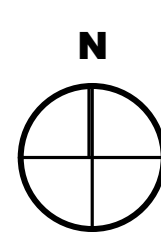
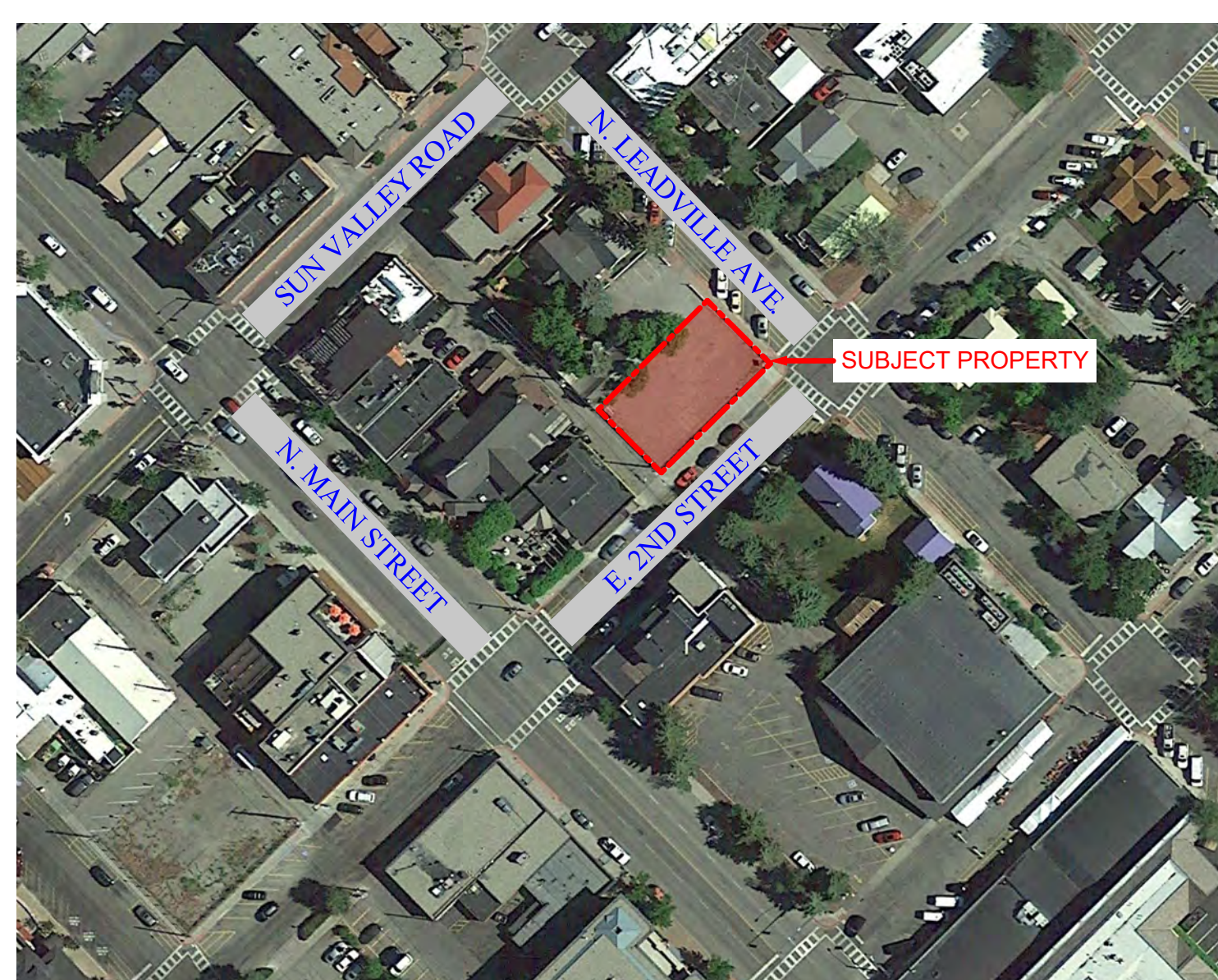
GALENA ENGINEERING INC.
CIVIL ENGINEERS AND LAND SURVEYORS
317 NORTHRIVER STREET
HAILEY, ID 83333
PHONE: 208.788.1705

PROJECT TABULATION

PROJECT TABULATIONS	
FIRST FLOOR AREA (GROSS):	3,303 SF
SECOND FLOOR AREA (GROSS):	2,736 SF
TOTAL GROSS FLOOR AREA:	6,039 SF
BASEMENT:	3,088 SF
TOTAL NET AREA:	9,127 SF

FLOOR AREA CALCULATIONS	
SITE AREA:	5,504 SF
TOTAL GROSS FLOOR AREA:	6039 SF
FLOOR AREA RATIO:	1.10%
FLOOR AREA - ABOVE 1.0	535 SF

VICINITY MAP



GENERAL NOTES

- THIS PROJECT SHALL COMPLY WITH THE 2018 INTERNATIONAL BUILDING CODE.
- CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS BY KETCHUM BUILDING AND FIRE DEPARTMENTS, STATE ELECTRICAL INSPECTOR OR OTHER GOVERNING AUTHORITIES, AS NECESSARY.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL TEMPORARY UTILITIES, INCLUDING ELECTRICITY NECESSARY FOR CONSTRUCTION.
- ALL CONSTRUCTION DEBRIS IS TO BE STOCKPILED NEATLY ON SITE UNTIL DISPOSAL, WHICH SHALL BE DONE AT THE COUNTY LANDFILL OR RECYCLING FACILITY ONLY.
- EXCEPT AT INTERIOR ELEVATIONS, AND UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE GIVEN TO FACE OF ROUGH FRAMING, CENTERLINE OF COLUMNS, OR FACE OF CONCRETE AND C.M.U. WALL. GIVEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR SHALL TAKE EXTRA CAUTION TO COORDINATE DIMENSIONS OF STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. VERIFY ANY DISCREPANCIES WITH ARCHITECT.
- CONTRACTOR SHALL PROVIDE STORAGE FOR ALL BUILDING MATERIALS IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.
- ALL SUBSTITUTIONS ARE TO BE APPROVED BY ARCHITECT. ALONG WITH WRITTEN REQUESTS, CONTRACTOR SHALL PROVIDE ALL INFORMATION REGARDING THE SUBSTITUTION IN QUESTION, INCLUDING AVAILABILITY AND REASON FOR SUBSTITUTION.
- SOLID WOOD BLOCKING, INSULATION OR OTHER FIRE STOP MATERIAL IS TO BE PROVIDED BETWEEN STORIES, BETWEEN TOP STORY AND ROOF SPACE, BETWEEN STAIR STRINGERS AT TOP AND BOTTOM, BETWEEN STUDS ALONG STAIR RUNS AND AT ALL OTHER PLACES THAT COULD AFFORD THE PASSAGE OF FLAME. FIRE STOPS BETWEEN CHIMNEY AND WOOD FRAME SHALL BE NON-COMBUSTIBLE.
- CONTRACTOR SHALL PROVIDE SAMPLES OF ALL FINISHES AND STAIN COLORS FOR APPROVAL BY OWNER / ARCHITECT. THIS INCLUDES INTERIOR AND EXTERIOR STAINS, INTERIOR PAINT, SHEETROCK TEXTURES, CHEMICALLY APPLIED METAL PATINAS, ETC.
- CONTRACTOR SHALL PROVIDE RADON MITIGATION
- ALL UTILITIES SHALL BE UNDERGROUND.
- SMOKE DETECTORS MUST BE INTERCONNECTED WITH A POWER SOURCE FROM THE BUILDING WIRING, AND SHALL BE EQUIPPED WITH BATTERY BACKUP
- ALL EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT
- THE BUILDING WILL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM.

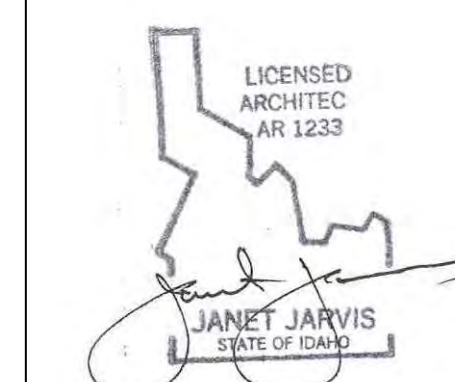
LEGAL DESCRIPTION

LOT 5, BLOCK 3, KETCHUM TOWNSITE

SHEET INDEX

A0.0	COVER SHEET
A1.0	SITE/LANDSCAPE PLAN
A1.1	STAKING PLAN
A1.2	SETBACKS/ FLOOR AREA
A1.3	SITE SURVEY
A2.0	FIRST FLOOR PLAN
A2.1	SECOND FLOOR PLAN
A2.2	BASEMENT PLAN
A2.3	ROOF PLAN
A3.0	ELEVATIONS
A3.1	ELEVATIONS
A3.2	RENDERING
A3.3	EXTERIOR MATERIALS
E1.0	EXTERIOR LIGHTING PLAN
C0.10	CIVIL COVER SHEET
C1.00	CIVIL PLAN
C2.00	CIVIL DETAILS
C2.10	CIVIL DETAILS
C2.20	CIVIL DETAILS

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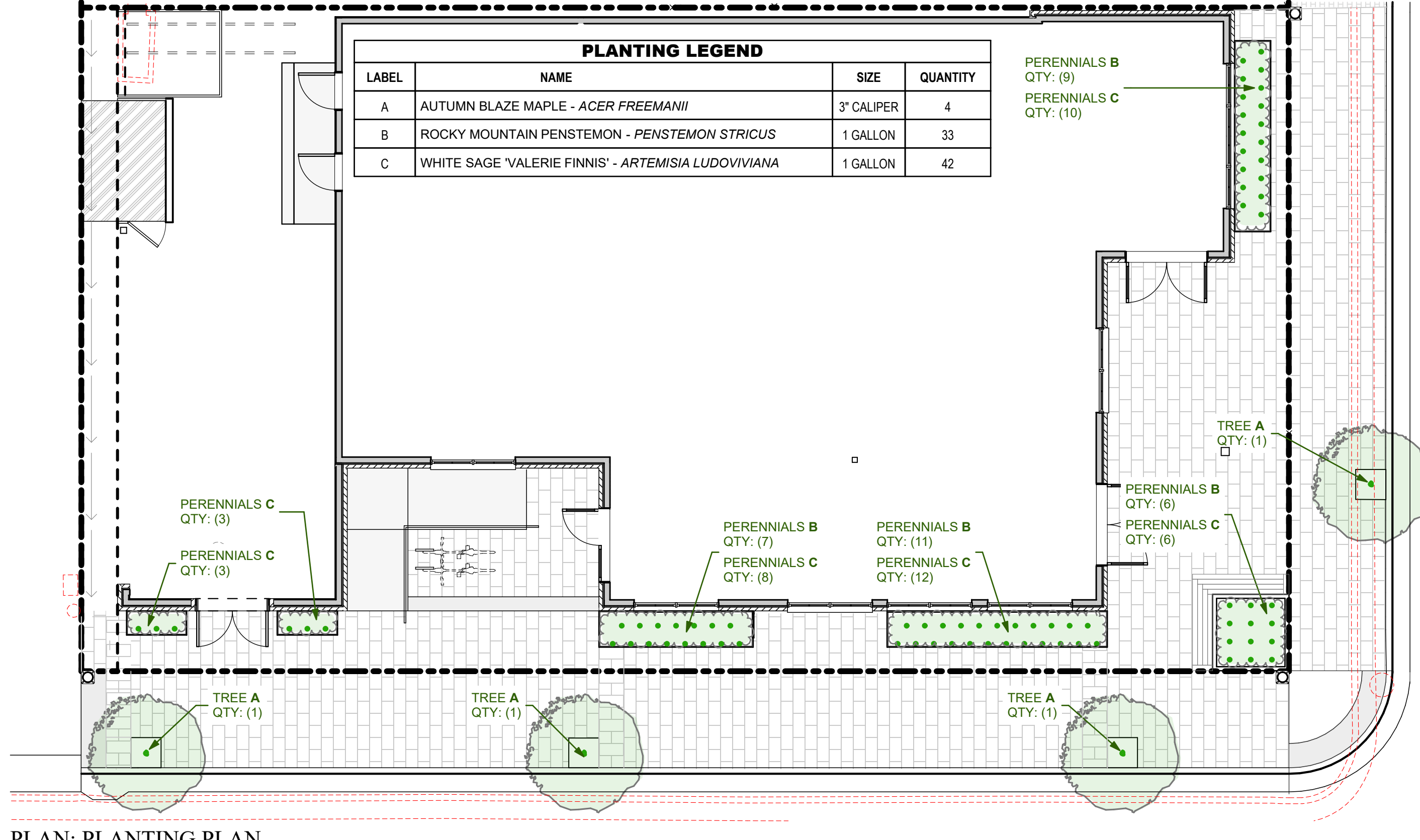
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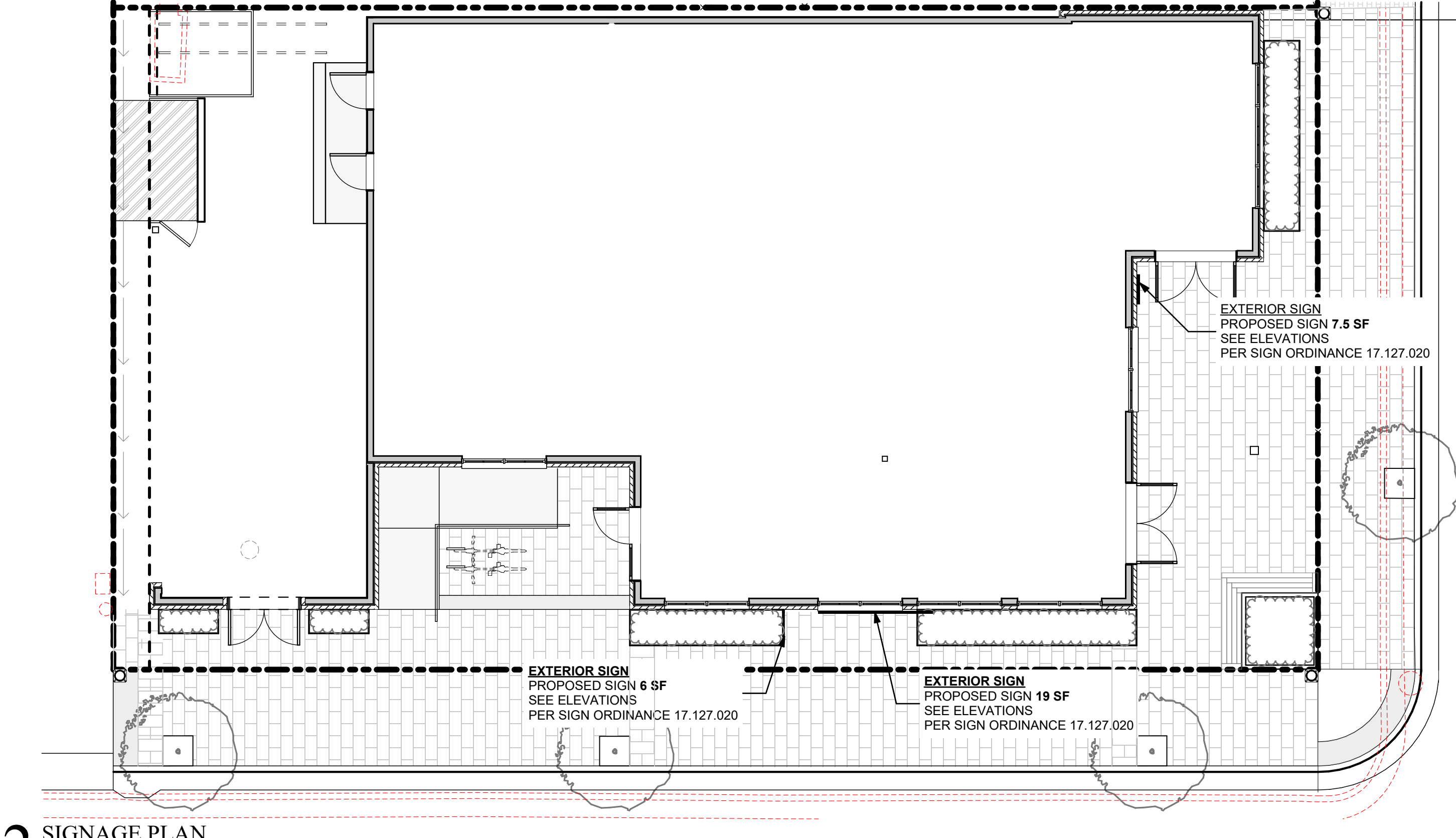
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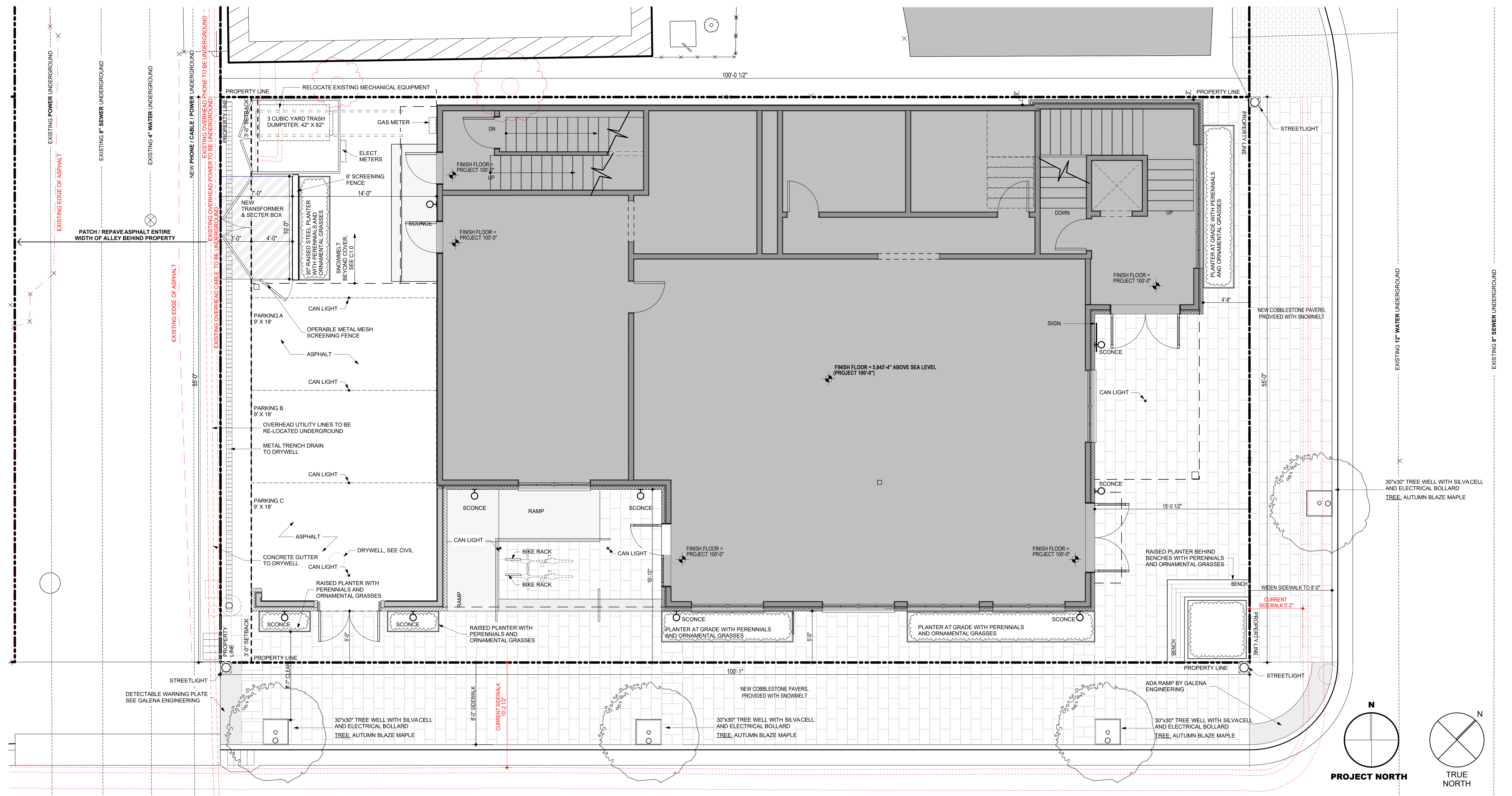


PLANTING LEGEND			
LABEL	NAME	SIZE	QUANTITY
A	AUTUMN BLAZE MAPLE - ACER FREEMANII	3" CALIPER	4
B	ROCKY MOUNTAIN PENSTEMON - PENSTEMON STRICUS	1 GALLON	33
C	WHITE SAGE 'VALERIE FINNIS' - ARTEMISIA LUDOVIVIANA	1 GALLON	42

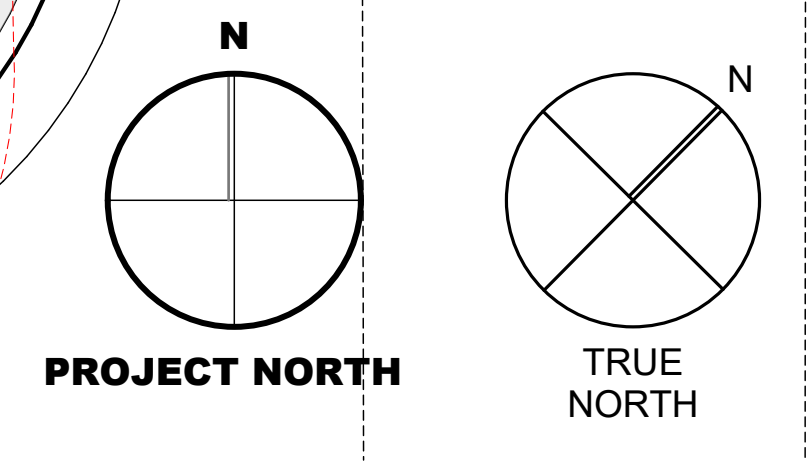
1 PLAN: PLANTING PLAN
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2 SIGNAGE PLAN
SCALE: 1/8" = 1'-0"



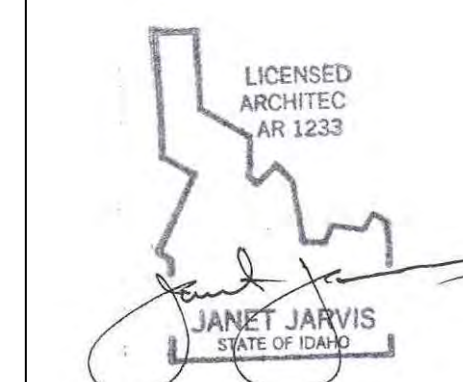
3 PLAN: SITE PLAN
SCALE: 1/4" = 1'-0"



SITE/LANDSCAPE PLAN

LEADVILLE TRADING
LOT 5, BLOCK 3 KETCHUM TOWNSITE
IDAHO
KETCHUM

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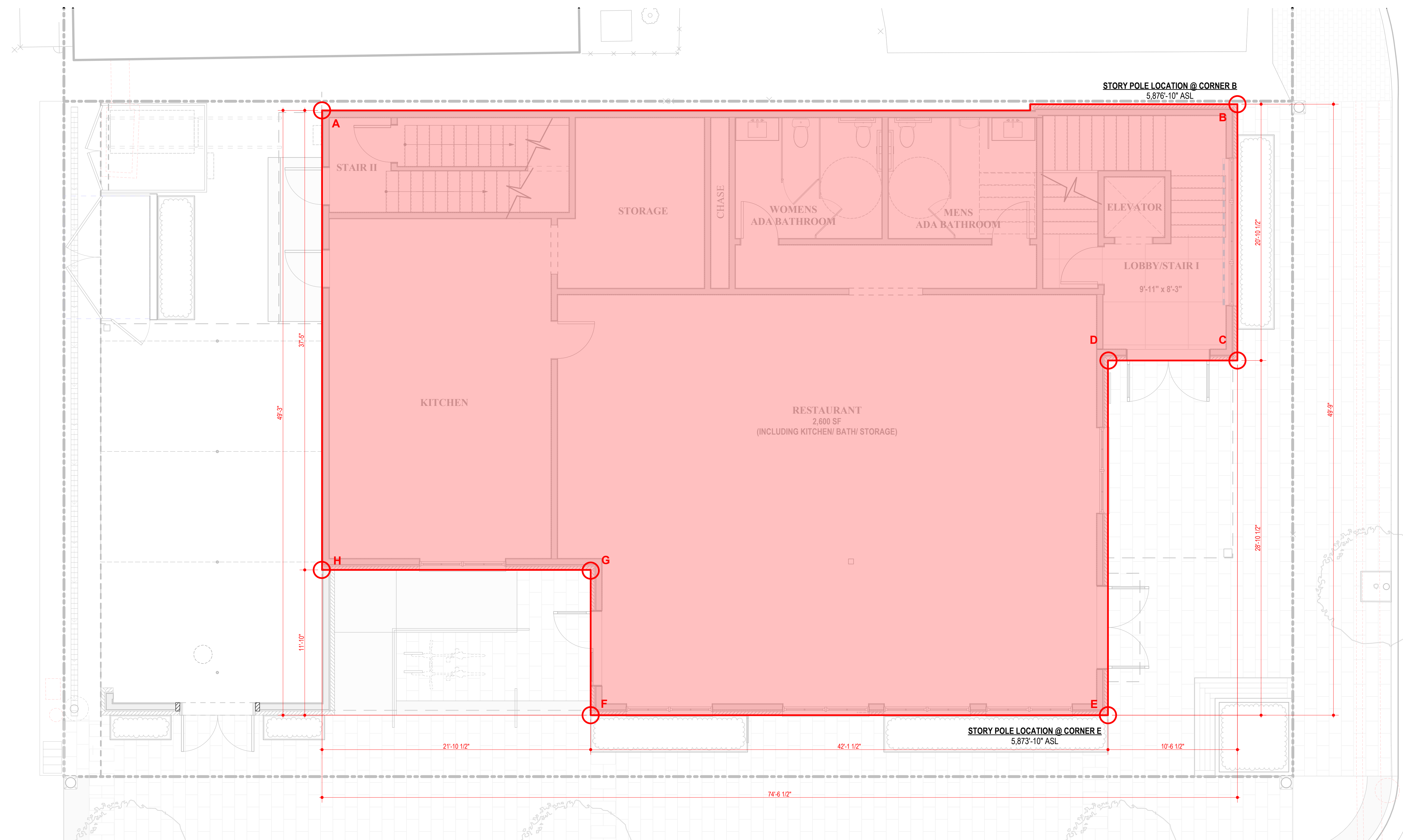
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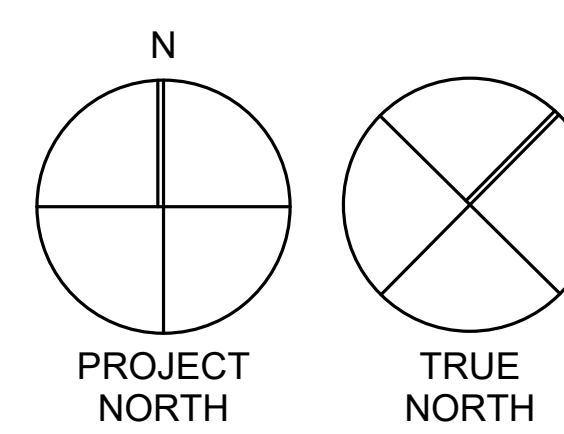
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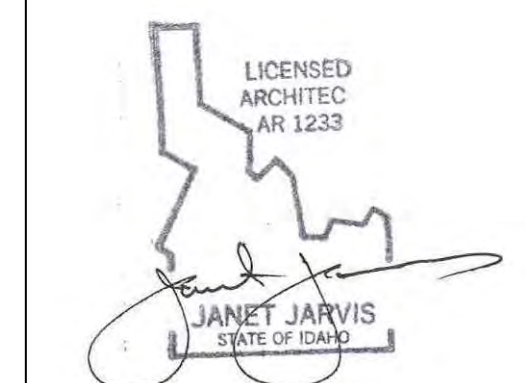


1 PLAN: STAKING PLAN
SCALE: 1/4" = 1'-0"



STAKING PLAN

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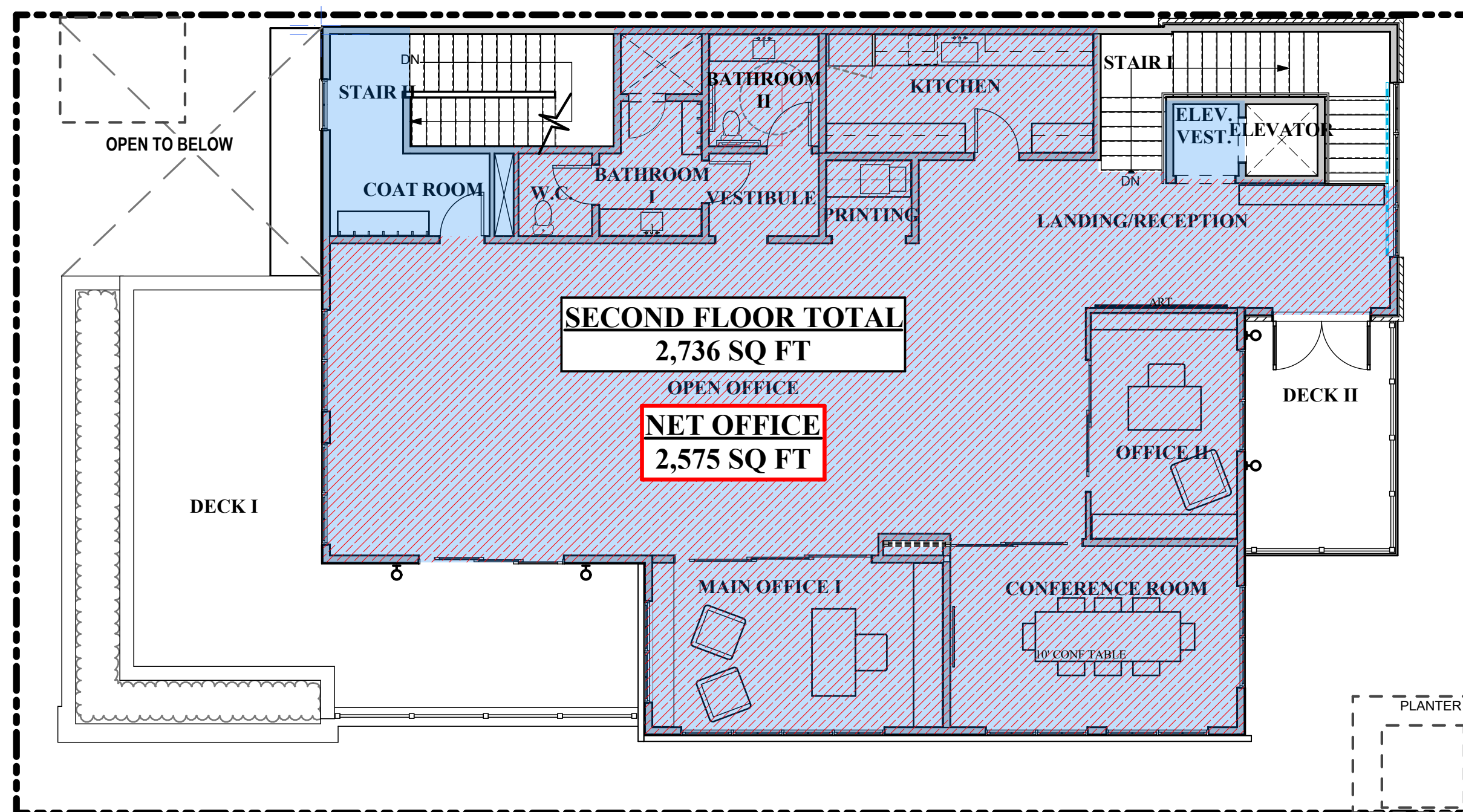
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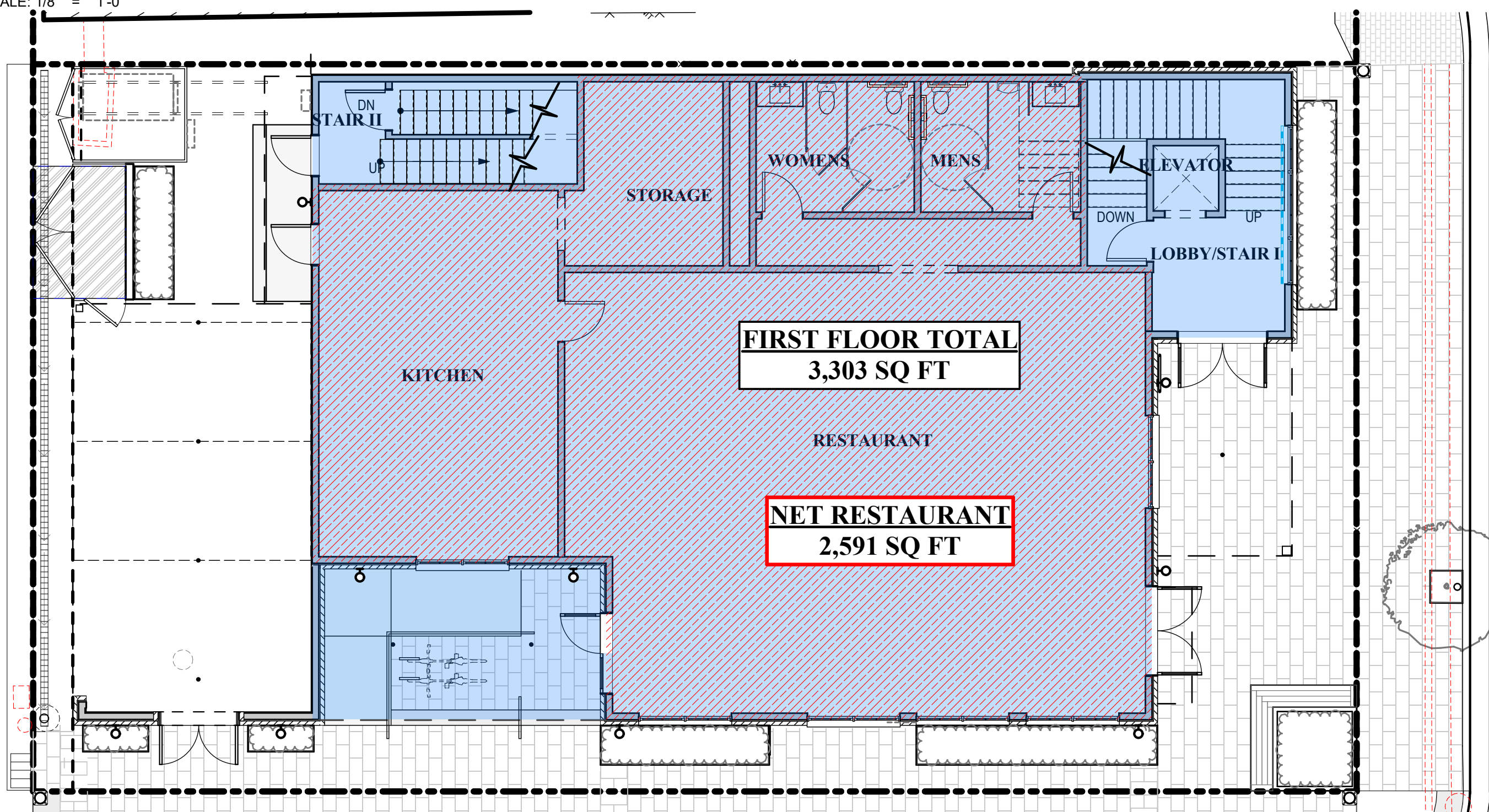
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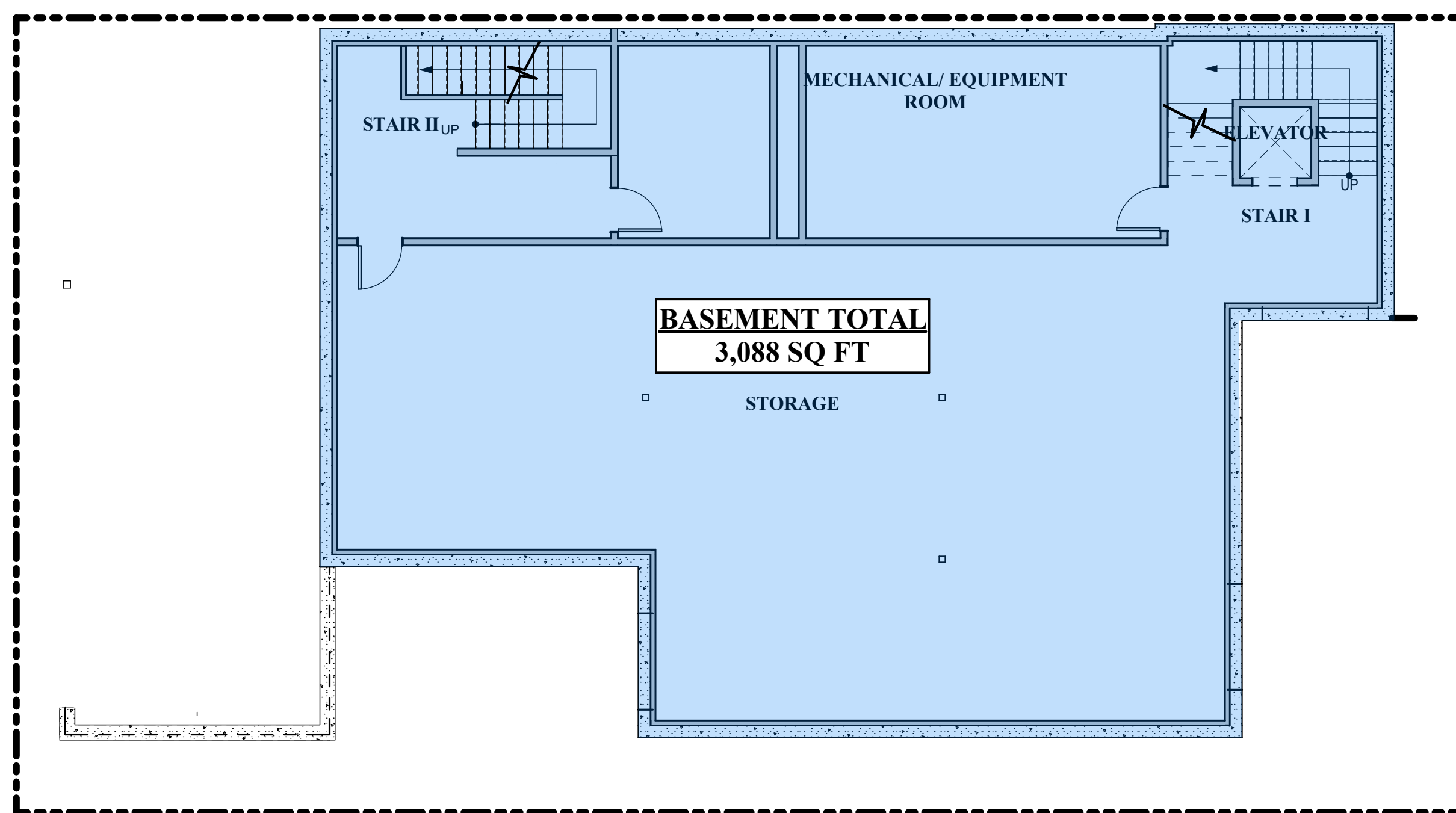
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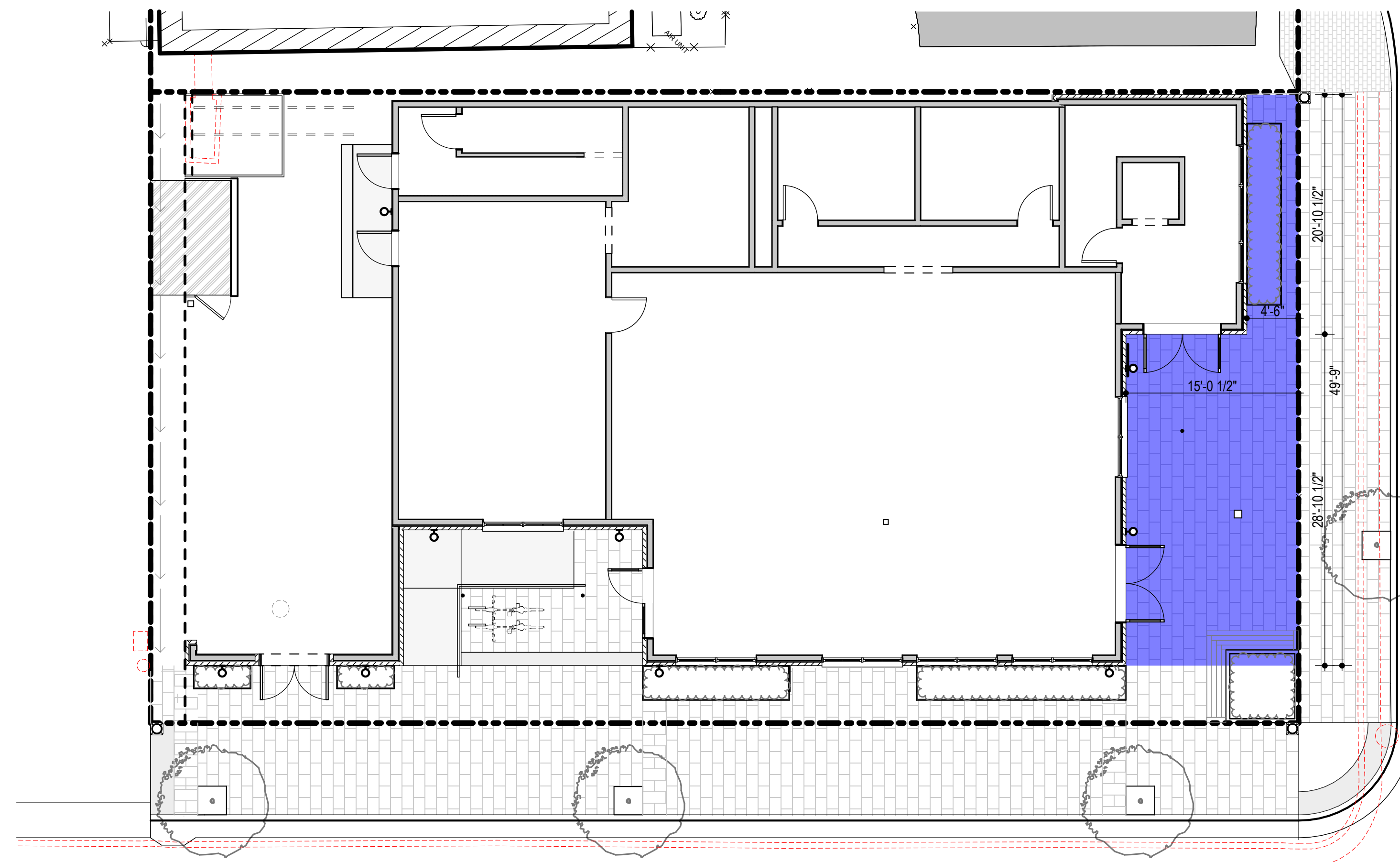
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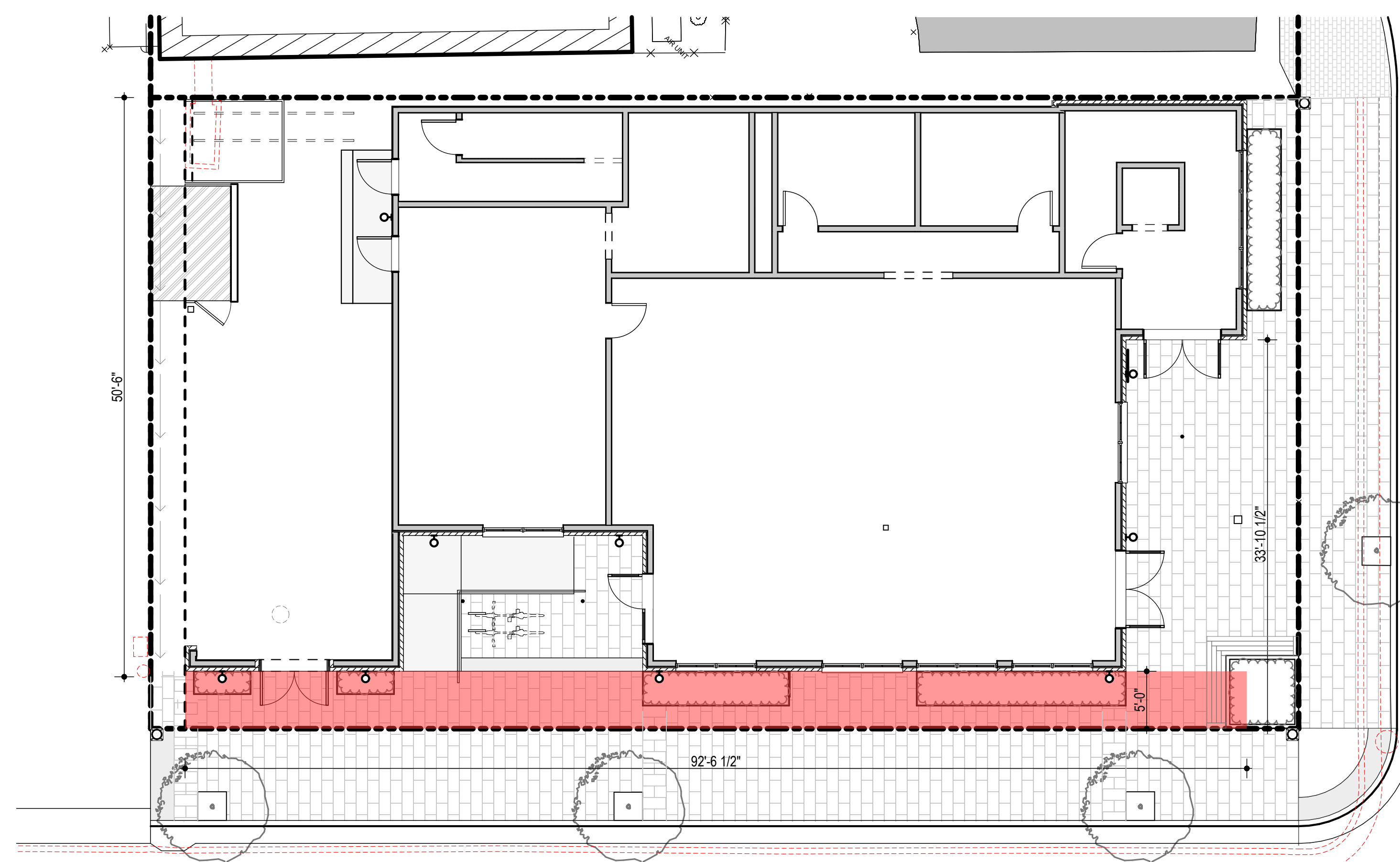
2 PLAN: FIRST FLOOR AREA
SCALE: 1/8" = 1'-0"



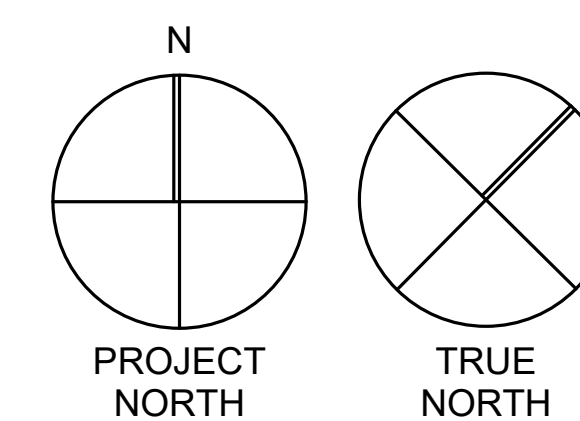
3 PLAN: BASEMENT FLOOR AREA
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4 PLAN: 5' AVERAGE SIDE SETBACK PLAN
SCALE: 1/8" = 1'-0"

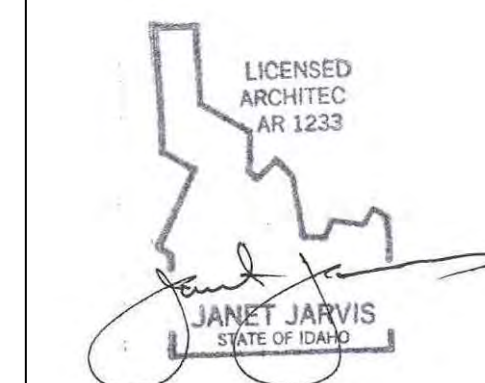


5 PLAN: 5' AVERAGE FRONT SETBACK PLAN
SCALE: 1/8" = 1'-0"



LEADVILLE TRADING
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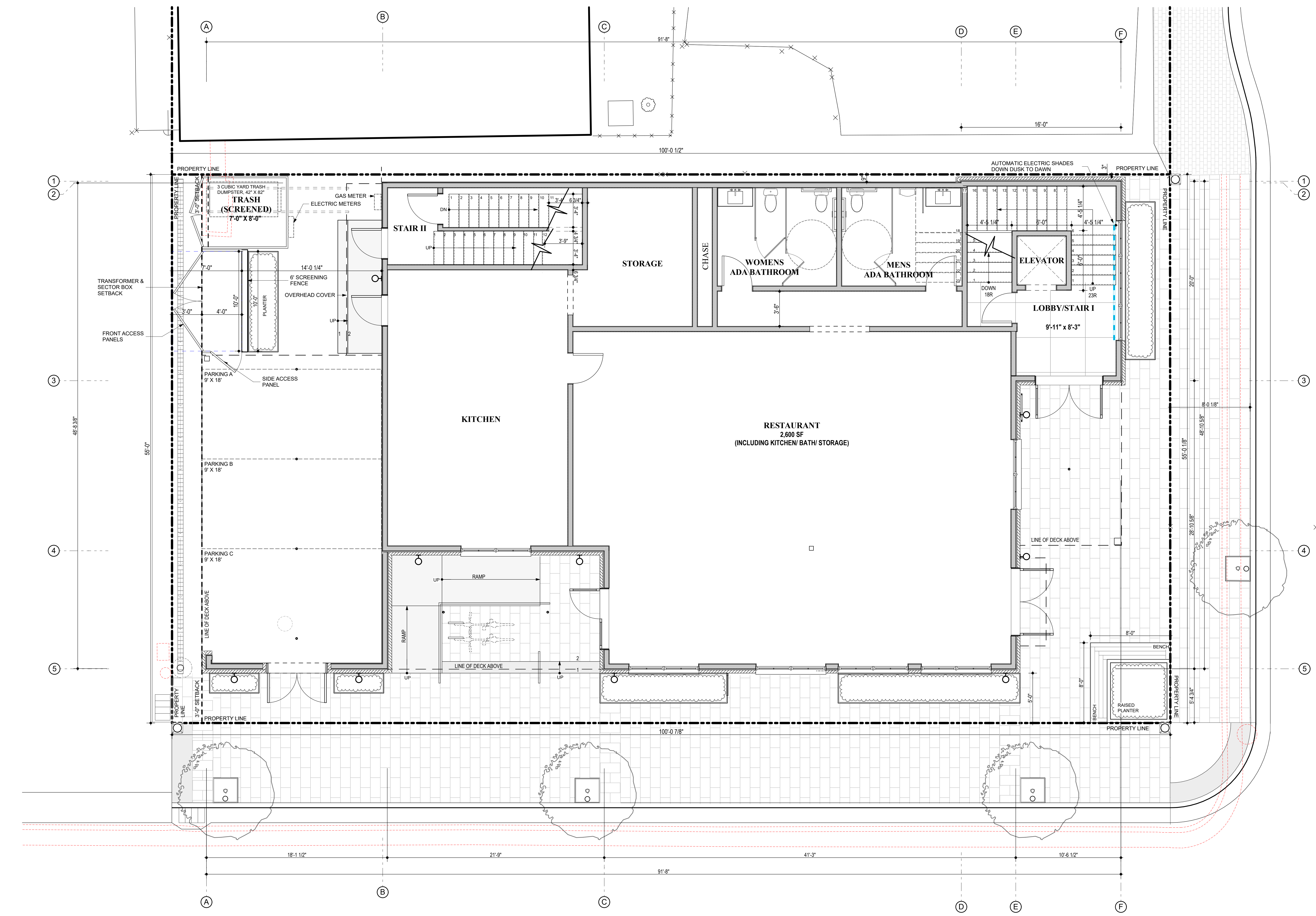
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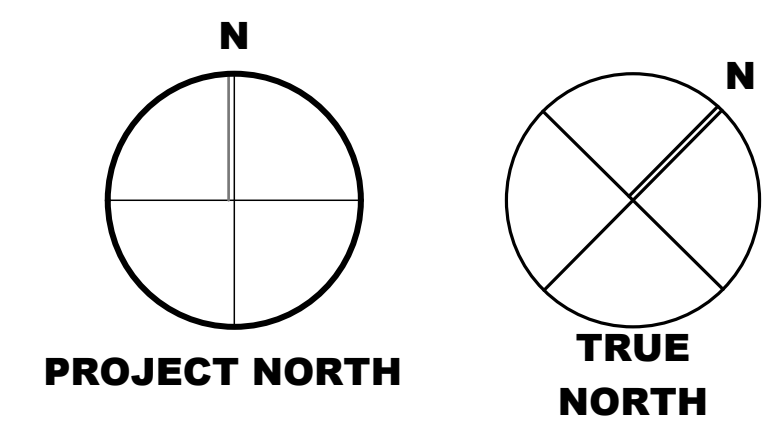
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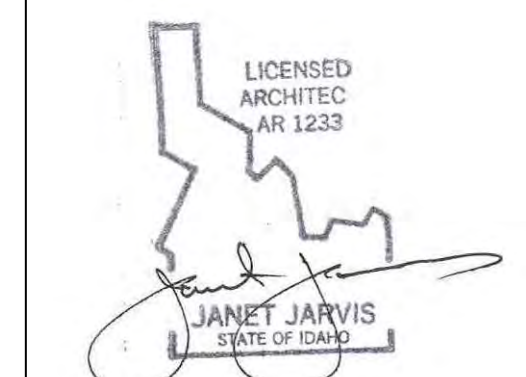
1 PLAN: FIRST FLOOR
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FIRST FLOOR PLAN

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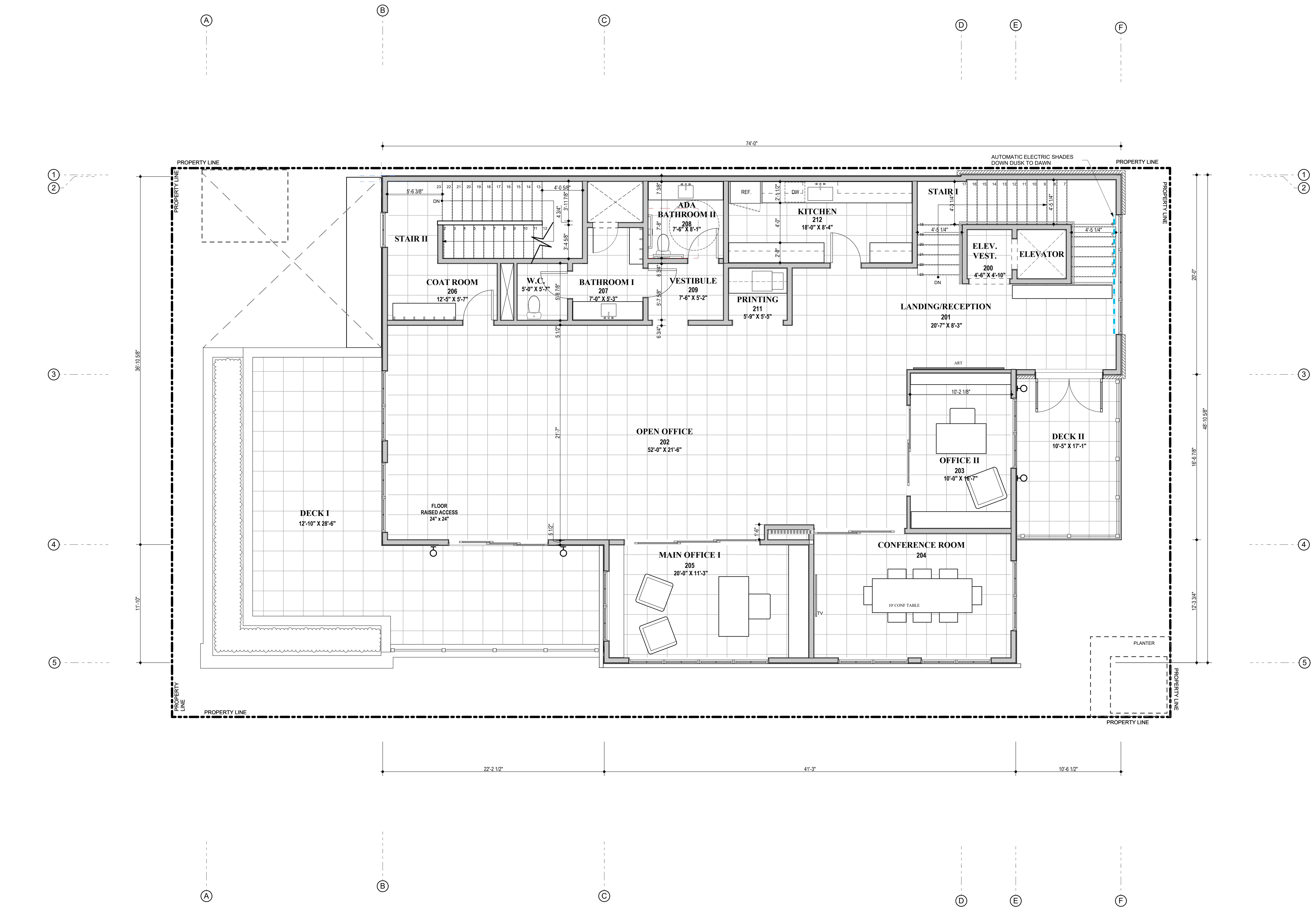
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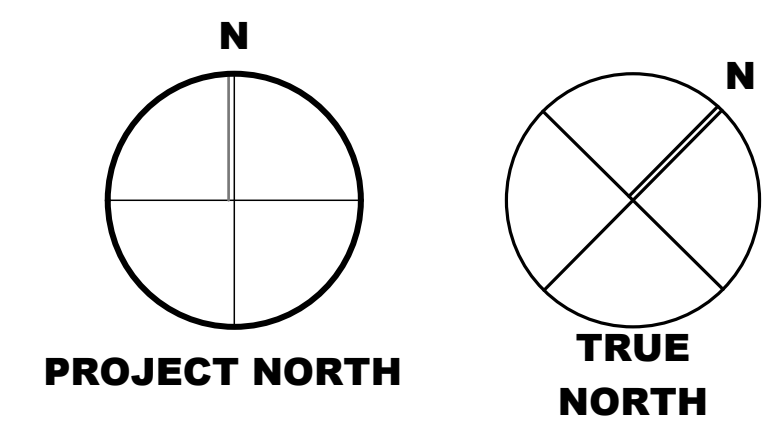
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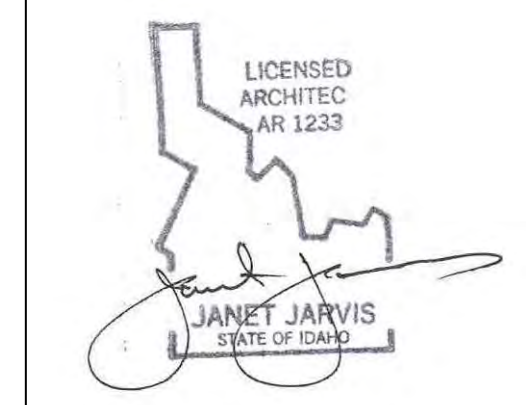
1 PLAN: SECOND FLOOR
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SECOND FLOOR PLAN

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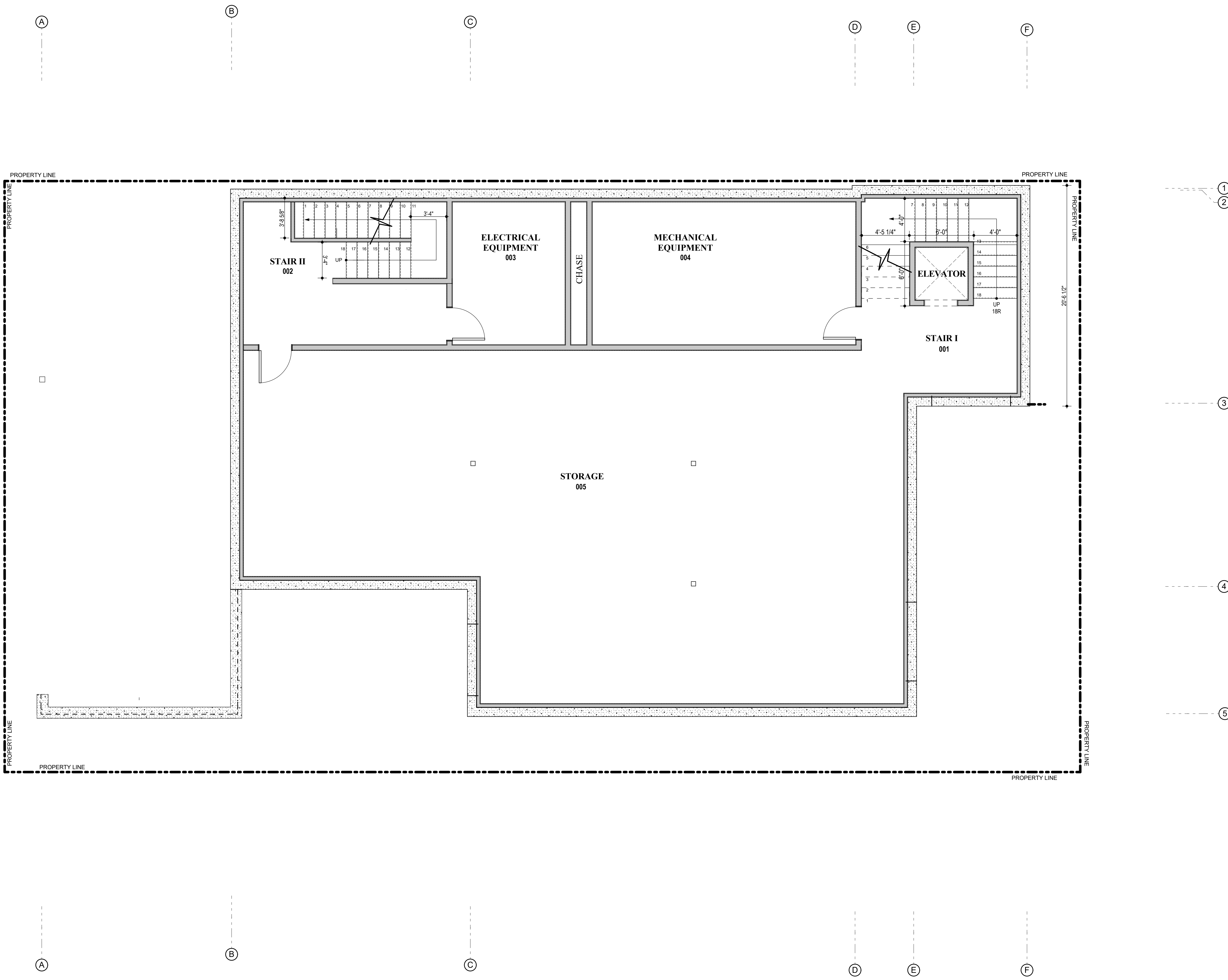
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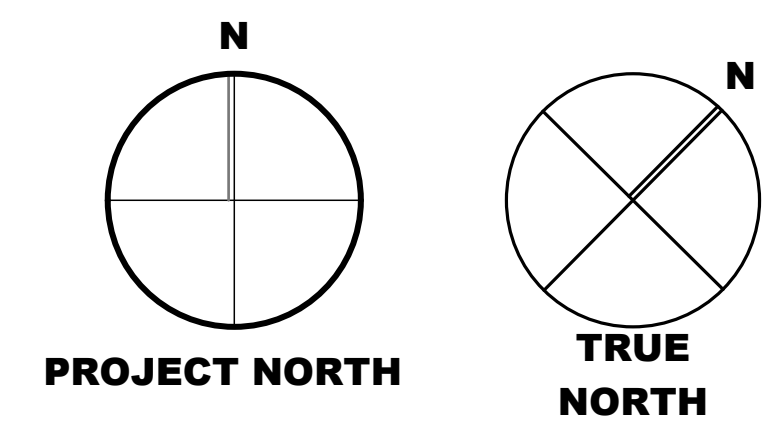
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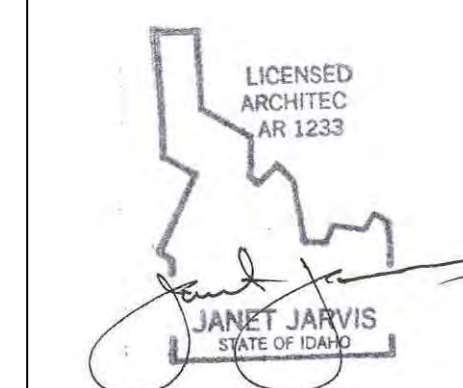
1 PLAN: BASEMENT
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BASEMENT PLAN

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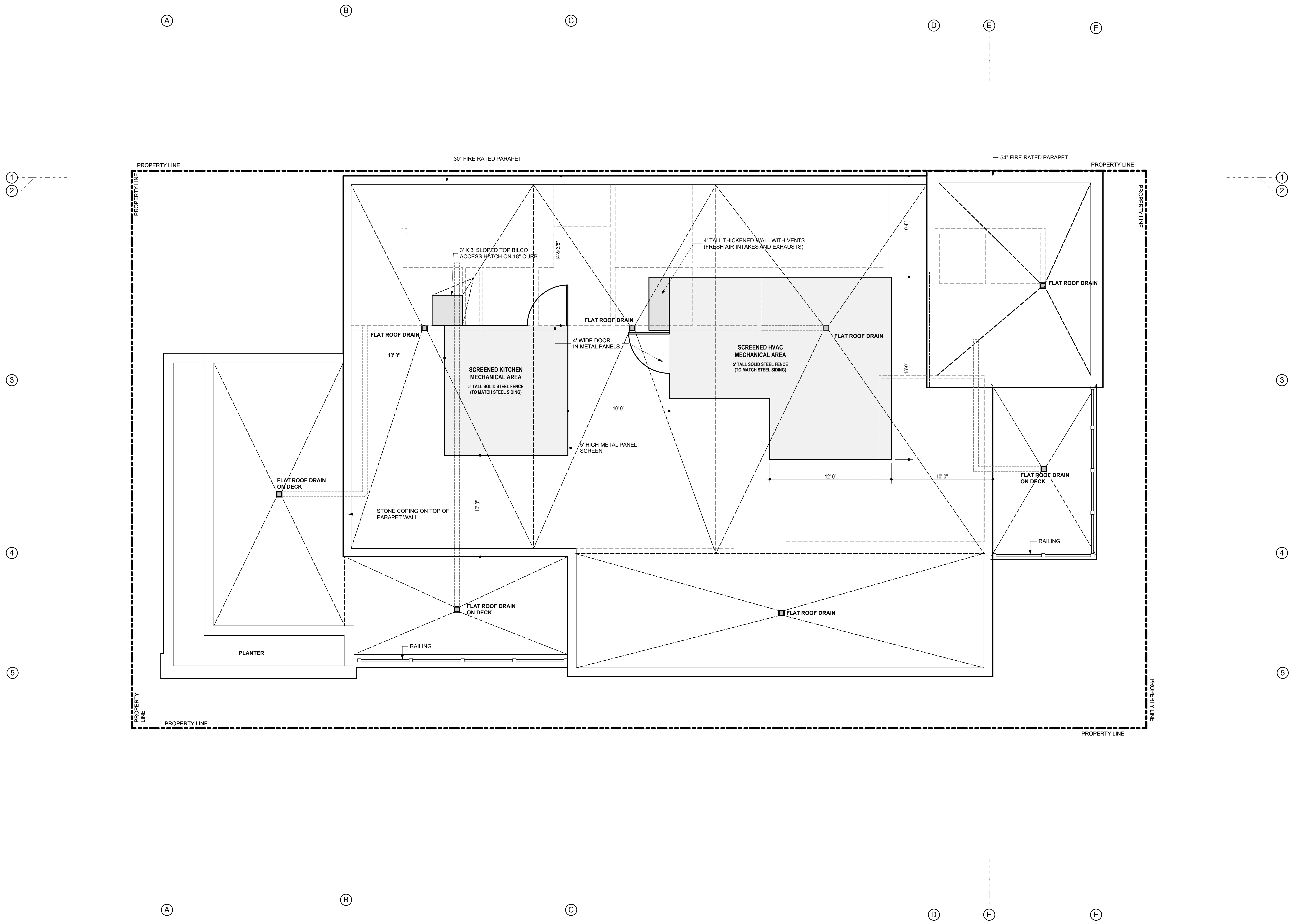
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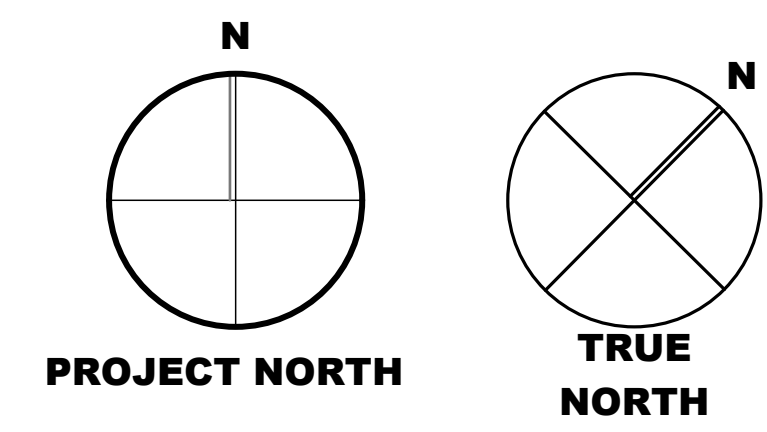
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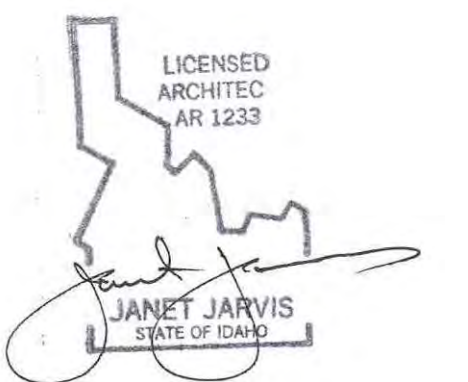


1 PLAN: ROOF
SCALE: 1/4" = 1'-0"



ROOF PLAN

ARCHITECT



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DRAWN

DATE DESIGN REVIEW 11.22.22

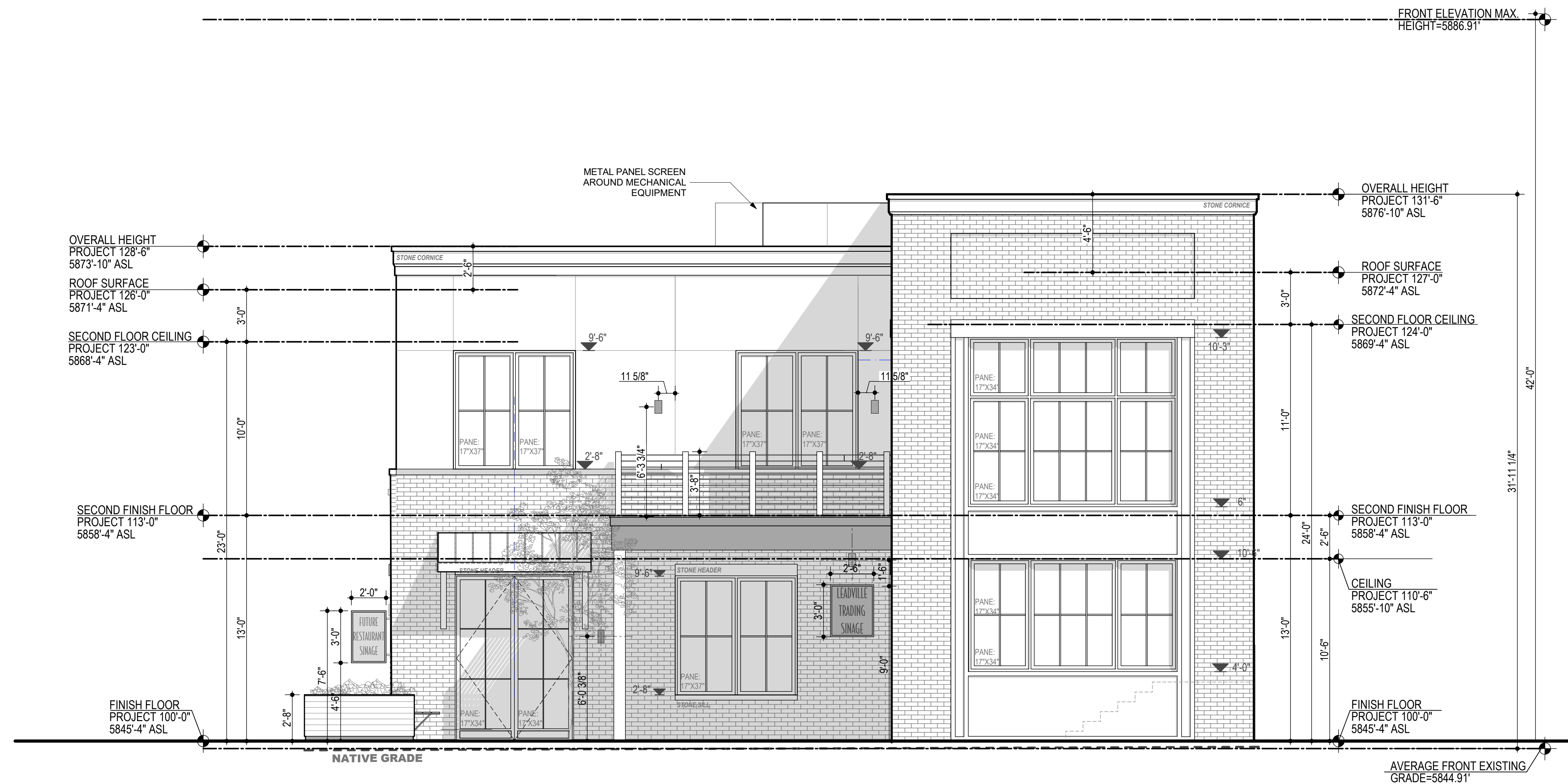
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REVISIONS

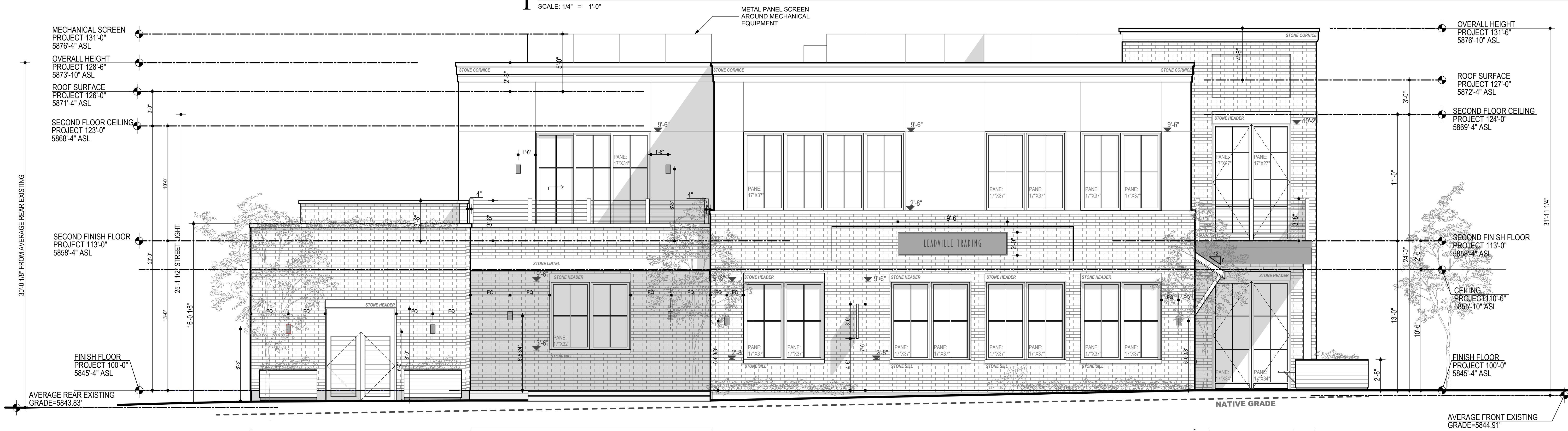
NO.	DATE	DESCRIPTION
1	1/9/2023	UPDATED DR
2	2/24/2023	UPDATED DR

NO.	DATE	DESCRIPTION

PRINT DATE: Friday, February 24, 2023



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

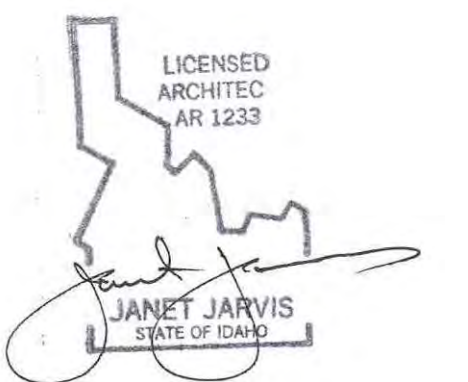


2 ELEVATION: SOUTH
SCALE: 1/4" = 1'-0"



3 ELEVATION: SOUTH (WITH NEIGHBORING BUILDING)
SCALE: 1/8" = 1'-0"

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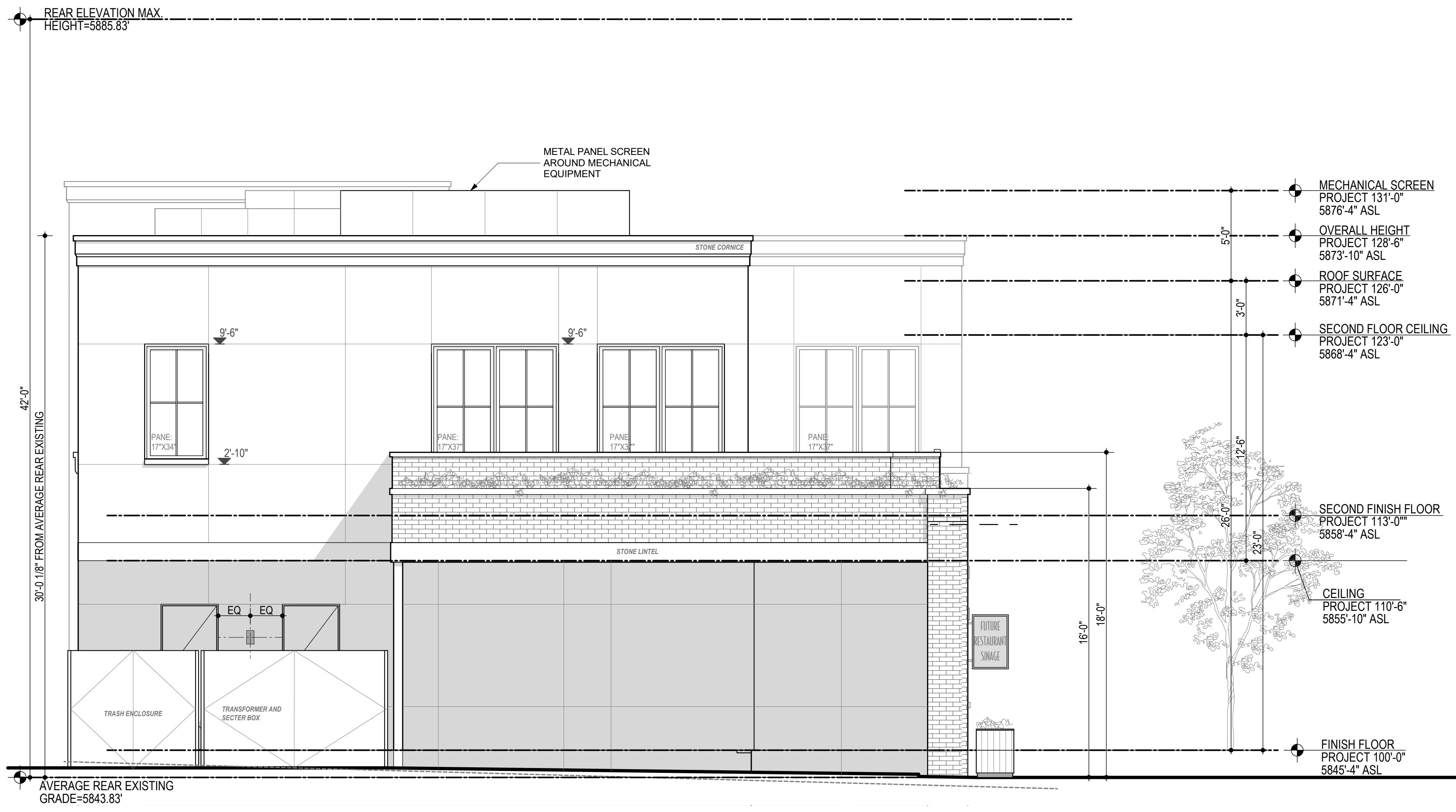
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△ 2	2/24/2023	UPDATED DR

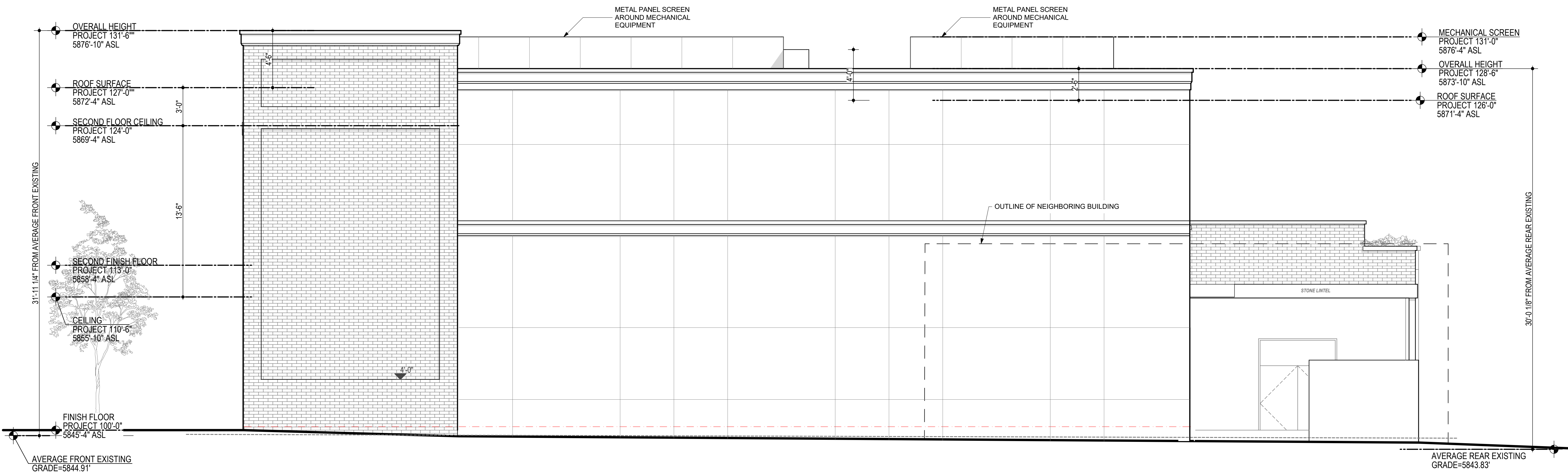
PRINT DATE: Friday, February 24, 2023



PHOTO: TRANSFORMER COVER EXAMPLE



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



2 ELEVATION: NORTH
SCALE: 1/4" = 1'-0"

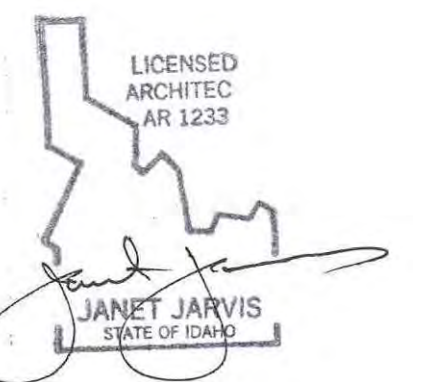


3 ELEVATION: EAST (WITH NEIGHBORING BUILDING)
SCALE: 1/8" = 1'-0"



LEADVILLE TRADING
LOT 5, BLOCK 3 KETCHUM TOWNSITE
KETCHUM
IDAHO

ARCHITECT



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DRAWN

DATE DESIGN REVIEW 11.22.22

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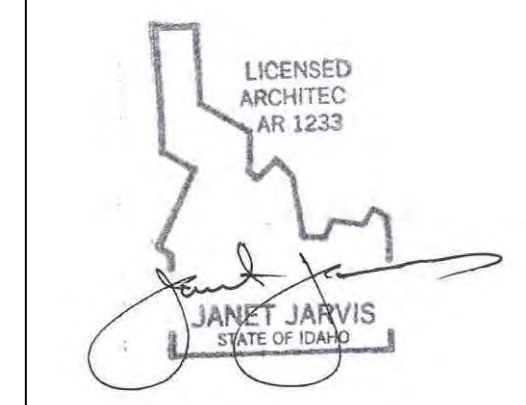
REVISIONS

NO.	DATE	DESCRIPTION
1	1/9/2023	UPDATED DR
2	2/24/2023	UPDATED DR

PRINT DATE: Friday, February 24, 2023

LEADVILLE TRADING
LOT 5, BLOCK 3 KETCHUM TOWNSITE
IDAHO
KETCHUM

ARCHITECT



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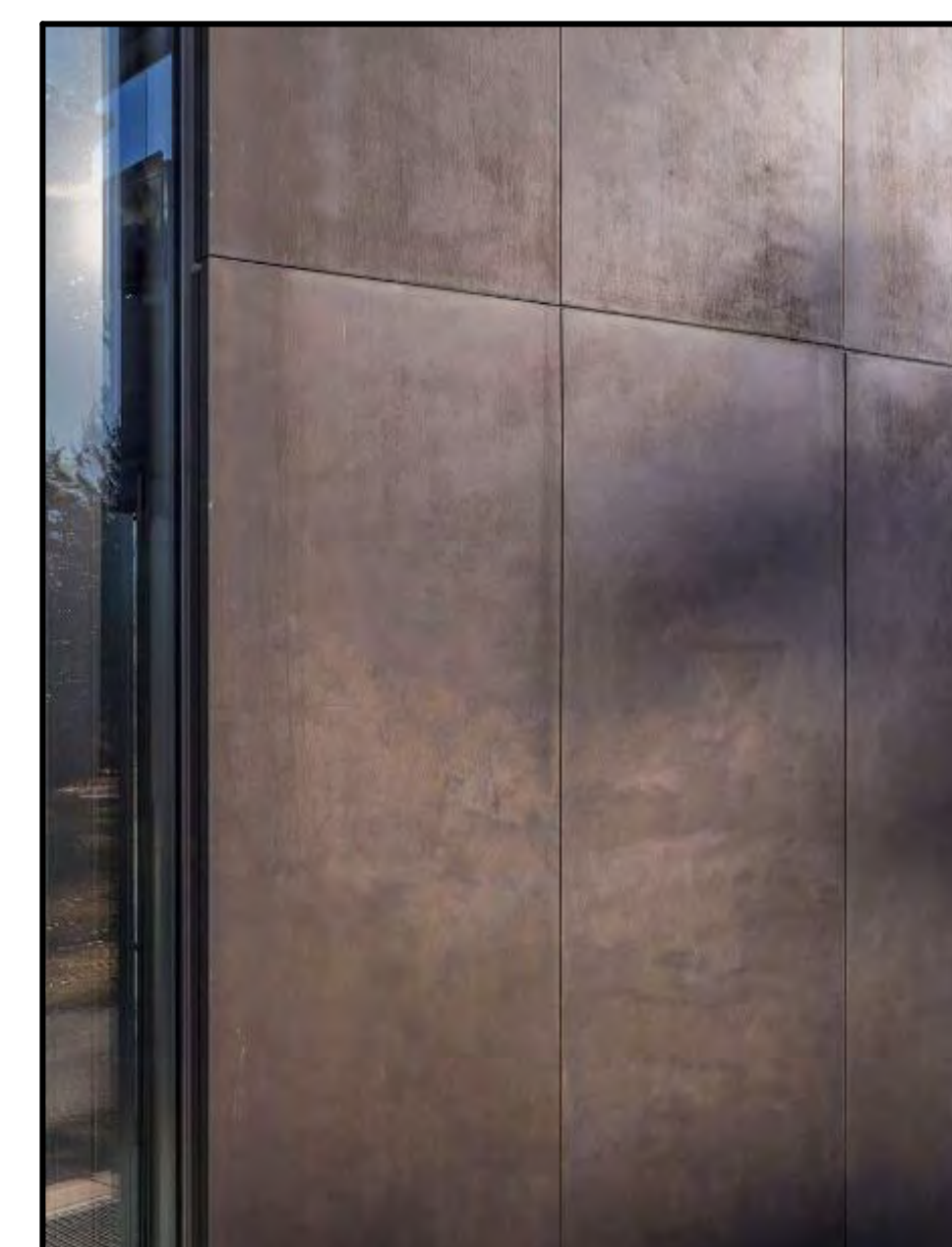
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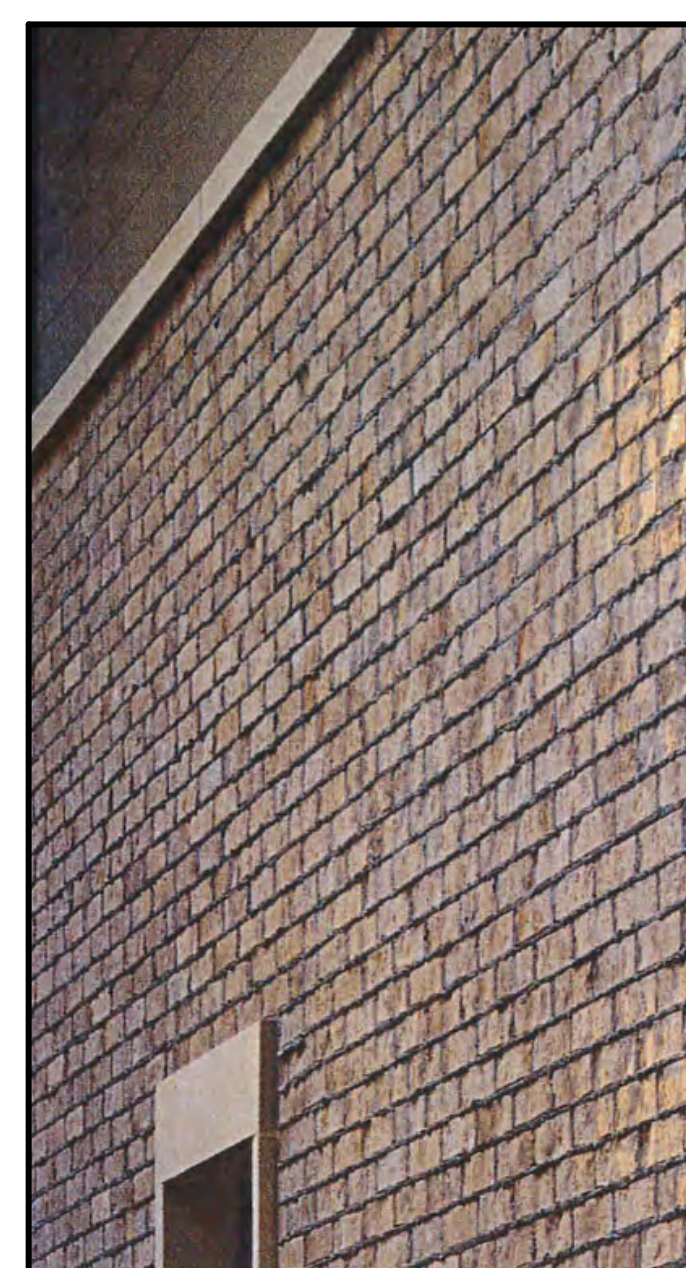
FILE

REVISIONS		
NO.	DATE	DESCRIPTION
△	1/9/2023	UPDATED DR
△	2/24/2023	UPDATED DR

PRINT DATE: Friday, February 24, 2023



EXTERIOR METAL
DARK-BRONZE PATINAD METAL.
MINIMAL EXPOSED FASTENING



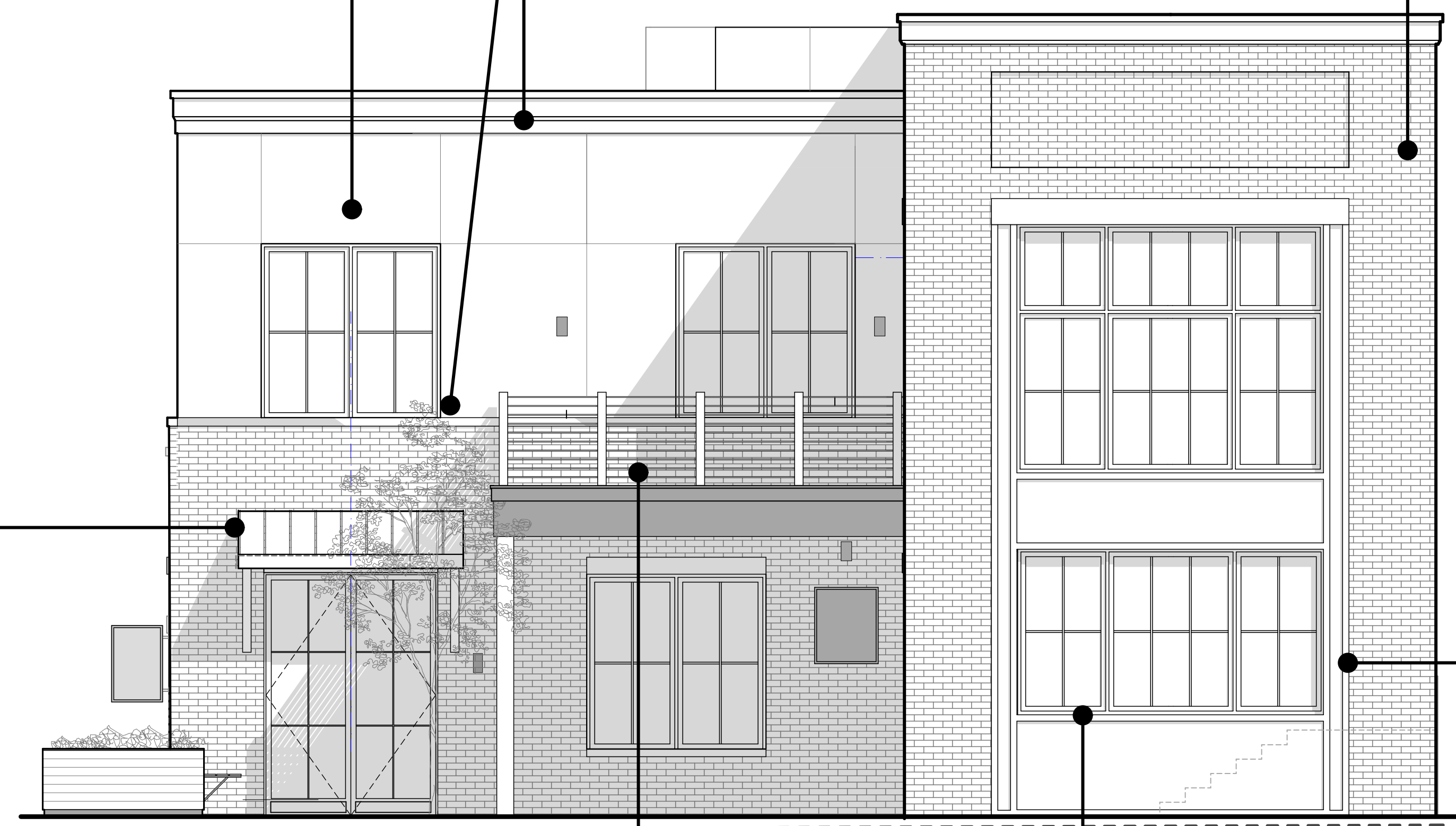
CORRICE AND HEADER DETAILS
CUT LIMESTONE, LIGHT TONED



EXTERIOR BRICK:
RECLAIMED BRICK, EARTH TONES,
GROUT AS SHOWN



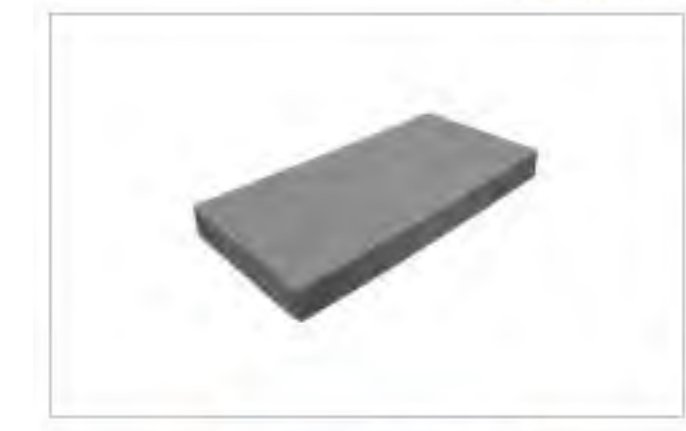
EXTERIOR METAL ROOF
BLACK-ZINC MATTE
WESTERN STATES METAL ROOFING



STAIR TOWER WINDOW DETAILING
SEMI-TRANSPARENT DARK STAINED
ARCHITECTURAL CASEWORK



EXTERIOR PAVER
BELGARD CONCRETE PRODUCTS
PLAZA PAVER
12" x 24" x 2 3/8" RUNNING BOND
COLOR: SCANDINA GREY



Dimensions Slab
12 x 24 x 2 3/8

GUARDRAILS:
STEEL NEWEL POSTS &
HORIZONTAL STEEL FLAT
BAR WITH DARK BRONZE
FINISH



METAL CLAD WINDOWS AND DOORS:
BURNISHED BLACK OR APPROVED EQUAL

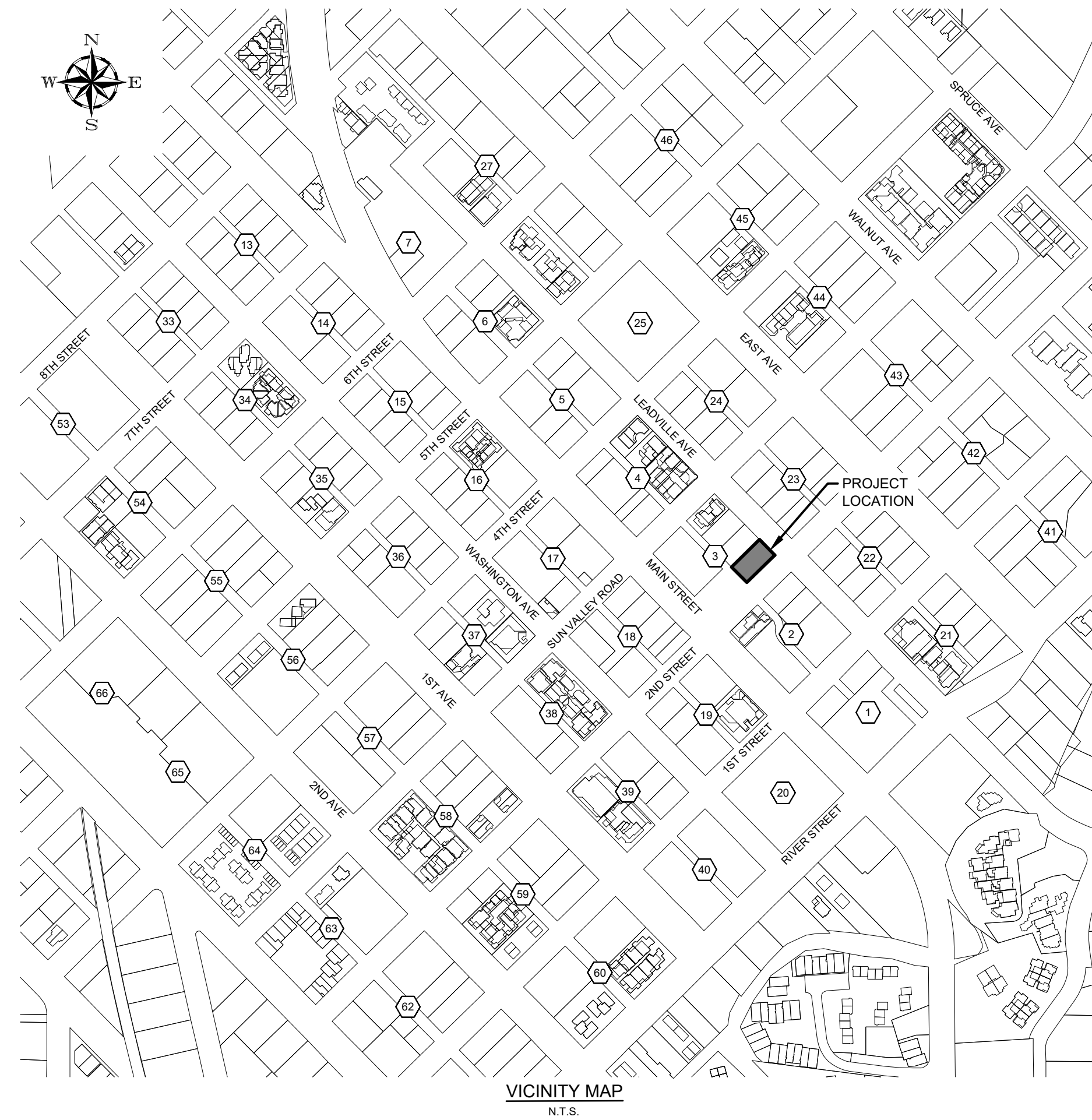
LEADVILLE TRADING

KETCHUM, IDAHO

JANUARY 2023

CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO REGULATIONS FOR PUBLIC DRINKING WATER SYSTEMS," THE CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPMC), AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPMC 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.
- 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, INCLUDING BUT NOT LIMITED TO, EPA'S NPDES CONSTRUCTION GENERAL PERMIT.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
- CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC), IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.
- CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.
- 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.
- CONTRACTOR SHALL COORDINATE LOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) NOT SHOWN ON THE DRAWING WITH IDAHO POWER.
- ALL CLEARING & GRUBBING SHALL CONFORM TO ISPMC SECTION 201.
- ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPMC SECTION 202. EXCAVATED SUBGRADE SHALL BE COMPACTED AND ALL UNSUITABLE SECTIONS REMOVED AND REPLACED WITH STRUCTURAL FILL AS DETERMINED BY THE ENGINEER. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
- ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPMC 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPMC 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 ISPMC 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPMC 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 ISPMC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPMC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPMC SECTION 805.
- ALL EDGES OF EXISTING ASPHALT PAVING SHALL BE SAW CUT 24" TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PER THE CURRENT EDITION OF THE US DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL CONCRETE FORM WORK SHALL CONFORM TO ISPMC SECTION 701 AND 703. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPMC SECTION 703, TABLE 1.C.
- ALL TRENCHING SHALL CONFORM TO ISPMC STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
- TOPOGRAPHIC, SITE, AND BOUNDARY SURVEYS SHOWN HEREON WERE CONDUCTED BY GALENA ENGINEERING, INC., 10/21/2021. REFER TO TOPOGRAPHIC MAP FOR NOTES.
- 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.



VICINITY MAP
N.T.S.

SHEET INDEX

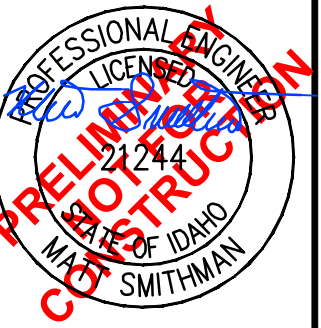
SHEET#	DESCRIPTION
C0.10	COVER SHEET
C1.00	SITE GRADING, DRAINAGE, AND UTILITY PLAN
C2.00	DETAIL SHEET
C2.10	DETAIL SHEET
C2.20	DETAIL SHEET

REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any project or extensions of this project except by agreement in writing with Galena Engineering, Inc.

SITE IMPROVEMENT PLAN
LEADVILLE TRADING

LOCATED WITHIN SECTION 18, T.4 N., R. 18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: THE JARVIS GROUP ARCHITECTS, AIA PLLC

PROJECT INFORMATION
Project: 7881-10222222/Construction/7881-02 ENG-2023-01-05.dwg 01/05/23 1:21:08 PM



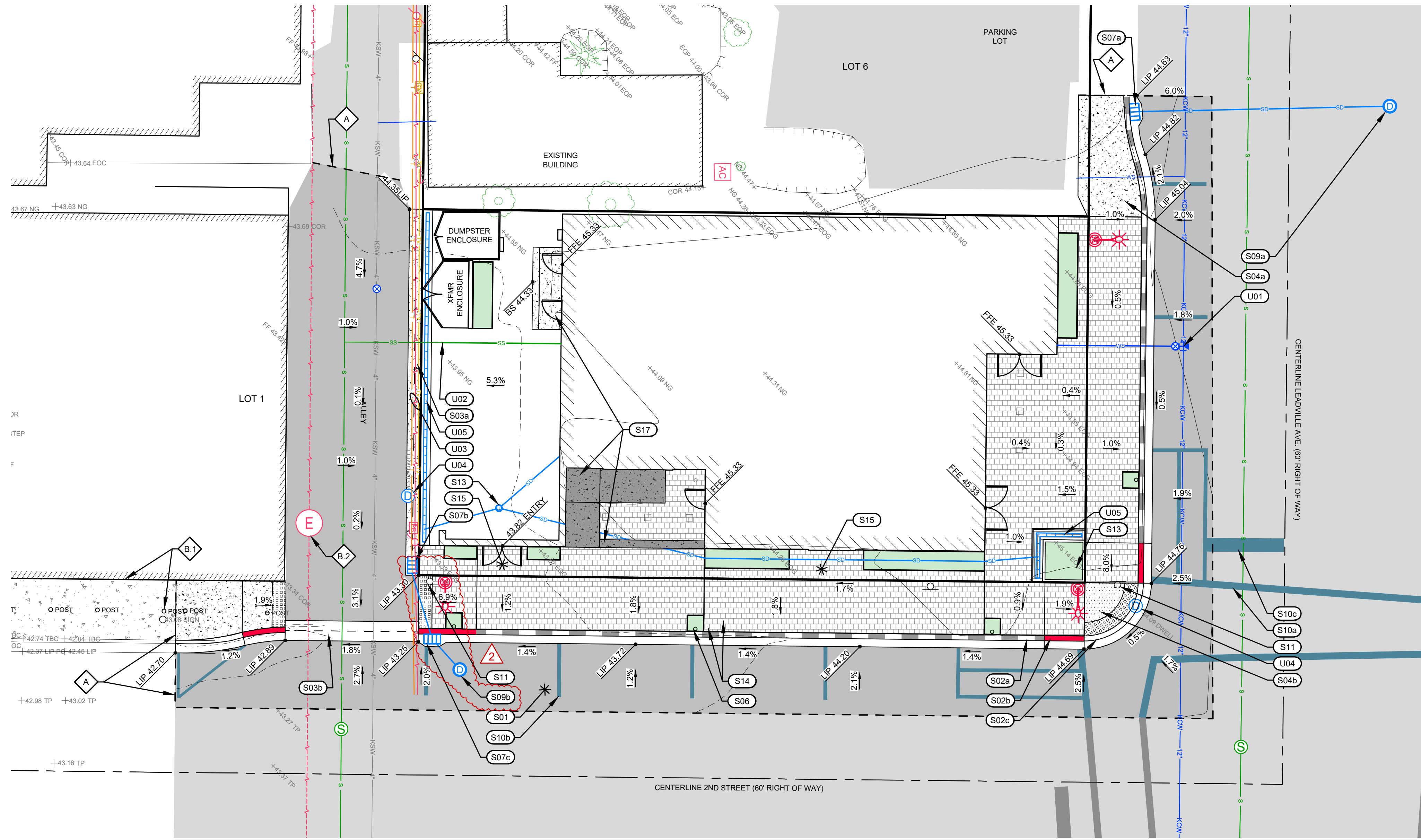
MS DESIGNED BY
MS DRAWN BY
JL CHECKED BY

GALENA
ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
Hailey, Idaho 83433
email: galena@galena-engineering.com

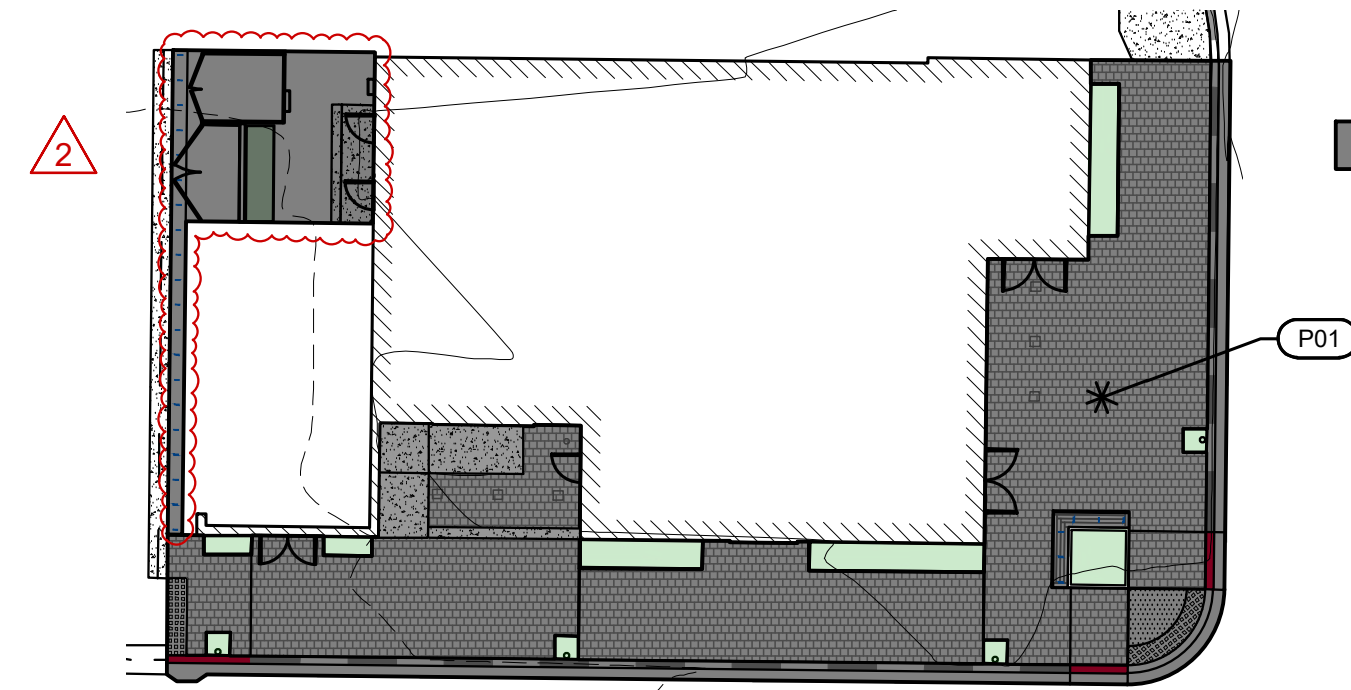
NO.	DATE	BY	REVISIONS
1	01/05/23	MS	Updates Per 12272022 City Engineering Review

C0.10

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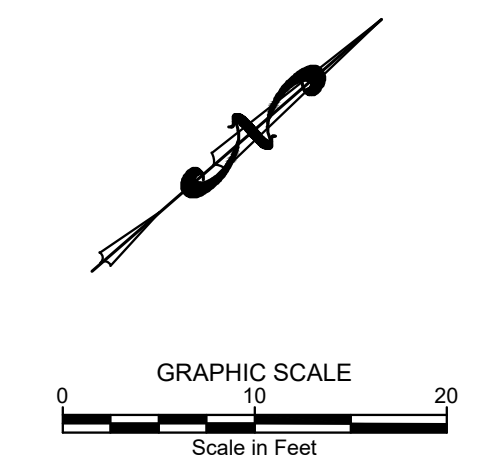
SNOWMELT SYSTEM LAYOUT PLAN
SCALE: 1" = 20'



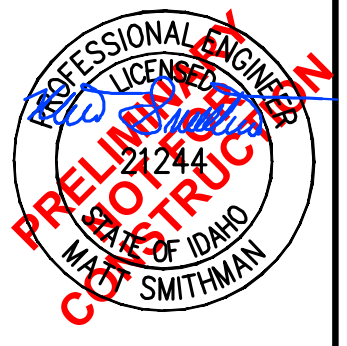
SNOWMELT SYSTEM NOTES

- (P01) INSTALL SNOWMELT SUBBASE TO THE EXTENTS SHOWN PER DETAIL 7 / C2.00. HEATED SNOWMELT SUBBASE SHALL EXTEND TO ADJACENT CURB AND GUTTER AS INDICATED. A ROW ENCROACHMENT PERMIT MUST BE OBTAINED PRIOR TO THE CONSTRUCTION OF SNOWMELT SYSTEM WITHIN THE ROW.

- SITE IMPROVEMENT KEY NOTES**
- (S01) CONSTRUCT ASPHALT ROADWAY / ASPHALT REPAIR. SEE DETAIL 1 / C2.00.
 - (S02) CONSTRUCT CONCRETE CURB AND GUTTER
 - a. 6" ROLLED C&G PER DETAIL 2 / C2.00.
 - b. CURB TRANSITION PER DETAIL 3 / C2.00.
 - c. ZERO REVEAL CURB AND GUTTER PER DETAIL 3 / C2.00.
 - (S03) CONSTRUCT CONCRETE VALLEY GUTTER
 - a. 24" WIDE PER DETAIL 4 / C2.00.
 - b. 36" WIDE PER DETAIL 5 / C2.00.
 - (S04) CONSTRUCT CONCRETE SIDEWALK. WIDTH AS SHOWN HEREON. SEE DETAIL 6 / C2.00.
 - a. FLAT WORK
 - b. ADA COMPLIANT RAMPS / LANDING.
 - (S05) INSTALL CITY OF KETCHUM APPROVED CAST IRON TRUNCATED DOME DETECTABLE WARNING INSERT. SEE DETAIL 9 / C2.00.
 - (S06) INSTALL TREE AND TREE WELL AS SHOWN HEREON. SEE DETAIL 4 / C2.10.
 - (S07) INSTALL CATCH BASIN WITH MINIMUM SUMP DEPTH OF 12".
 - 30" DIAMETER CATCH BASIN.** SEE DETAIL 2 / C2.10.
 - a. RIM = 5844.57 I.E.(OUT) = 5841.57
 - b. RIM = 5843.08 I.E.(OUT) = 5840.08
 - c. RIM = 5843.16 I.E.(IN) = 5839.88 I.E.(OUT) = 5839.78
 - (S08) INSTALL 12" ADS N-12 STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 2.0%. SEE DETAIL 2 / C2.20 FOR POTABLE AND NON-POTABLE WATER LINE SEPARATION AND DETAIL 1 / C2.20 FOR TRENCHING.
 - (S09) DRYWELLS.
 - a. INSTALL NEW DRYWELL SEE DETAIL 3 / C2.10. RIM = 5845.69 (APPROX. MATCH EX. ASPHALT) I.E.(IN) = 5840.81
 - b. INSTALL NEW DRYWELL SEE DETAIL 3 / C2.10. RIM = 5844.32 I.E.(IN) = 5839.66
 - (S10) INSTALL ROAD STRIPING / PAINT
 - a. WHITE CROSSWALK STRIPING (12" WIDE).
 - b. YELLOW ASPHALT PARKING STRIPING (4" WIDE). MATCH CITY PATTERNS.
 - c. WHITE CROSSWALK / STOP BAR STRIPING (24" WIDE).
 - (S11) RELOCATE SIGNS. SEE DETAIL 8 / C2.00 FOR SIGN BASE DETAIL.
 - a. STOP & STREET SIGN
 - b. REGULATORY PARKING
 - (S13) INSTALL LANDSCAPE DRYWELL. CONNECT TRENCH DRAINS & ROOF DRAINS TO DRYWELL. SEE DETAIL 5 / C2.10.
 - (S14) CONSTRUCT HEATED PAVER SIDEWALK. SEE DETAIL 7 / C2.00 & SNOWMELT SYSTEM LAYOUT PLAN (THIS SHEET) FOR EXTENTS OF SNOWMELT SUBBASE.
 - (S15) GRADE TO DRAIN TO PLANTER AREAS.
 - (S16) INSTALL STREETLIGHTS. SEE DETAIL 4 / C2.20.
 - (S17) REFERENCE ARCHITECTURAL PLANS FOR STEP, STAIR, AND RAMP DETAILS.
- MATCH EXISTING LINES AND GRADES.** COORDINATE WITH PROPERTY OWNER TO DETERMINE EXACT LIMITS OF CONSTRUCTION.
- (A) RETAIN AND PROTECT
 - 1. EXISTING STRUCTURE
 - 2. UTILITY STRUCTURE AND RISERS
- UTILITY IMPROVEMENT KEY NOTES**
- (U01) INSTALL (") WATER SERVICE LINE STAINLESS STEEL TAPPING SADDLE GATE VALVE W/ THRUST BLOCKS SEE DETAILS 1 / C2.20 FOR TRENCHING, & 3 / C2.20 FOR THRUST BLOCKING. COORDINATE ACTIVITY WITH THE KETCHUM WATER DEPARTMENT.
 - (U02) UTILIZE EXISTING 4" SEWER SERVICE. TIE-IN TO EXISTING SERVICE AND INSTALL NEW 4" GRAVITY PVC LINE TO BUILDING.
 - (U03) RELOCATE OVERHEAD UTILITIES UNDERGROUND. COORDINATE RELOCATION WITH DRY UTILITY FRANCHISES ACCORDINGLY.
 - (U04) ABANDON EXISTING DRYWELLS IN PLACE.
 - (U05) INSTALL TRENCH DRAIN. SEE DETAIL 1 / C2.10
- ABBREVIATIONS:**
- BS = BOTTOM OF STAIR
 - FF = FINISHED FLOOR
 - FEE = FINISHED FLOOR AT ENTRY
 - FG = FINISHED GRADE
 - HP = HIGH POINT
 - I.E. = INVERT ELEVATION
 - LF = LINEAL FEET
 - LP = LOW POINT
 - MAX = MAXIMUM
 - MIN = MINIMUM
 - PC = POINT OF CURVATURE
 - PRC = POINT OF REVERSE CURB
 - PT = POINT OF TANGENT
 - TBW = TOP BACK OF WALK
 - TFC = TOP FACE OF CURB
 - TS = TOP OF STAIR
 - TYP = TYPICAL



GRADING, DRAINAGE & UTILITY PLAN
LEADVILLE TRADING
LOCATED WITHIN SECTION 18, T.4 N., R. 18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: THE JARVIS GROUP ARCHITECTS, AIA PLLC



GALENA ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
Halley, Idaho 83333
(208) 768-1705
email: galena@galena-engineering.com

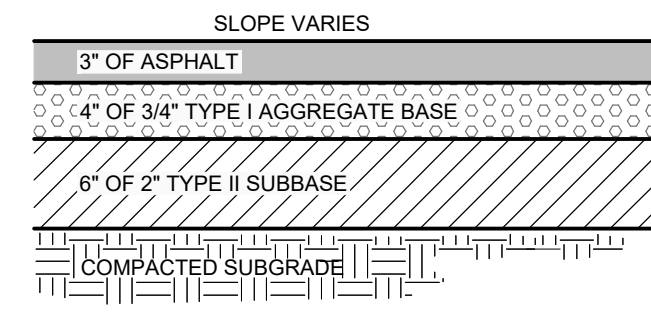
MS DESIGNED BY
MS DRAWN BY
JL CHECKED BY

NO.	DATE	BY	REVISIONS
A	07/05/23	MS	Updates Per 12272022 City Review & Architectural Changes
A	07/27/23	MS	Streetlight, Snowmelt & Drainage Modifications

PURPOSE: ISSUE FOR DESIGN REVIEW

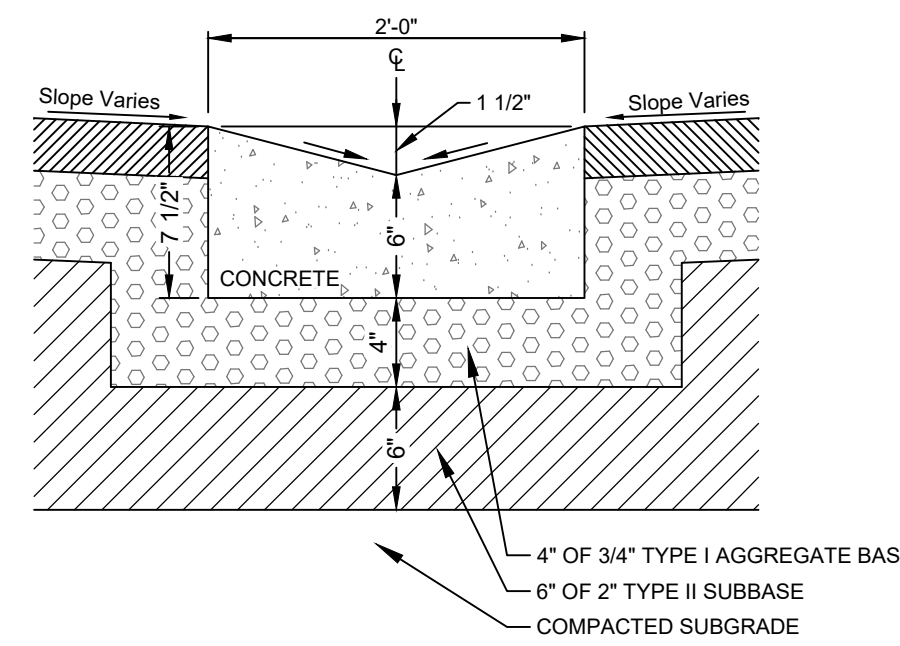
C1.00

PROJECT INFORMATION
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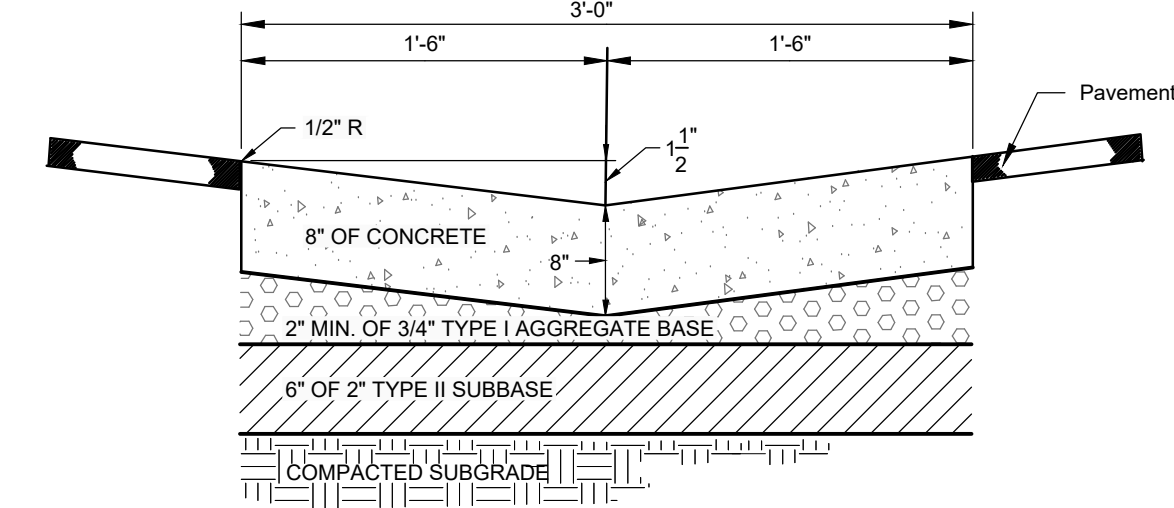
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 1/2" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

1
C2.00 **TYPICAL ASPHALT SECTION**
N.T.S.



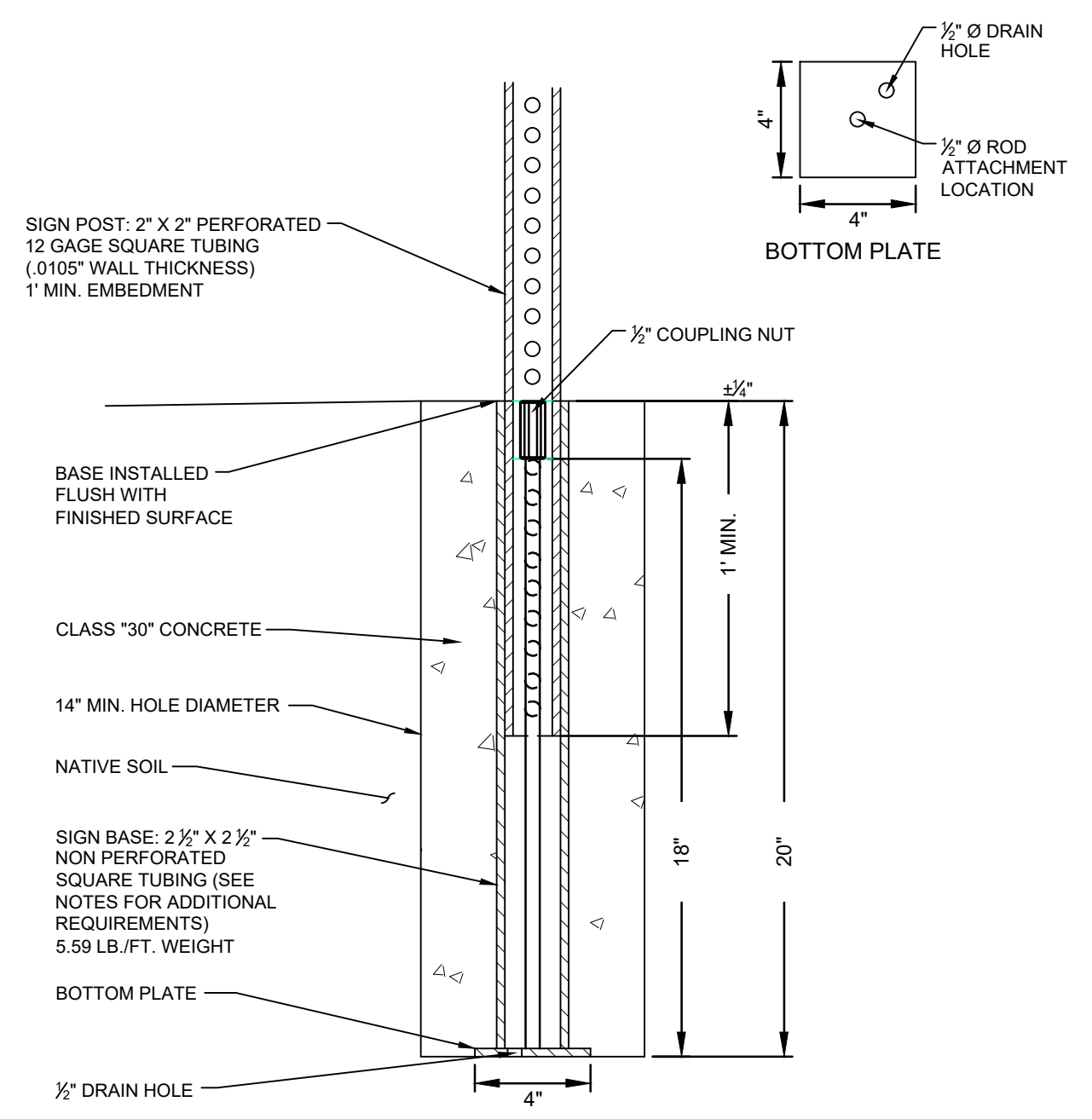
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 1/2" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
 - 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADI.
 - CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET WISIDEWALK).

4
C2.00 **24" WIDE CONCRETE VALLEY GUTTER**
N.T.S.



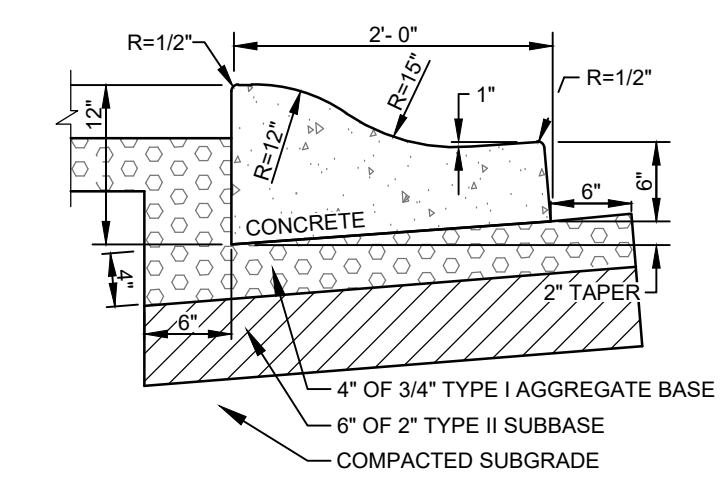
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 1/2" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
 - 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADI.
 - CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING.

5
C2.00 **36" CONCRETE VALLEY GUTTER**
N.T.S.



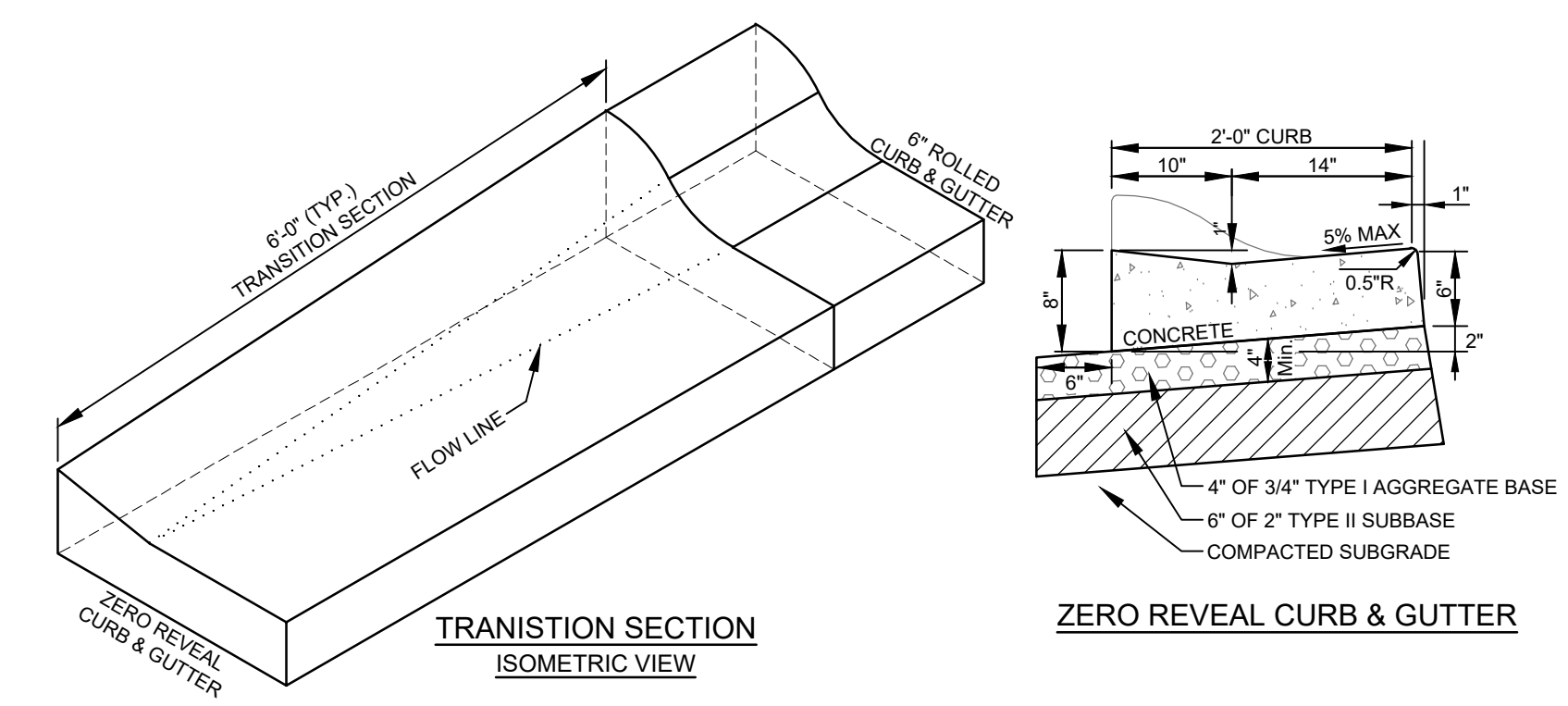
- NOTES:**
- BASES SHALL BE INSTALLED TO BE FLUSH WITH SURFACE.
 - ALL INSTALLATIONS SHALL HAVE 14" Ø MINIMUM FOUNDATION OR GROUTED INTO SOLID ROCK.
 - ALL STREET SIGNS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE MUTCD.
 - SIGN PLACEMENT SHALL BE APPROVED BY THE CITY OF KETCHUM.
 - CITY TO PROVIDE BASES.
- SIGN BASE MATERIAL & DIMENSION REQUIREMENTS**
 2 1/2" OUTSIDE TUBE STEEL (20" LENGTH)
 2 1/2" INSIDE TUBE STEEL
 3/16" THICK
INTERNAL ROD MATERIAL & DIMENSION REQUIREMENTS
 1/2" COLD ROLLED ROD (18" LENGTH)
 1/2" COUPLING NUTS
BOTTOM PLATE MATERIAL & DIMENSION REQUIREMENTS
 4" X 4" X 1/2" STEEL STRAP

8
C2.00 **TYPICAL SIGN BASE**
N.T.S.



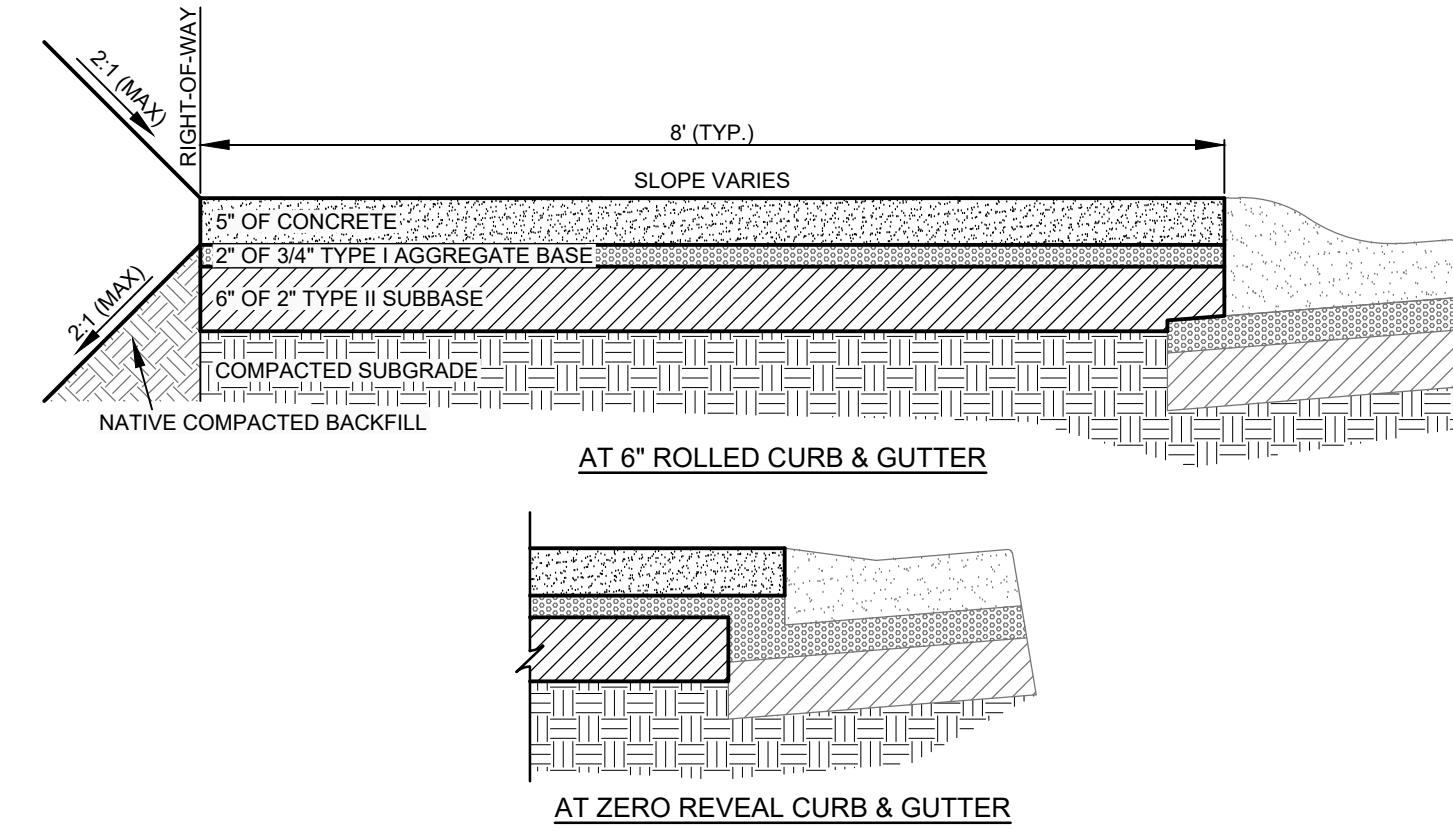
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 1/2" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
 - 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADI.
 - CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET WISIDEWALK).

2
C2.00 **6" CONCRETE ROLLED CURB & GUTTER**
N.T.S.



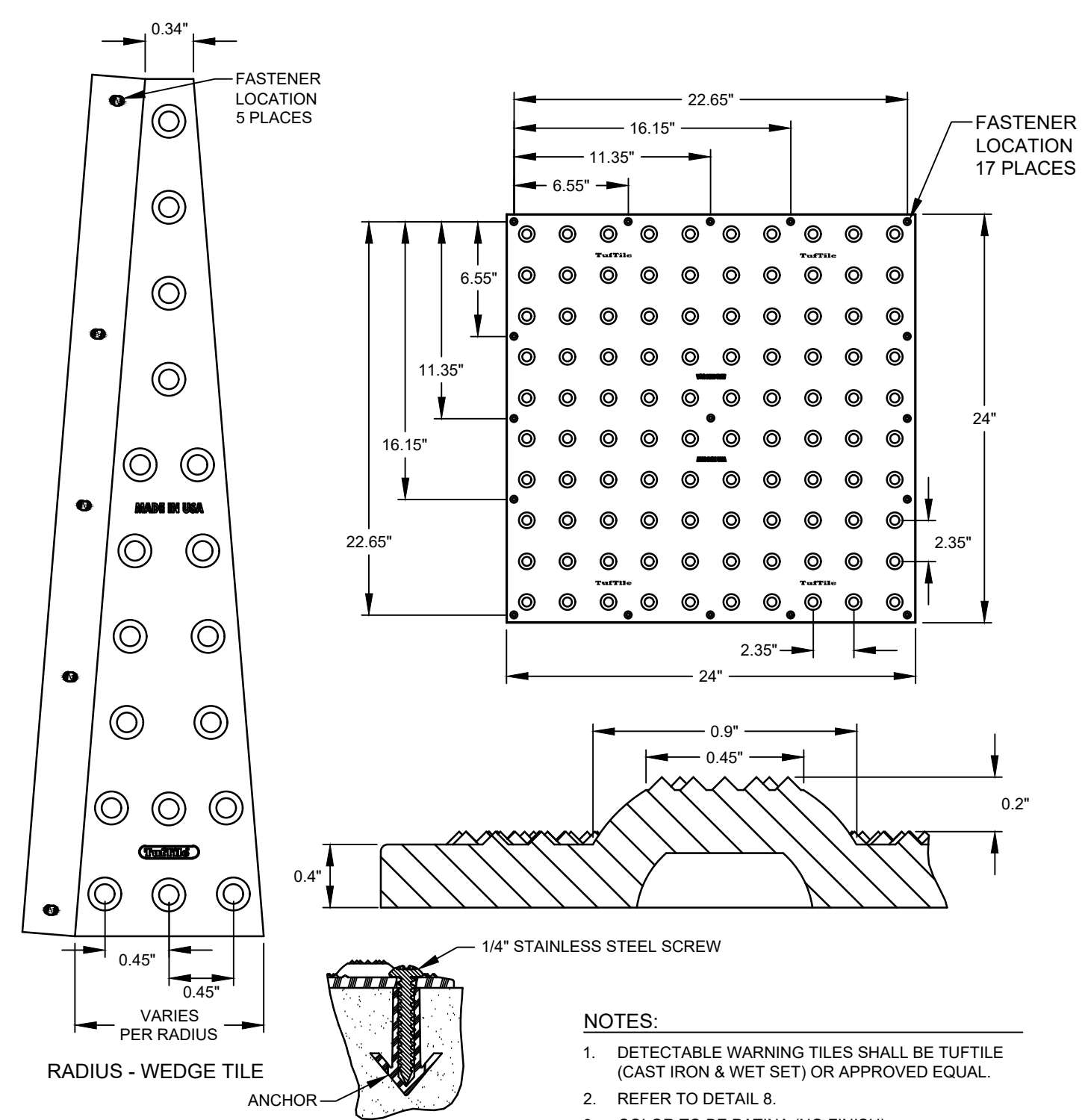
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 1/2" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
 - 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADI.
 - CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET WISIDEWALK).

3
C2.00 **TYPICAL CURB TRANSITION DETAIL**
N.T.S.



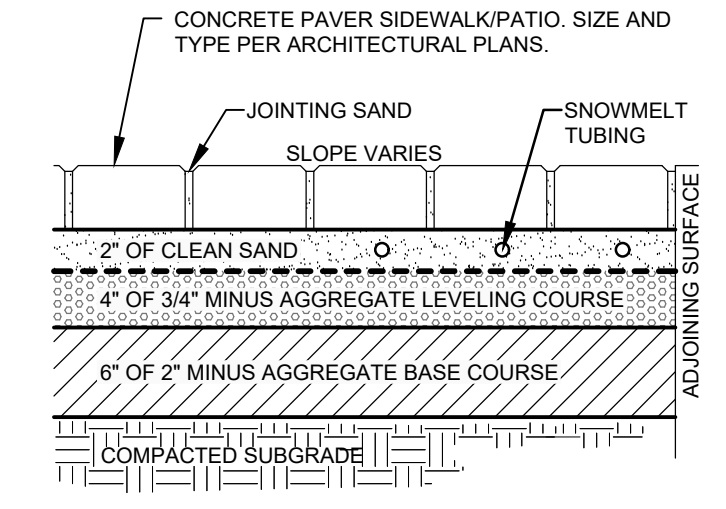
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 1/2" TYPE I CRUSHED AGGREGATE BASE COURSE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
 - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
 - 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADI.
 - CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET WISIDEWALK).

6
C2.00 **TYPICAL CONCRETE SIDEWALK SECTION**
N.T.S.



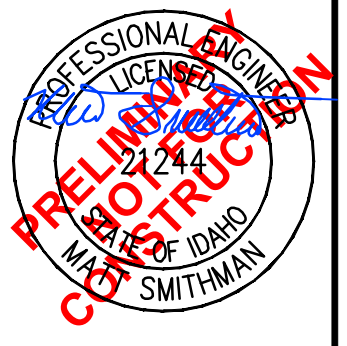
- NOTES:**
- DETECTABLE WARNING TILES SHALL BE TUFTILE (CAST IRON & WET SET) OR APPROVED EQUAL.
 - REFER TO DETAIL 8.
 - COLOR TO BE PATINA (NO FINISH).

9
C2.00 **DETECTABLE WARNING PLATE**
N.T.S.



7
C2.00 **HEATED PAVER DETAIL**
N.T.S.

DETAIL SHEET
LEADVILLE TRADING
LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: THE JARVIS GROUP ARCHITECTS, AIA PLLC



MS DESIGNED BY
MS DRAWN BY
JL CHECKED BY

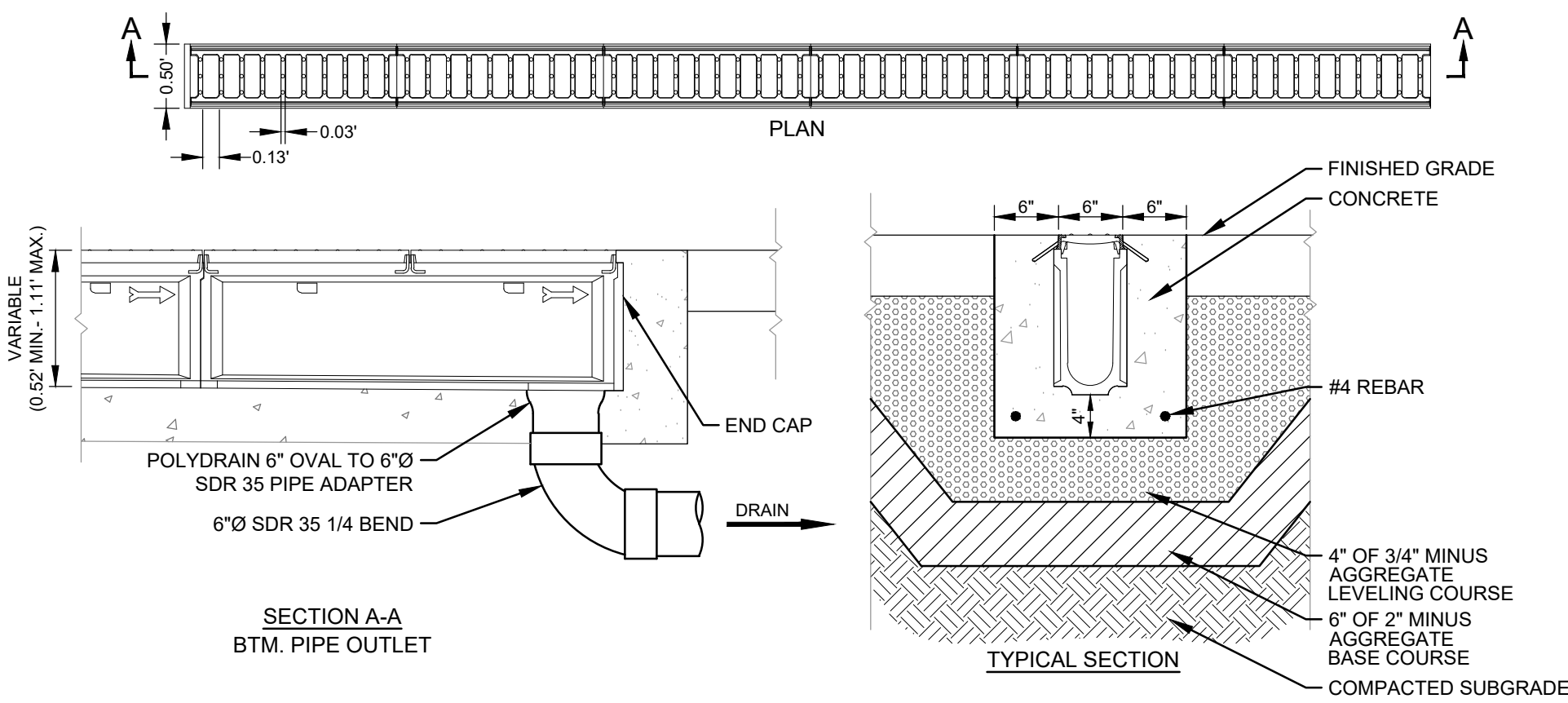
GALENA
ENGINEERING, INC.
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317 N. River Street
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NO.	DATE	BY	REVISIONS
1	07/05/23	MS	Updates Per 12/27/2022 City Engineering Review

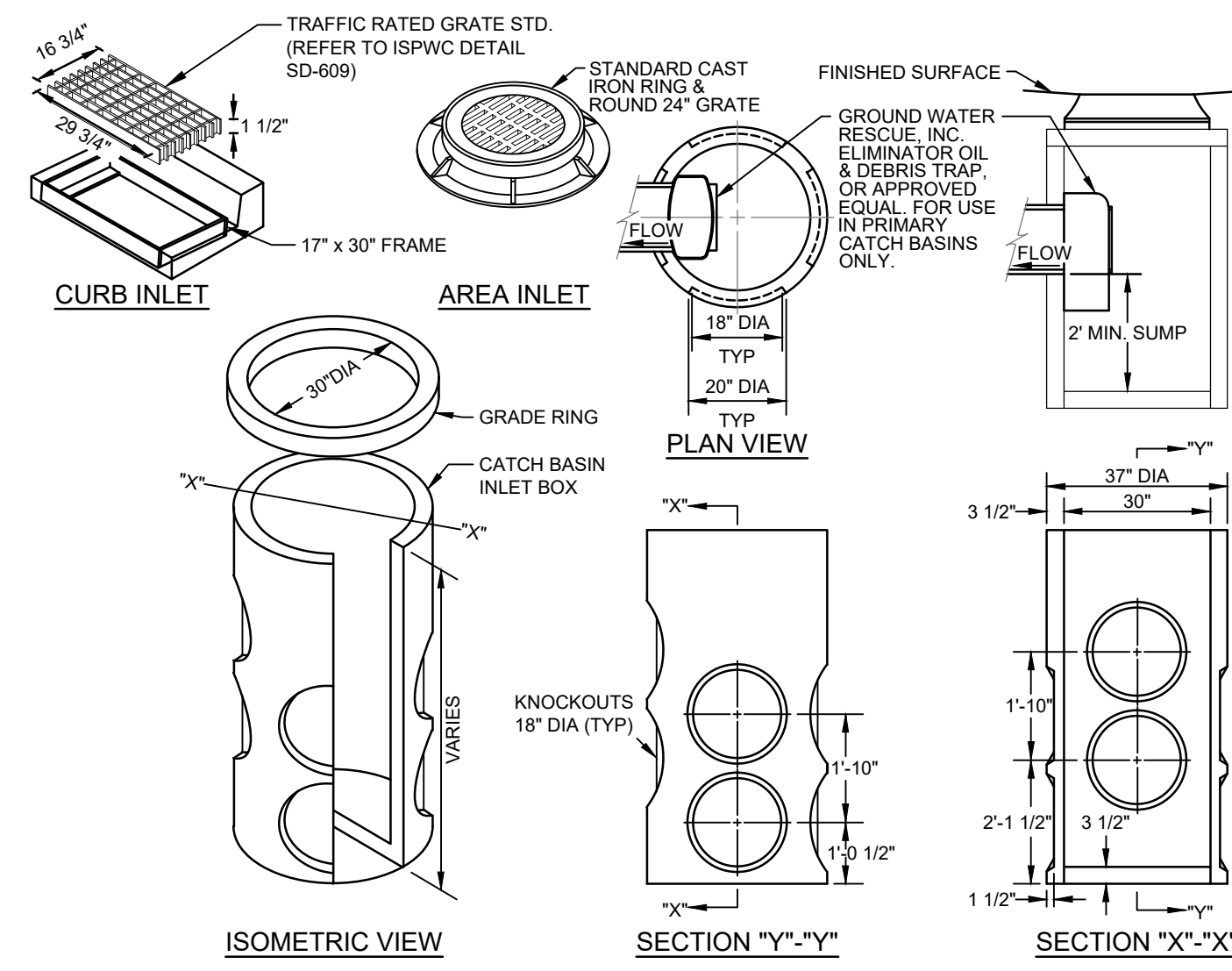
C2.00

REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any project or extension of this Project except by agreement in writing with Galena Engineering, Inc.

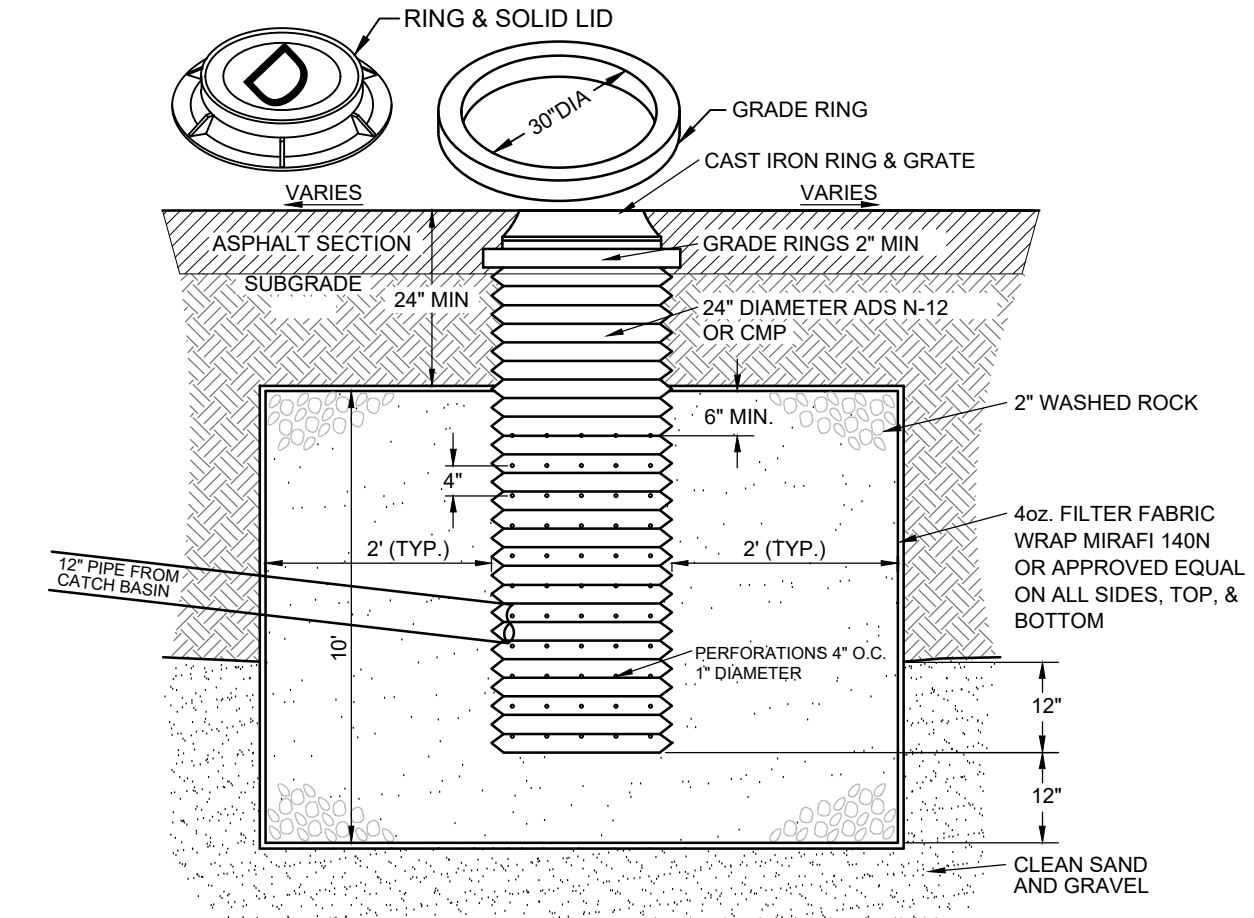
PROJECT INFORMATION
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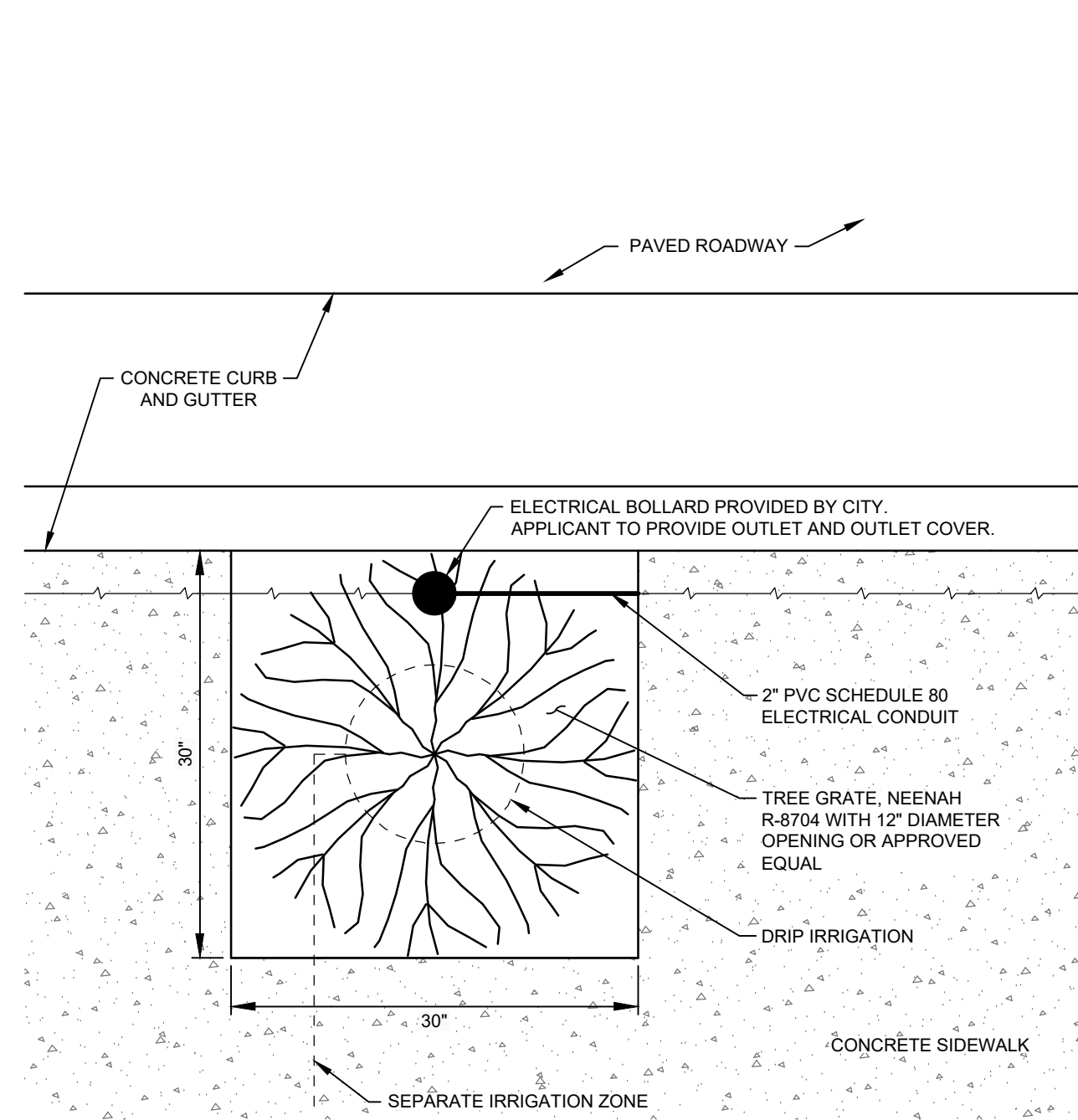
- NOTES:**
1. LINE DRAIN IS SUITABLE FOR APPLICATIONS FOR CONTROLLING SPREAD IN GUTTER FLOW CONDITIONS OR TO INTERCEPT SHEET FLOW. TYPICAL APPLICATION IS AT THE STREET CURB OR BARRIER.
 2. THE FRAME AND GRATE IS SUITABLE FOR PEDESTRIAN AND BICYCLE TRAFFIC AND RATED FOR H-25 AND HS-25 LOADS.
 3. CONCRETE THICKNESS, TYPE, AND AMOUNT OF REINFORCEMENT TO BE SAME AS ADJACENT PAVEMENT OR GREATER. PERFORM STRUCTURAL ANALYSIS TO DETERMINE REQUIREMENTS FOR APPLICATION.
 4. TOP OF GRATE TO BE INSTALLED FLUSH TO 1/8 IN BELOW FINISHED GRADE. BEVEL CONCRETE TO TOP OF GRATE IF BELOW FLUSH.



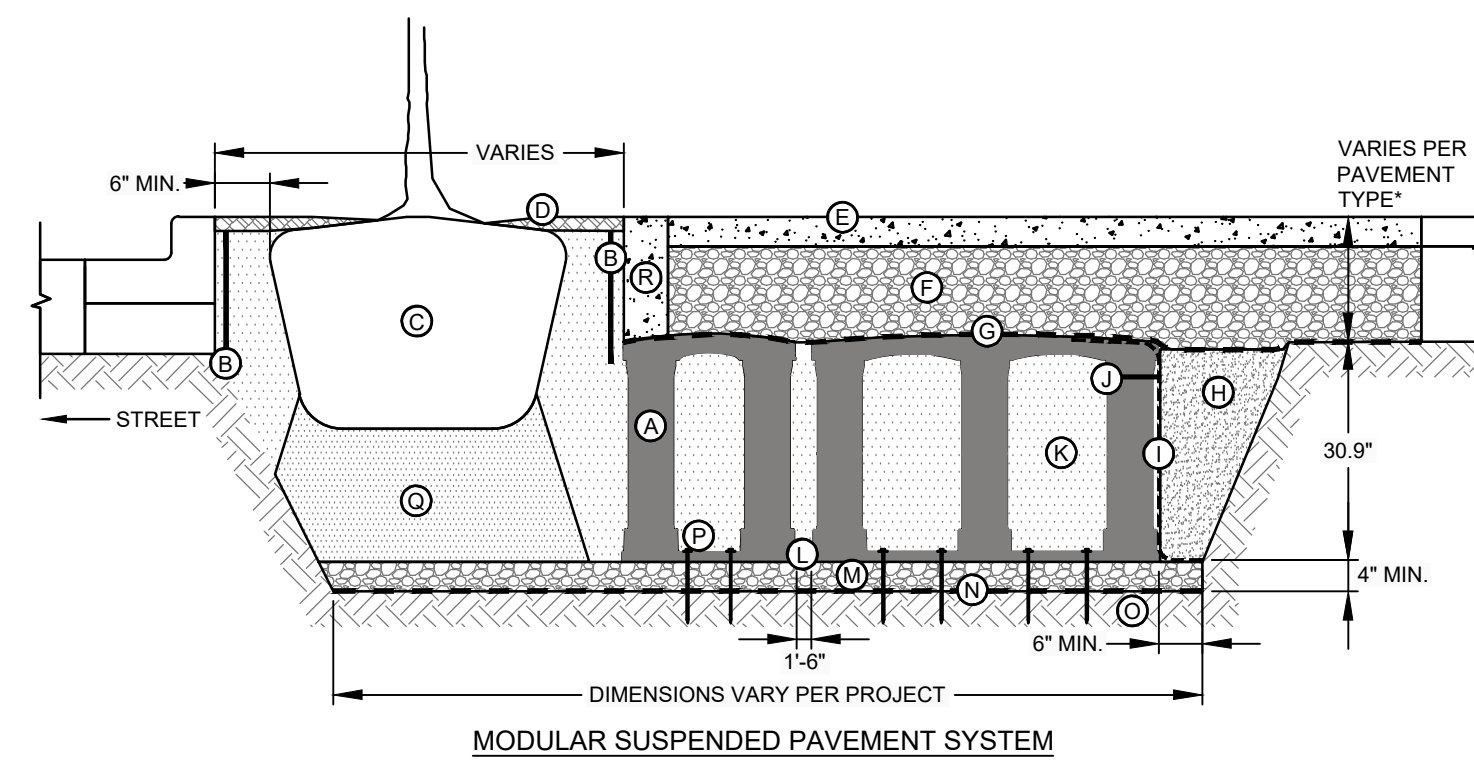
- CATCH BASIN INSTALLATION NOTES:**
1. A PRIMARY CATCH BASIN IS DEFINED AS THE FIRST STORM STRUCTURE UPSTREAM OF A DRYWELL. A SATELLITE CATCH BASIN IS DEFINED AS THE STORM STRUCTURE UPSTREAM OF THE PRIMARY CATCH BASIN.
 2. THE OIL & DEBRIS TRAP SHALL BE INSTALLED ON THE OUTLET OF THE PRIMARY CATCH BASIN ONLY, NOT ON SATELLITE CATCH BASINS.
 3. PLACE A MINIMUM OF 4" OF COMPACTED BEDDING ON PREPARED SUBGRADE AS SPECIFIED IN ISPPWC SECTION 305 - PIPE BEDDING. EXTEND BEDDING EITHER TO THE LIMITS OF THE EXCAVATION OR AT LEAST 12" OUTSIDE THE LIMITS OF THE BASE SECTION.
 4. FILL THE BALANCE OF THE EXCAVATED AREA WITH SELECT MATERIAL COMPACTED LEVEL TO THE TOP OF THE BEDDING.
 5. PROVIDE A SMOOTH AND LEVEL BEARING SURFACE ON THE BEDDING SURFACE.



- NOTES:**
1. THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL.
 2. MAXIMUM DEPTH SHALL NOT EXCEED 12 FEET.
 3. IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN 12 FEET, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER.
 4. GRATE OR SOLID LID AS APPROVED BY CITY OF KETCHUM.

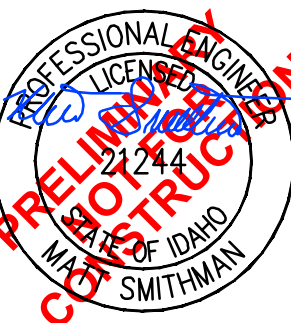
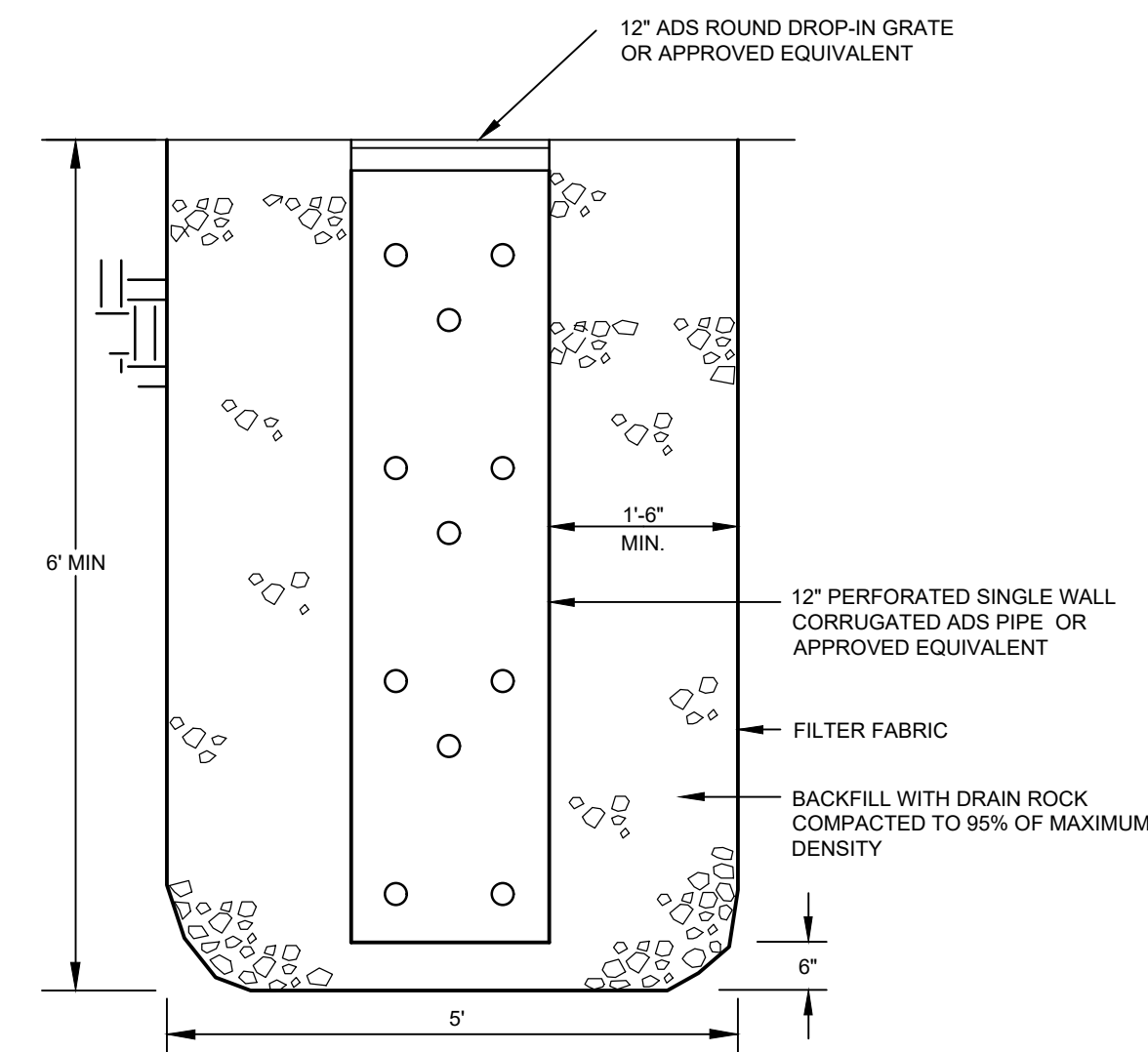


- NOTES:**
1. TREE TO BE 3" MINIMUM CALIPER AUTUMN BLAZE MAPLE OR APPROVED EQUAL.
 2. CITY OF KETCHUM REQUIRES DRIP IRRIGATION TO BE ON A SEPARATE ZONE WITH HUNTERMANWISE SMART CLOCK, OR APPROVED EQUAL, FOR REMOTE ACCESS BY CITY.
 3. APPLICANT TO CONNECT AND PROVIDE CONDUITS, WIRING, AND SEPARATE CIRCUIT, OR TIE TO A CITY CIRCUIT FOR POWER.
 4. NO DIRECT BURIAL WIRE PERMITTED.
 5. TREE INSTALLATION TO BE MODULAR SUSPENDED PAVEMENT SYSTEM. SEE TREE WELL SECTION VIEW, DETAIL 2.



- KEY PLAN:**
- SILVA CELL SYSTEM (DECK, BASE, AND POSTS) OR APPROVED EQUAL.
 - DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION. INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT. PREVENTS ROOTS FROM DISTURBING PAVEMENT.
 - TREE ROOT PACKAGE, SIZE VARIES
 - TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS
 - SURFACE TREATMENT, PER PROJECT
 - AGGREGATE BASE COURSE, DEPTH VARIES PER PROJECT
 - GEOTEXTILE TO KEEP AGGREGATE FROM MIGRATING DOWN THROUGH CELL DECK
 - BACKFILL, PER PROJECT SPECIFICATIONS
 - GEOTEXTILE TO PROVIDE VERTICAL SEPARATION BETWEEN PLANTING SOILS AND BACKFILL WHILE ALLOWING ROOT PENETRATION INTO ADJACENT SOILS. 6" (150 mm) TOE (OUTWARD FROM BASE) AND 12" (305 mm) EXCESS (OVER TOP OF DECK).
 - CABLE TIE, ATTACHING GEOTEXTILE TO SILVA CELL AT BASE OF UPPER POST FLARE
 - PLANTING SOIL, PER PROJECT SPECIFICATIONS, COMPACTED TO 70-80% PROCTOR
 - SILVA CELL BASE SLOPE, 10% MAX
 - 4" (100 mm) MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
 - GEOTEXTILE, TO PROVIDE SEPARATION BETWEEN SUBGRADE AND AGGREGATE BASE
 - SUBGRADE, COMPACTED TO 95% PROCTOR
 - PIN, PER SILVA CELL SPECIFICATIONS, TO KEEP CELLS IN PLACE DURING CONSTRUCTION
 - PLANTING SOIL BELOW TREE ROOT PACKAGE, COMPACTED TO 85-90% PROCTOR
 - CONCRETE EDGE RESTRAINT TO STABILIZE EDGE AND PREVENT AGGREGATE MIGRATION INTO TREE OPENING.
- *MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING**
- | PAVEMENT | AGGREGATE BASE COURSE |
|-------------|-----------------------|
| 4" CONCRETE | + 4" AGGREGATE |
| 3" PAVER | + 12" AGGREGATE |
| 4" ASPHALT | + 12" AGGREGATE |
| 2.6" PAVER | + 5" CONCRETE |

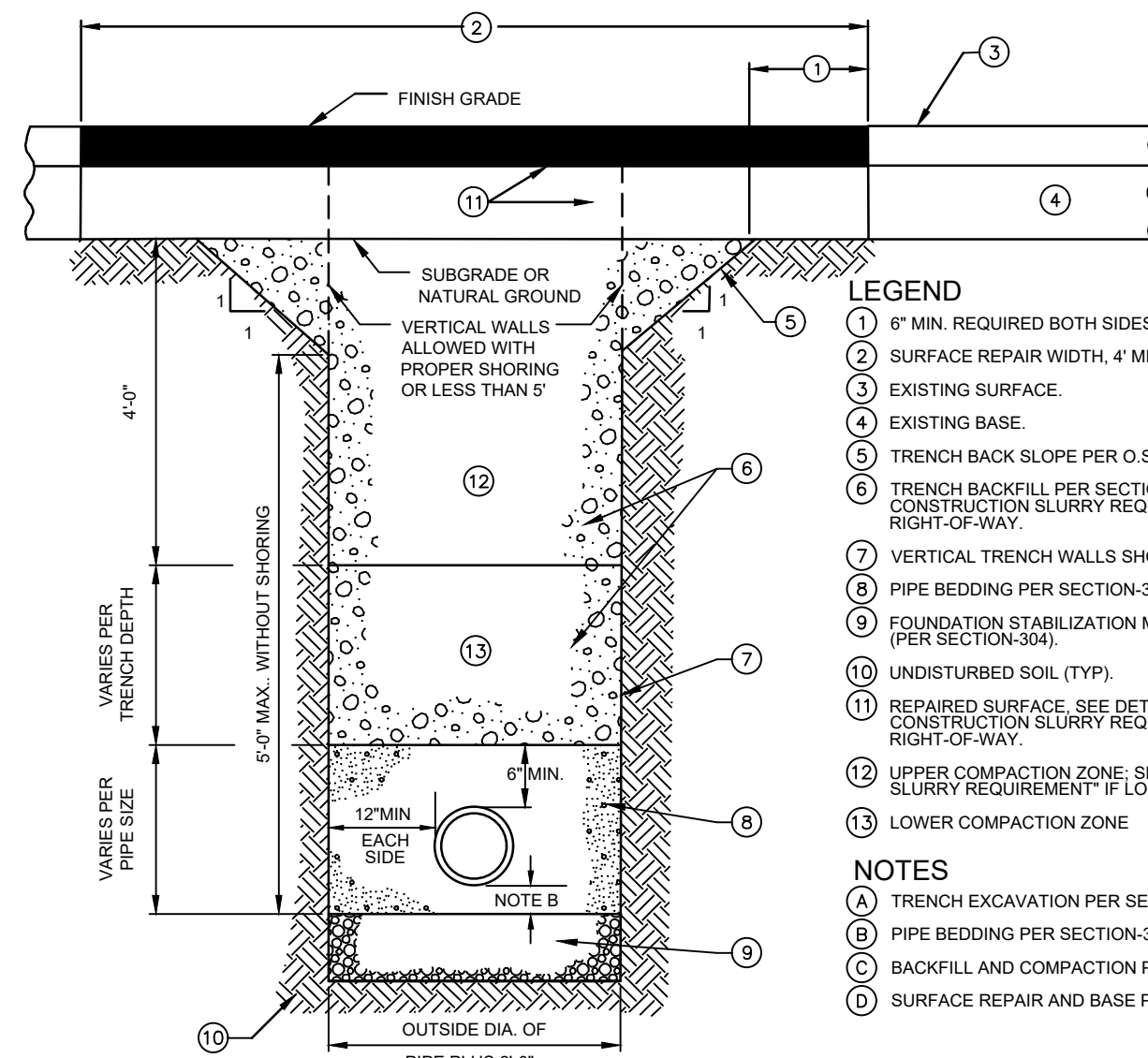
- NOTES:**
1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS.
 2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 3. A PROJECT SPECIFIC DETAIL WILL NEED TO BE PROVIDED TO CITY FOR REVIEW AND APPROVAL.



MS DESIGNED BY
MS DRAWN BY
JL CHECKED BY

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ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
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- LEGEND**
- 6" MIN. REQUIRED BOTH SIDES. SAWCUT REQUIRED.
 - SURFACE REPAIR WIDTH, 4" MINIMUM.
 - EXISTING SURFACE.
 - EXISTING BASE.
 - TRENCH BACK SLOPE PER O.S.H.A. OR SUITABLE SHORING.
 - TRENCH BACKFILL PER SECTION-306, OR SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
 - VERTICAL TRENCH WALLS SHORING PER O.S.H.A.
 - PIPE BEDDING PER SECTION-305 (SEE SD-302).
 - FOUNDATION STABILIZATION MAY VARY PER SOIL TYPE AND STABILITY (PER SECTION-304).
 - UNDISTURBED SOIL (TYP).
 - REPAIRED SURFACE. SEE DETAILS 1 AND 2. SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
 - UPPER COMPACTION ZONE. SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
 - LOWER COMPACTION ZONE.
- NOTES**
- TRENCH EXCAVATION PER SECTION-301.
 - PIPE BEDDING PER SECTION-305.
 - BACKFILL AND COMPACTION PER SECTION-306.
 - SURFACE REPAIR AND BASE PER DETAIL 3C20.

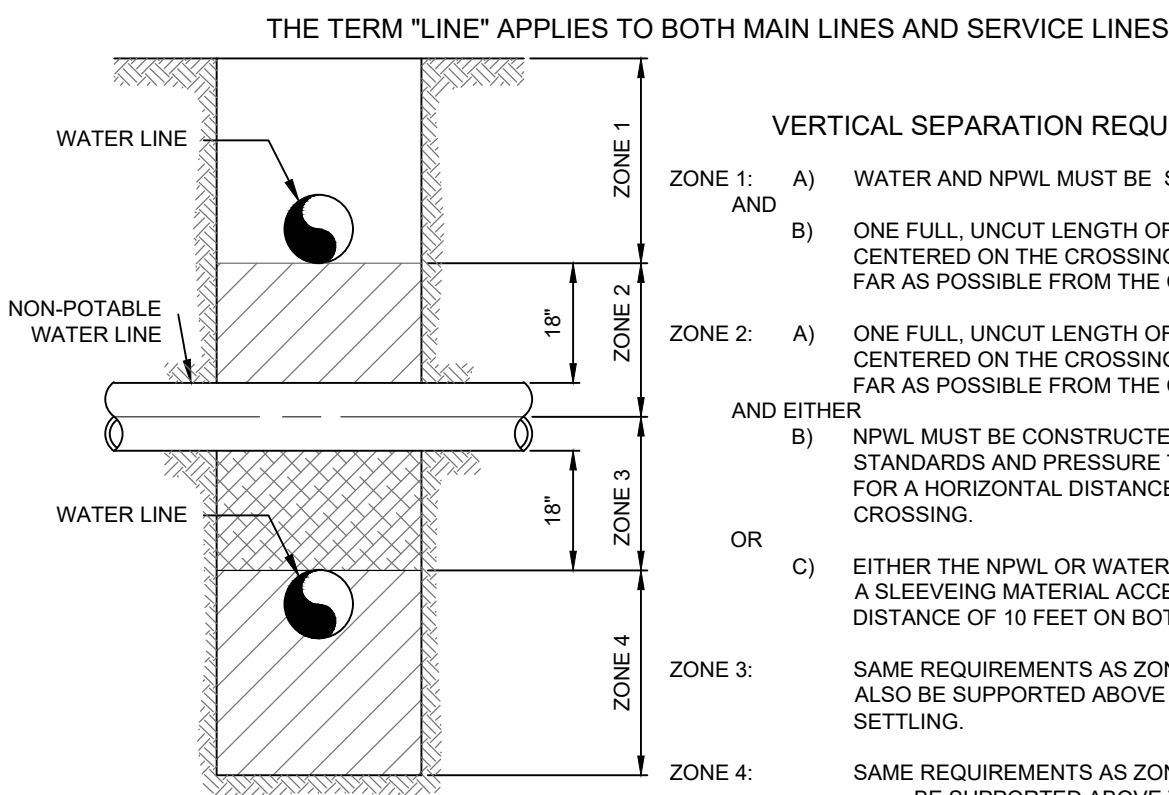
KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT
 IN AREAS WHERE IT IS NECESSARY TO CUT THE ASPHALT PAVEMENT AND DIG A TRENCH FOR BURIAL OF CONDUIT CABLE OR OTHER CITY UTILITY, THE TRENCH SHALL BE BACKFILLED WITH A LEAN CONCRETE MIX TO THE BOTTOM OF FINISH SURFACE MATERIAL, WITH THE FOLLOWING PROPORTIONS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

COARSE AGGREGATE (¾" MINUS)	2,000 LBS.
SAND	800 LBS.
PORTLAND CEMENT	94 LBS.
WATER	11 GAL. (MAX.)

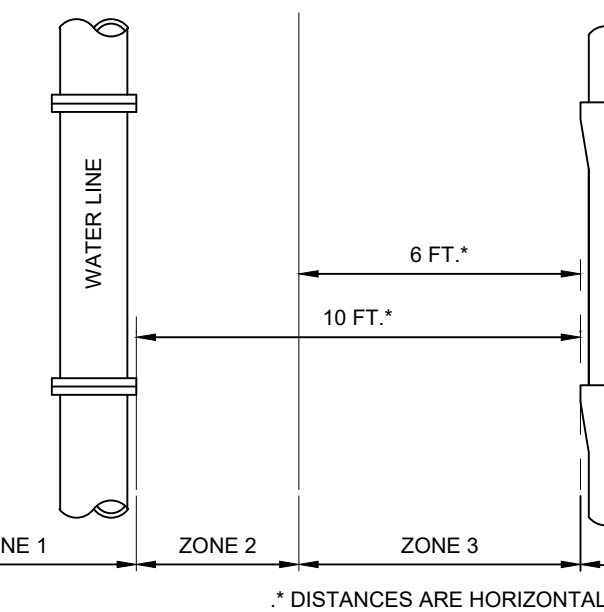
WATER CONTENT IS MAXIMUM AND MAY BE REDUCING DOWNWARD. CARES SHALL BE TAKEN TO ASSURE THAT EXCESS WATER IS NOT PRESENT IN THE MIXING DRUM PRIOR TO CHARGING THE MIXER WITH MATERIALS. THOROUGH MIXING WILL BE REQUIRED PRIOR TO DISCHARGE.

NO COMPACTION, VIBRATION OR FINISHING IS REQUIRED. THE LEAN CONCRETE MIX SHALL BE STRUCK OFF AT OR BELOW THE ELEVATION OF THE PLANT MIX 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 PLANT MIX 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.

1
C2.20 **TYPICAL TRENCH SECTION**
N.T.S.



- THE TERM "LINE" APPLIES TO BOTH MAIN LINES AND SERVICE LINES
- VERTICAL SEPARATION REQUIREMENTS**
- ZONE 1: A) WATER AND NPWL MUST BE SEPARATED BY AT LEAST 18" AND B) 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.
- ZONE 2: A) 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 B) 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 C) 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.
- 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: A) NO SPECIAL REQUIREMENTS.
- ZONE 2: A) NO SPECIAL REQUIREMENTS FOR POTABLE OR NON-POTABLE SERVICES B) WATER AND NPWL SEPARATED BY AT LEAST 6 FEET AT OUTSIDE WALLS. C) WATER AT LEAST 18 INCHES HIGHER IN ELEVATION THAN THE NPWL. AND EITHER D) NPWL CONSTRUCTED TO POTABLE WATER MAIN STANDARDS AND PRESSURE TESTED FOR WATER TIGHTNESS. OR E) SITE SPECIFIC REQUIREMENTS APPROVED BY DEQ.
- ZONE 3: 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.

2
C2.20 **POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION**
N.T.S.

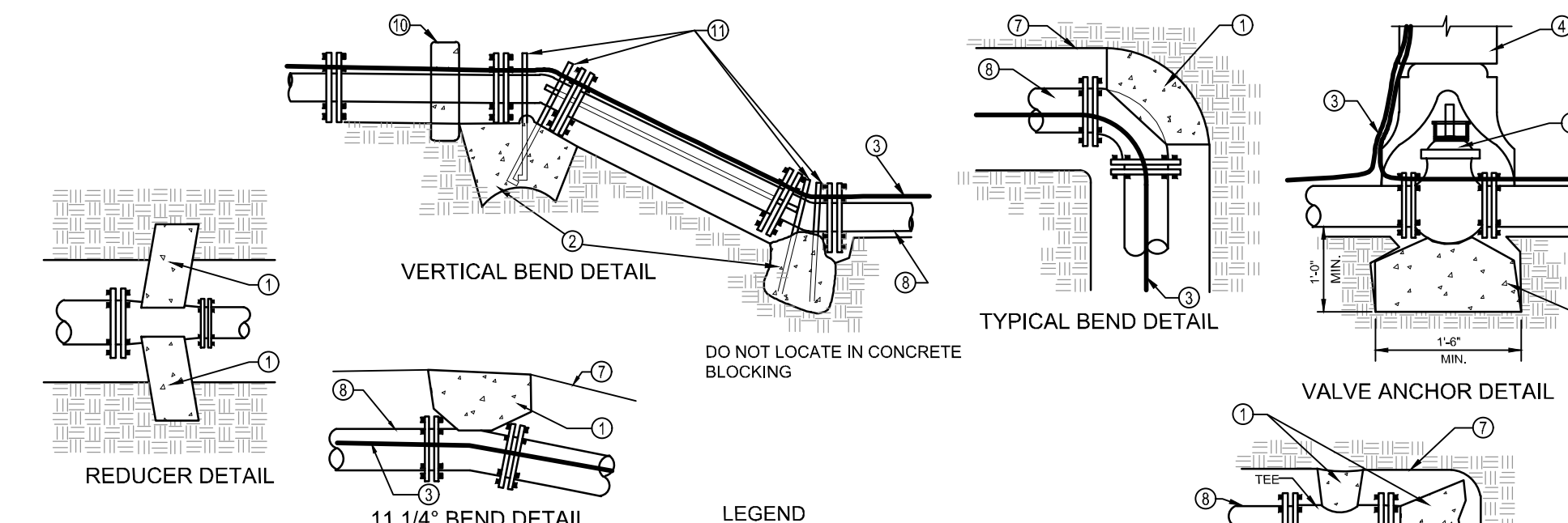
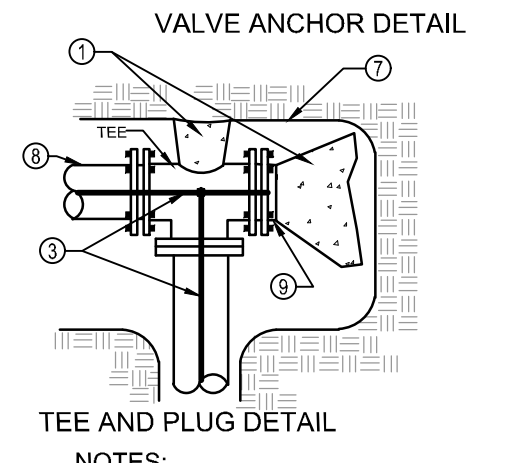


TABLE 1
THRUST AREA FOR HORIZONTAL BENDS***

PIPE SIZE	MINIMUM SQUARE FEET OF THRUST AREA ONTO UNDISTURBED EARTH*			
	TEE, PLUG OF VALVE	90° BEND**	45° BEND	22.5°, 11.25° BENDS OR REDUCER
3"	0.8	1.1	0.6	0.3
4"	1.4	2.0	1.1	0.6
6"	3.2	4.5	2.4	1.2
8"	5.7	8.0	4.3	2.2
10"	8.8	12.5	6.8	3.4
12"	12.7	18.0	9.7	5.0
14"	17.3	24.5	13.3	6.8
16"	22.6	32.0	17.3	8.8
18"	28.6	40.5	21.9	11.2

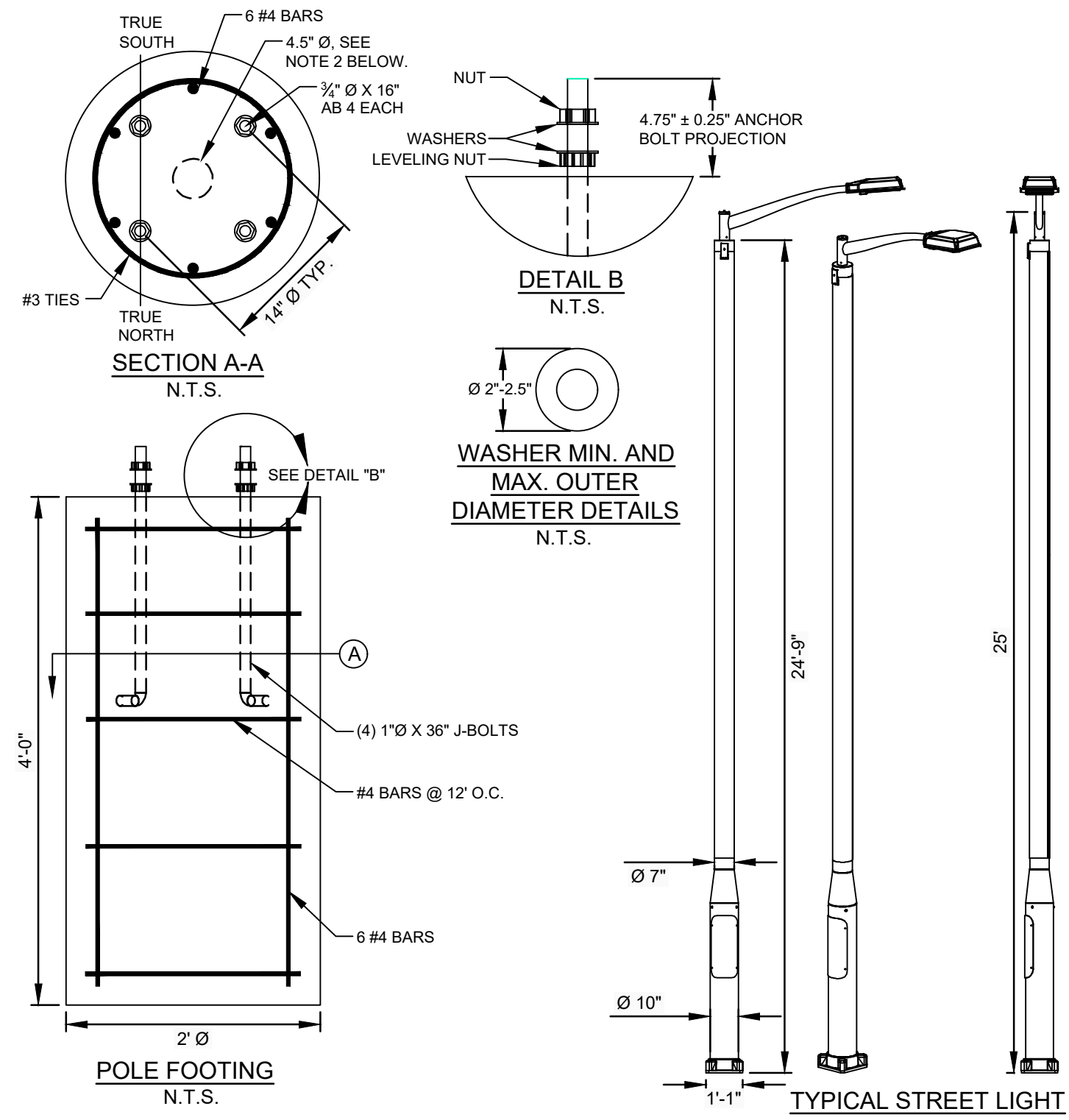
* MUST BE INCREASED BASED ON DIFFERENT CONDITIONS (HIGHER WORKING PRESSURE OR LOWER SOIL BEARING STRENGTH).
 ** OR TEE ACTING AS A 90° BEND
 ***THRUST BLOCK DEPTH TO BE A MINIMUM PF 12" FOR PIPE SIZES 3"-8" AND 18" FOR PIPE SIZES 10"-18" OR THE SQUARE ROOT OF THE REQUIRED BEARING AREA, WHICHEVER IS GREATER.

- LEGEND**
- FOR HORIZONTAL PIPE BENDS, BEARING THRUST BLOCKS MUST PROVIDE 2500 PSI CONCRETE POURED AGAINST UNDISTURBED EARTH PER TABLE 1.
 - FOR VERTICAL PIPE BENDS, GRAVITY THRUST BLOCKS MUST PROVIDE A VOLUME OF CONCRETE POURED AGAINST UNDISTURBED EARTH WHICH IS SIZED FOR EXPECTED FORCES WITH A MINIMUM 1.5 FACTOR OF SAFETY.
 - NO. 12 COPPER FINDER WIRE. SEE SD-S14 FOR SPlicing.
 - C.I. VALVE BOX WITH COVER.
 - C.I. GATE VALVE (M.J.).
 - PRECAST BLOCK FOR CUT IN TEE AND VALVE OR CAST IN PLACE WITH 2-1/2"Ø MIN REBAR.
 - TRENCH SIDE.
 - PIPE.
 - MUST BE INCREASED BASED ON DIFFERENT CONDITIONS (HIGHER WORKING PRESSURE OR LOWER SOIL BEARING STRENGTH).
 - PLUG.
 - THRUST BLOCK DEPTH TO BE A MINIMUM PF 12" FOR PIPE SIZES 3"-8" AND 18" FOR PIPE SIZES 10"-18" OR THE SQUARE ROOT OF THE REQUIRED BEARING AREA, WHICHEVER IS GREATER.
 - HAMMERHEAD THRUST BLOCKING.
 - ANCHOR BARS (1/2"Ø MIN)



- TEE AND PLUG DETAIL**
- NOTES:
- ANCHOR ALL VALVES CONNECTED TO P.V.C. PIPE AS SHOWN.
 - COVER BOLTS AND FLANGES WITH PLASTIC TO PROTECT FROM CONCRETE ADHERENCE DURING CONSTRUCTION OF THRUST BLOCKS.
 - SEE CHART FOR MIN THRUST BLOCKS BEARING AREAS.
 - ALL CONCRETE TO BE 2500 P.S.I. STRENGTH POURED AGAINST UNDISTURBED EARTH.
 - PROVIDE 6 MIL POLYPROPYLENE BETWEEN FITTINGS AND CONCRETE.
 - NOTIFY ENGINEER FOR ANY CONDITION OR PIPE SIZE NOT INDICATED.
 - ALL BLOCKS TO BE CENTERED AROUND PIPE SPRING LINE.

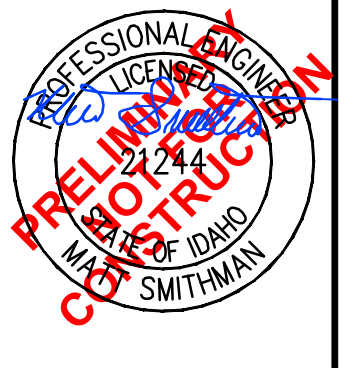
3
C2.20 **THRUST BLOCK AND ANCHOR DETAILS**
N.T.S.



- NOTES:**
- STREET LIGHT IS SOLARONE RFS DESIGN 158 LFP OR APPROVED EQUAL.
 - ANY CONDUITS AND/OR GROUNDING WIRES MUST BE HARDWIRED AND CONTAINED WITHIN A 4.5" Ø CIRCLE CENTERED ON THE FOUNDATION. GROUNDING ELECTRODE WIRE AND AC SUPPLY WIRE (IF REQUIRED) ARE 5" MIN. ABOVE THE BASE.
 - ANCHOR BOLT ORIENTATION TO TRUE NORTH/SOUTH IS ONLY RELEVANT FOR OFF-GRID SOLAR POLES. DISREGARD FOR GRID-TIED POLES.
 - GROUNDING WIRE MUST BE 60" FROM BASE SO IT CAN REACH THE GROUNDING LUG INSIDE THE POLE.
 - STREET LIGHT SHALL BE 25' IN HEIGHT OR AS APPROVED BY CITY OF KETCHUM.

4
C2.20 **TYPICAL STREET LIGHT**
N.T.S.

DETAIL SHEET
LEADVILLE TRADING
 LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR: THE JARVIS GROUP ARCHITECTS, AIA PLLC
 PROJECT INFORMATION
 File: 1881-102022-02-ENG-2022-01-05.dwg 01/05/23 1:21:08 PM
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Exhibits

	<i>DESCRIPTION OF EVIDENCE</i>	<i>Withdrawn</i>	<i>Refused</i>	<i>Admitted</i>
1	<p>Staff Report dated March 28, 2023 with Attachments A-H and the following additional attachments:</p> <p>Attachments:</p> <p>A: June 14, 2022 staff report for Design Review Permit P22-028</p> <p>B: Findings of Fact, Conclusions of Law and Conditions of Approval for Design Review Permit P22-028 (the “Findings”) approved June 14, 2022 together with Findings Attachment A: May 11, 2022 Memo Outlining Design Changes in Response to November 20, 2021 Pre-Application Design Review Meeting; and Findings; Attachment B: May 27, 2022 Design Review Plans.</p> <p>C: 3-2-23 Permit Conditions Acceptance Development Agreement.</p> <p>D: Proposed amendment to PUD/CUP P19-63</p>			X
2	Noticing Checklist/Certification			X

PERSONS TESTIFYING and COMMENT:

Staff Report: Suzanne Frick, presented and gave the City staff report with explanation and stood for questions from the Planning and Zoning Commissioners.

Public Comment: Scott Levy had questions about traffic issues related to Highway 75.

Written Comment Received: Two written comments were received prior to the distribution of the Planning and Zoning Commission packet. Those comments are provided in Attachment D of the Staff Report.

DECISION and RECOMMENDATION

WHEREUPON THE PLANNING AND ZONING COMMISSION being duly informed and having reviewed the record, evidence, and testimony received and being fully advised in the premises, DO HEREBY MAKE THE FOLLOWING FINDINGS OF FACT, CONCLUSIONS OF LAW, AND RECOMMENDATION TO THE CITY COUNCIL, to-wit:

II.

FINDINGS OF FACT and CONCLUSIONS OF LAW

[As set forth in this section are findings of fact and corresponding citations to KMC provisions which are also Conclusions of Law]

2.1 Findings Regarding Notice:

2.1.1 **Notice Required:** Notice has been given in accordance with the Law as required by KMC Sections 16.08.110 and 17.116.040.

2.2 Findings Regarding Applications Filed:

2.2.1 The City Staff presented to the Commission the Renegotiated Development Agreement together with information that the renegotiation process began between June 14, 2022 and July 6, 2022 which various drafts of the agreement were negotiated concluding with PEG Ketchum Hotel LLC (the "Applicant") agreement with a redlined draft of the Renegotiated Development Agreement on February 27, 2023 that formed the clean 03.02.23 draft Renegotiated Development Agreement. The Renegotiated Development Agreement required that the Applicant file an application for an amendment of the Applicant's Planned Unit Development/ Conditional Use Permit No. P19-063 (the "PUD/CUP Permit") at page 29, Condition No. 5 paragraph 1.5.3 by an increase of the time period for a certificate of the occupancy to be issued for their hotel project after the issuance of a building permit from 18 months to 30 months. The Applicant's Requested Amendment is a part of a renegotiated Permit Conditions Acceptance Development Agreement which was also heard with this matter simultaneously by the Commission.

2.3 Findings Summarizing Public Comment Concerns and Objections to and Benefits of the Application:

The Commission having reviewed the written comments and having listened to the Staff Report and comments and the comments presented by the public summarizes the same as follows:

- There was no objection to the Renegotiated Development Agreement; and
- The Staff recommended approval of the Renegotiated Development Agreement; and
- The Commissioners had three concerns with the Renegotiated Development Agreement which included the following:

- that section 1.31 Institutional Lender did not adequately define what “good standing” meant; and
 - that section 13.1.2.1 should provide that the Building Official may administratively grant a two (2) month extension if the Building Official determines that additional time is required to complete the Building Permit review; and
 - that section 13.3 Certificate of Occupancy Time Limits should include an additional subsection requiring the Owner (the Applicant) to complete all conditions precedent to issuance of an occupancy permit and submit timely requests for inspections and verification of compliance in sufficient time to obtain a certificate of occupancy no later than thirty (30) months after the building permit is issued.
- The Commission is recommending approval of the Renegotiated Development Agreement to the City Council subject to three concerns above referenced.

2.4 PUD/Conditional Use Ordinance Standards and Planning and Zoning Commission Evaluation Compliance Analysis and Findings:

KMC § 16.08.120 C

- The City of Ketchum is an Idaho municipal corporation and is required by I.C. § 67-6503 to exercise the powers conferred by the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code; and
- PEG Hotel, LLC (the “Applicant”) has filed with the City the following applications for the development of a hotel within the City:
 - Building Demolition Development Application; and
 - Floodplain Development Permit Application; and
 - Lot Line Shift Development Application; and
 - Planned Unit Development/Conditional Use Permit Application; and
 - Design Review Development Application; and
 - Related PUD/CUP applications for the hotel development.
- The City has processed the Applications and has approved the same subject to numerous conditions; and
- The Ketchum City Code (“KMC”) provides at KMC § 16.08.120 C:

C. Prior to final approval of a PUD conditional use permit, the city council may require, but not limited to, the following:

1. *Such written agreements executed by the developer to secure performance of any requirement or condition to be imposed as part of the approval, including, but not limited to, development, services and/or annexation agreements.*
- In the process of staffing the Applications the City Planning and Building Department staff, in order to assure the Applicant will timely and in compliance with the Applications Permits conditions, has drafted the Renegotiated Development Agreement; and
 - The Renegotiated Development Agreement provides for the timely performance by the Applicant of the conditions of the Applications permits granted by the City for the Applicant's hotel development and is in the best interests of the City to which the PEG Ketchum Hotel LLC is agreeable.

III. CONCLUSIONS OF LAW

The following are the legal principles that provide the basis for the Ketchum City Councils' decision which the Councilors have applied to the facts presented at the hearing of the above-entitled matter:

- 3.1 The City is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code; and
- 3.2 The City pursuant to Idaho Code Section 67-6515 has the authority, which it has exercised by ordinance, codified at Chapter .08 of Title 16 of the KMC, which is separate from its zoning ordinance for the processing of applications for planned unit development permits.
- 3.3 KMC section 16.08.120 C provides that prior to final approval of a PUD conditional use permit, the City Council may require a written agreement executed by the Applicant to secure performance of any requirement or condition to be imposed as part of the approval, including, but not limited to Development and may also require recordation of documents establishing and guaranteeing the operation and maintenance of the Project; and

IV. DECISION AND RECOMMENDATION TO THE CITY COUNCIL

Based upon the above and foregoing Findings of Fact/Conclusions of Law and good cause appearing from the record, IT IS HEREBY RECOMMENDED TO THE CITY COUNCIL THAT:

PLANNING AND ZONING COMMISSION FINDINGS OF FACT, CONCLUSIONS OF LAW,
RECOMMENDATION TO THE CITY COUNCIL PEG PERMITS CONDITIONS ACCEPTANCE
DEVELOPMENT AGREEMENT

Recommendation No. 1: That the Renegotiated Development Agreement be approved and entered into by the City Council subject to and contingent upon the following terms and conditions:

Condition No. 1 Section 1.31 revision: That the definition of “institutional Lender” in section 1.31 be revised to read:

1.31 Institutional Lender: Means and refers to a national bank, savings association, state-chartered commercial and savings bank which is in good standing, and meets or exceeds all capital and liquidity requirements of the governing financial regulatory body, including passage of its most recent Stress Test, if applicable.

Condition No. 2 Sub-Sub Section 13.1.2.1 revision: That sub-sub section 13.1.2.1 be revised to read:

13.1.2.1 A Building Permit shall be obtained by the Developer/Owner within four (4) months of the date the Building Permit Application is filed with the City. The Building Official may administratively grant a two (2) month extension if the Building Official determines additional time is required to complete the Building Permit review.

Condition No. 3 Section 13.3 revision: That section 13.3 include a subsection 13.3.1 to read:

13.3.1 Owner shall complete all requirements in Section 14 and submit timely requests for inspections and verification of compliance in sufficient time to obtain the certificate of occupancy no later than thirty (30) months after the building permit is issued.

Findings of Fact **adopted** this _____ day of April, 2023.

Neil Morrow, *Chairman*
City of Ketchum Planning and Zoning
Commission

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Exhibits

	<i>DESCRIPTION OF EVIDENCE</i>	<i>Withdrawn</i>	<i>Refused</i>	<i>Admitted</i>
1	<p>Staff Report dated March 28, 2023 with Attachments A-H the following additional attachments:</p> <p>Attachments:</p> <p>A: June 14, 2022 staff report for Design Review Permit P22-028 B: Findings of Fact, Conclusions of Law and Conditions of Approval for Design Review Permit P22-028 (the "Findings") approved June 14, 2022 together with Findings Attachment A: May 11, 2022 Memo Outlining Design Changes in Response to November 20, 2021 Pre-Application Design Review Meeting; and Findings; Attachment B: May 27, 2022 Design Review Plans. C: 3-2-23 Permit Conditions Acceptance Development Agreement. D: Proposed amendment to PUD/CUP P19-63</p>			X
2	Noticing Checklist/Certification			X

PERSONS TESTIFYING and COMMENT:

Staff Report: Suzanne Frick, presented and gave the City staff report with explanation and stood for questions from the Planning and Zoning Commissioners.

Public Comment: Scott Levy had questions about traffic issues related to Highway 75.

Written Comment Received: Two written comments were received prior to the distribution of the Planning and Zoning Commission packet. Those comments are provided in Attachment D of the Staff Report.

DECISION and RECOMMENDATION

WHEREUPON THE PLANNING AND ZONING COMMISSION being duly informed and having reviewed the record, evidence, and testimony received and being fully advised in the premises, DO HEREBY MAKE THE FOLLOWING FINDINGS OF FACT, CONCLUSIONS OF LAW, AND RECOMMENDATION TO THE CITY COUNCIL, to-wit:

II.

FINDINGS OF FACT and CONCLUSIONS OF LAW

[As set forth in this section are findings of fact and corresponding citations to KMC provisions which are also Conclusions of Law]

2.1 Findings Regarding Notice:

2.1.1 **Notice Required:** Notice has been given in accordance with the Law as required by KMC Sections 16.08.110 and 17.116.040.

2.2 Findings Regarding Applications Filed:

2.2.1 PEG Ketchum Hotel, LLC has submitted and completed an application for an amendment of the Applicant's Planned Unit Development/ Conditional Use Permit No. P19-063 (the "PUD/CUP Permit") at page 29, Condition No. 5 paragraph 1.5.3 by an increase of the time period for a certificate of the occupancy to be issued for their hotel project after the issuance of a building permit from 18 months to 30 months.

2.2.2 The Applicant's Requested Amendment is a part of a renegotiated Permit Conditions Acceptance Development Agreement which was also heard simultaneously by the Commission.

2.3 Findings Summarizing Public Comment Concerns and Objections to and Benefits of the Application:

The Commission having reviewed the written comment and having listened to the Staff Report and comments and the comments presented by the public summarizes the same as follows:

- There was no objection to the Amendment Request; and
- The Staff recommended approval of the Amendment Request to this Permit would align with the renegotiated Permits Conditions Acceptance Development Agreement which this Commission is recommending approval to the City Council subject to three modifications unrelated to this Amendment Request.

2.4 PUD Ordinance Standards and Planning and Zoning Commission Evaluation Compliance Analysis and Findings:

KMC § 16.08.080.0

The development will be completed within a reasonable time.

The Commission finds this standard is met; provided that the Permit Conditions Acceptance Development Agreement is entered into between the Applicant and City Council for the Project prior to the issuance of any Building Permit for the construction of the Project.

III. CONCLUSIONS OF LAW

The following are the legal principles that provide the basis for the Ketchum City Councils' decision which the Councilors have applied to the facts presented at the hearing of the above-entitled matter:

- 3.1 The City is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code; and
- 3.2 The City, pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code, has the authority to enact the Ordinances and regulations which the City has exercised and approved Ordinances codified in the Ketchum City Code ("KMC"), and which are identified in Section II of these Findings of Fact, and which are herein restated as Conclusions of Law by this reference, and which City Ordinances govern the Applicant's Project Applications for the Development and use of the Project Site.
- 3.3 The City pursuant to Idaho Code Section 67-6515 has the authority, which it has exercised by ordinance, codified at Chapter .08 of Title 16 of the KMC, which is separate from its zoning ordinance for the processing of applications for planned unit development permits.
- 3.4 KMC section 16.08.120 C provides that prior to final approval of a PUD conditional use permit, the City Council may require a written agreement executed by the Applicant to secure performance of any requirement or condition to be imposed as part of the approval, including, but not limited to Development and may also require recordation of documents establishing and guaranteeing the operation and maintenance of the Project; and
- 3.5 The Project Applications, which includes waivers to the floor area ratio, side yard setbacks, and height and four-story requirements is governed under KMC Sections 16.08.020 B, 16.08.030, 16.08.040, 16.08.070, 16.08.080 and 17.124.050 are reviewed and considered by the Council in accordance with the following:
 - 3.5.1 In the event of a conflict Chapter 8 of Title 16 KMC controls over any other City ordinance; and
 - 3.5.2 A planned unit development involves a development of land in which the standard land use regulations of the City may be modified or waived in order to promote beneficial development of an entire tract of land in conformance with an approved planned unit development conditional use permit accentuating usable open space, recreational uses, public amenities, community housing, and harmonious development with surrounding properties and the city at large; and

- 3.5.3 Any person wishing to develop a planned unit development shall comply with the requirements of chapter 8 of Title 16 KMC in addition to the zoning, subdivision and other applicable laws, ordinances, regulations and rules, subject to any modification or waiver granted as part of the planned unit development (PUD) conditional use permit; and
- 3.5.4 The Planning and Zoning Commission can make recommendations and the City Council has authority to grant waivers or deferrals of any of the requirements of sections 16.08.070 and 16.08.080 KMC on a case-by-case basis when the waiver or deferral will not be detrimental to the public welfare, health and safety nor injurious to property owners in the immediate area; and
- 3.5.5 The Amendment Request of the Planned Unit Development and Conditional Use Permit meets the standards of approval under Title 16 and Title 17 KMC, subject to conditions of approval.

**IV.
DECISION AND RECOMMENDATION TO THE CITY COUNCIL**

Based upon the above and foregoing Findings of Fact/Conclusions of Law and good cause appearing from the record, IT IS HEREBY RECOMMENDED TO THE CITY COUNCIL THAT:

Recommendation No. 1: PEG Ketchum Hotel, LLC’s Application for an amendment of the Applicant’s Planned Unit Development/ Conditional Use Permit No. P19-063 (the “PUD/CUP Permit”) at page 29, Condition No. 5 paragraph 1.5.3, by an increase of the time period for a certificate of the occupancy to be issued for the Project after the issuance of a building permit from 18 months to 30 months, be granted subject to and contingent upon the following terms and conditions:

Condition No. 1 Permits Conditions Acceptance Development Agreement: That the Permit Conditions Acceptance Development Agreement (with the Commission’s recommended modifications) has been entered into between the Applicant and City Council for the hotel project prior to the issuance of any Building Permit for the construction of the hotel project.

Findings of Fact **adopted** this ____ day of April, 2023.

Neil Morrow, *Chairman*
City of Ketchum Planning and Zoning
Commission

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City of Ketchum
Planning & Building

IN RE:)	
)	
402 Evergreen Lane)	KETCHUM PLANNING & ZONING COMMISSION
Conditional Use Permit	)	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Date: April 11, 2023	)	DECISION
)	
File Number: 22-033)	

PROJECT: 402 Evergreen Ln Addition

APPLICATION TYPE: Conditional Use Permit

FILE NUMBER: P22-033

APPLICANT: Junior Sealy, Owner

OWNER: Junior Sealy

LOCATION: 402 Evergreen Lane (Lot 14, Block 2, The Pines P.U.D.)

ZONING: General Residential – Low Density (GR-L)

OVERLAY: None

RECORD OF PROCEEDINGS

The City of Ketchum received the application for a Planned Unit Development Conditional Use Permit on June 3, 2022. The application was reviewed by staff and deemed complete on June 21, 2022. All department comments have been addressed satisfactorily through applicant revision of project plans or conditions of approval.

A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on July 6, 2022. The public hearing notice was published in the Idaho Mountain Express on July 6, 2022. A notice was posted on the project site and the city’s website on July 19, 2022. The project was heard at the July 26, 2022 meeting of the Planning and Zoning Commission (the “Commission”) and continued to a date uncertain. The project was heard again as an informal review on November 29, 2022, and provided feedback for the applicant to consider.

The Planning and Zoning Commission (the “Commission”) conducted their final consideration of the Planned Unit Development Conditional Use Permit (Application No. P22-033) application at their

March 14, 2023 hearing. After considering staff’s analysis, the applicant’s presentation, and public comment, the Commission approved the Planned Unit Development Conditional Use Permit application with a vote of 5-0.

BACKGROUND

Pines PUD History

The Pines PUD was approved, with conditions, on May 1, 1989, to create a 26-unit, single family detached home subdivision on 3.8 acres of land in the West Ketchum neighborhood. The Pines has a master plan which establishes building envelopes for each sub-lot and landscaping for the entire development. The Pines requested, and received, waivers for certain setbacks within the development. The subject property was one of nine properties within the development to receive a waiver for the requirement of a 15 ft front yard setback, allowing for 0 ft setbacks.

Process to Date

In the Commission’s first review of the proposed addition at their July 26th, 2022 meeting, three aspects of the project were highlighted where staff requested the Commission’s feedback as to whether the project met the intent of the Pines PUD:

- Architectural compatibility & increased size
- Landscaped entryway
- Open space, privacy, and solar access

Upon review of the application materials, staff and applicant presentation, and public comment, the Commission provided feedback at the July 26th, 2022 meeting as follows:

- The Commission felt the proposed addition’s “tiered” design was not architecturally compatible.
- The Commission expressed concern at the lack of entryway landscaping due to the addition extending to the north yard. The landscaping plan of 4 lilac bushes and 4 evergreen trees not sufficient to meet landscaped entryway intent.
- No concern from Commission regarding open space, privacy, and solar access as proposed addition oriented away from adjacent residences

The applicant provided a revised proposal for the November 29th, 2022 hearing which sought to address the comments provided by the Commission. This resubmittal included the following changes:

- Proposed master bedroom addition relocated from north side of existing residence to east side.
- Additional landscaping located in the open space on the northern end of the subject property. Proposed landscaping is within property boundaries, not the public right of way

The Commission believed the revised proposal better addressed the architectural compatibility than the first design and better met the intent of the landscaped entryway. The Commission did express concern that the existing aspen trees within the Williams St Right-of-Way (ROW) may not be present in the future and the proposed addition wouldn’t be sufficiently vegetatively screened as the building extended to the eastern property line.

FINDINGS OF FACT

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

The Pines PUD was approved in 1989 based upon 17 evaluation standards contained in KMC 16.08.080. The Commission reviewed the following PUD CUP application against the PUD standards and the intent of the original Pines PUD approval. Aspects of the project which warranted further discussion from the Commission included expansion of building footprint & architectural compatibility, entryway landscaping, and open space, privacy, and solar access.

Expansion of Footprint & Architectural Compatibility

As a Planned Unit Development, the design, size, and placement of the single-family homes are similar to each other and have been planned as a cohesive development through the PUD/CUP process. This is unlike single family homes on separate parcels within Ketchum which are only subject to the underlining development standards.

All other additions to homes in the Pines PUD have been subject to a Conditional Use Permit reviewed by the Planning and Zoning Commission. Five Conditional Use Permits for additions have been approved since its creation in 1989. These additions occurred from 1993 to 2006. Additions ranged from 18 sq ft to 388 square feet. A brief description of the size of previous additions include:

- 502 Evergreen Lane: 388 sq ft addition to building footprint in 1993
- 404 Evergreen Lane: 130 sq ft addition to building footprint in 1993
- 108 Buss Elle: 18 sq ft addition to building footprint in 1995
- 310 Williams St: 130 sq ft addition to building footprint in 1996
- 310 Williams St: 40 sq ft addition to building footprint in 2006

The additions which took place in 1993 received numerous public comments concerned about the addition and whether it would set a precedent. Commission members in the meetings for the approvals believed that because any addition would have to come through a public hearing, the Commission would then be able to review each proposal on a case-by-case basis. Additions which occurred in 1995 and for 310 Williams St (1996 and 2006) did not have any public comment and no substantive conversation between Commissioners regarding the additions. The addition at 310 Williams, approved in 2006, was permitted to extend to the property line with a zero-foot setback. The 2006 addition does differ from the current application as the zero foot setback was situated interior to the Pines development, not along the perimeter.

The project has proposed additions on the east and south side of the existing residence as shown in Attachment B. The proposed addition extends beyond the existing footprint with a storage room on the south side of the existing residence and a master bedroom to the east. The addition would increase the building footprint from its existing 1,498 sq ft to 2,208 sq ft. As stated above, there have been five requests for enlarging of the footprints within the Pines PUD which have been approved since the original PUD. This addition would be the largest, adding 710 sq ft to the building footprint while the previous largest addition was 388 sq ft.

Design review for the original approval of the Pines PUD occurred on April 24th, 1989. The conditions of approval for the design review stated that the development would use three typical designs and

floor plans to be used interchangeably within project lots. As the addition would extend beyond the existing footprint, the residence would differ in floor plan compared to other units within the PUD. The addition will use materials to match the existing siding and roofing. The proposed storage room and master bedroom additions use similar architectural styles as seen on the existing residence and other residences within the Pines.

As stated previously, the Commission had concern regarding the addition extending to the eastern property line as the existing aspen trees which are currently present adjacent to the subject property may not be present in the future. After the November 29th, 2022, hearing, staff conducted additional research and was able to locate a ROW Encroachment Agreement for the plantings within the Williams St & 4th Avenue ROW. This includes the existing aspen trees which are present along the eastern property line of the subject property.

The Commission found that while the addition is larger than previous approvals, the project is architecturally compatible and meets the PUD standards and intent of the Pines PUD.

Landscaping

The Pines PUD was approved with 10 conditions. One of those conditions applies to the proposed addition and is indicated as Condition #2 in Attachment C. Condition #2 states, “the access entry width at 6th St shall be narrowed by additional landscaping or other means to be approved by the Ketchum Planning and Zoning Commission through design review to help deter general public use of Pine Lane”. Said access entry was developed with landscaping on both sides of the entryway as seen on the master plan. Although Condition #2 lists Pine Lane as the private road which cuts through the Pines development, the road has been renamed to present day Evergreen Lane. While the master plan does identify landscaping on the norther portion of the subject property, no species or quantity of plantings are specified. As seen in Figure 1, it appears this portion of the subject property was previously vegetated with evergreen and deciduous trees.

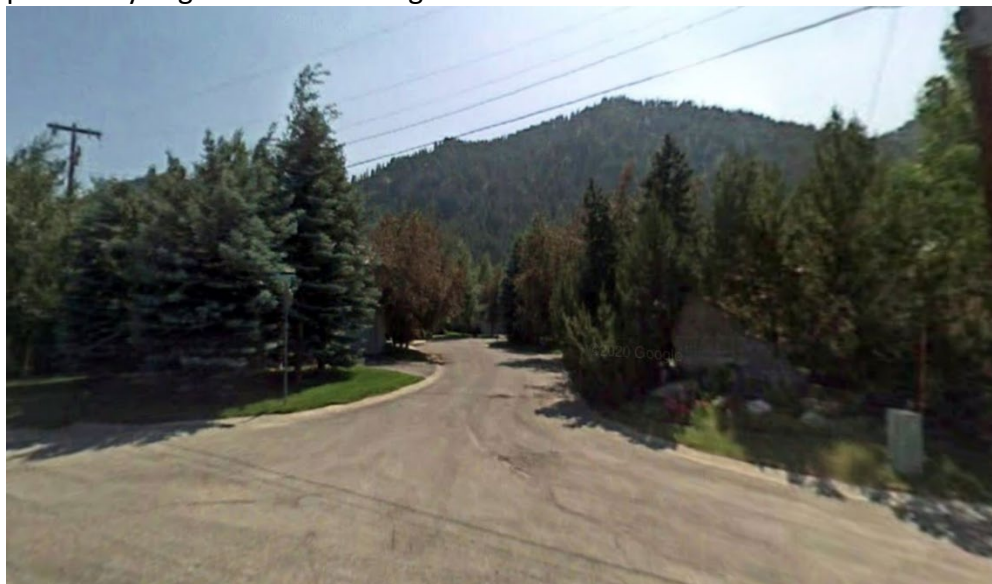


Figure 1. Entry way landscaping as of July 2008. Subject property is on left behind trees.

The trees present in Figure 1 were removed in 2022 as shown in Figure 2. To conform with the entryway landscaping requirement as conditioned in the original Pines PUD approval and the master plan, staff advised the applicant to reestablish landscaping in this area.



Figure 2. Subject property as of July 2022

At the July 26th meeting, the Commission requested additional landscaping which the applicant has responded to with a revised landscape plan (Sheet L1.0) as seen in Attachment B. The proposed landscape plan includes a diverse range of species as well as more plantings overall. The species includes Subalpine Fir, Lodgepole Pine, Black Hill Spruce, Spirea and ornamental grasses.

As the addition is situated towards the exterior of the Pines boundaries, landscaping is able to be provided at the entryway as well as on the outside of the eastern property boundary due to the ROW Encroachment Agreement discussed previously. The Commission found the proposed landscape plan meets the intent of a landscaped entryway. The mix of proposed vegetation including trees, shrubs, and grasses provides a visually appealing entryway much like the landscaping on the northern side of the entryway, adjacent to 401 Evergreen Ln, which also includes a variety of plant species and heights.

Open Space, Privacy, and Solar Access

Standards #11 and #12 in the Pines PUD approval, speak to how the original development would allow for open space, provide privacy between units and neighboring properties, and maintain solar access. Open space for the Pines PUD was provided through a combination of separate open space parcels and limited building footprints thereby creating open space between housing units. Parcel A and Parcel B are dedicated parcels in the PUD which are used for open space and snow storage as shown in the master plan. The rest of the open space is throughout the development between structures which was left open as a result of the PUD setbacks and lot coverage. With the proposed addition, the total lot coverage for the Pines PUD would increase from 39,096.5 sq ft to 39,806.5 sq ft giving the PUD a total coverage of 23.79%, below the required 35% allowable lot coverage in the GR-L Zone. This lower lot coverage created a more open and landscaped development and was in exchange for waiving reduced building setbacks. Standard #12 states how the PUD would maximize privacy and protect solar access. The “zipper lot” configuration allowed for buildings to undulate along the street frontage allowing each residence to have privacy from adjacent properties. The

original development only proposed 1 and 2 story buildings allowing for solar access within the PUD and for adjacent properties. The proposed addition does not increase the height of the existing residence and the proposed master room slopes downward away from adjacent structures therefore preserving the open space, privacy, and solar access within the Pines.

The Commission found the proposed additions do not conflict with the goal of allowing for open space, providing privacy between residences and neighboring properties and maintaining solar access. The master bedroom addition which extends to the east does not reduce privacy as the property boundary borders Williams St ROW. This reorienting of the master bedroom preserves the opportunity for re-establishing the entryway landscaping on the northern side of the subject property. The garage addition which extends to the south four feet does not encroach further than the existing residence already does and so the Commission did not believe the proposal compromises the open space or privacy intent of the original Pines PUD.

FINDINGS REGARDING CONDITIONAL USE PERMIT CRITERIA

Pursuant to KMC Section 16.08.080, Planned Unit Development conditional use permits can be granted if and only if the criteria listed below are met. The Commission finds the following:

Planned United Development Standards

Planned Unit Developments: 16.08.080 – Standards:				
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.08.080 A	<p>Minimum lot size of three acres. All land within the development shall be contiguous except for intervening waterways. Parcels that are not contiguous due to intervening streets are discouraged. However, the commission and the council may consider lands that include intervening streets on a case by case basis. The commission may recommend waiver or deferral of the minimum lot size, and the council may grant such waiver or deferral only for projects which:</p> <ol style="list-style-type: none"> 1. Include a minimum of 30 percent of community or employee housing, as defined in section 16.08.030 of this chapter; 2. Guarantee the use, rental prices or maximum resale prices based upon a method proposed by the applicant and approved by the Blaine County Housing Authority and/or the Ketchum City Council; and 3. Are on parcels that are no less than one and one-half acres (65,340 square feet). Application for waiver or deferral of this criteria shall include a description of the proposed community or employee housing and the proposed guarantee for the use, rental cost or resale cost. 4. For a hotel which meets the definition of "hotel" in section 17.08.020, "Terms defined", of this Code, and conforms to all other requirements of section 17.18.130, "Community Core District (CC)", or section 17.18.100, "Tourist District (T)", of this Code. Waivers from the provisions of section 17.18.130 of this Code may be granted for hotel uses only as outlined in section 17.124.040 of this Code. Waivers from the provisions of section 17.18.100 of this Code may be granted for hotel uses only as outlined in section 17.124.040 of this Code.
			<i>Staff Comment</i>	<i>N/A. The subject property is currently within the Pines PUD which has a lot area greater than three (3) acres. The applicant is requesting a modification to the existing PUD.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.080 B	The proposed project will not be detrimental to the present and permitted uses of surrounding areas.
			<i>Staff Comment</i>	<i>The subject property is currently zoned General Residential – Low Density (GR-L) and exists as a single family residence. Other properties adjacent to the subject property and across Fourth Avenue are zoned the same and have either single family homes or duplexes. No change in use is proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.08.080 C	The proposed project will have a beneficial effect not normally achieved by standard subdivision development.
				<i>N/A. The proposed project is not proposing a subdivision development.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.080 D	The development shall be in harmony with the surrounding area.
			<i>Staff Comment</i>	<i>The subject property is currently zoned General Residential – Low Density (GR-L) and exists as a single family residence. Other properties adjacent to the subject property and across Fourth Avenue are zoned the same and have either single family homes or duplexes. The proposed addition does not change the proposed use and does not negatively impact the surrounding area.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.08.080 E (1)	Densities and uses may be transferred between zoning districts within a PUD as permitted under this chapter, provided, the aggregate overall allowable density of units and uses shall be no greater than that allowed in the zoning district or districts in which the development is located. Notwithstanding the above, the commission may recommend waiver or deferral of the maximum density and the council may grant additional density above the aggregate overall allowable density only for projects which construct community or employee housing and which: a. Include a minimum of 30 percent of community or employee housing, as defined in section 16.08.030 of this chapter; and b. Guarantee the use, rental prices or maximum resale prices thereof based upon a method proposed by the applicant and approved by the Blaine County Housing Authority and/or the Ketchum City Council.
			<i>Staff Comment</i>	<i>N/A. Densities are not proposed to be transferred.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.08.080 E (2)	Application for waiver or deferral of this criteria shall include a description of the proposed community or employee housing and the proposed guarantee for the use, rental cost or resale cost.
			<i>Staff Comment</i>	<i>N/A. No waiver requested as density transfer not being proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.08.080 F	The proposed vehicular and nonmotorized transportation system: 1. Is adequate to carry anticipated traffic consistent with existing and future development of surrounding properties. 2. Will not generate vehicular traffic to cause undue congestion of the public street network within or outside the PUD. 3. Is designed to provide automotive and pedestrian safety and convenience. 4. Is designed to provide adequate removal, storage and deposition of snow. 5. Is designed so that traffic ingress and egress will have the least impact possible on adjacent residential uses. This includes design of roadways and access to connect to

			<p>arterial streets wherever possible, and design of ingress, egress and parking areas to have the least impact on surrounding uses.</p> <p>6. Includes the use of buffers or other physical separations to buffer vehicular movement from adjacent uses.</p> <p>7. Is designed so that roads are placed so that disturbance of natural features and existing vegetation is minimized.</p> <p>8. Includes trails and sidewalks that create an internal circulation system and connect to surrounding trails and walkways.</p>
			<p><i>Staff Comment</i></p> <p>N/A. There will be no changes to the vehicular and nonmotorized transportation system.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.08.080 G</p> <p>The plan is in conformance with and promotes the purposes and goals of the comprehensive plan, zoning ordinance, and other applicable ordinances of the City, and not in conflict with the public interest:</p> <p>1. Pursuant to subsection 16.08.070.D of this chapter, all of the design review standards in chapter 17.96 of this Code shall be carefully analyzed and considered. This includes detailed analysis of building bulk, undulation and other design elements. The site plan should be sensitive to the architecture and scale of the surrounding neighborhood.</p> <p>2. The influence of the site design on the surrounding neighborhood, including relationship of the site plan with existing structures, streets, traffic flow and adjacent open spaces, shall be considered.</p> <p>3. The site design should cluster units on the most developable and least visually sensitive portion of the site.</p>
			<p><i>Staff Comment</i></p> <p>Proposed addition conforms to comprehensive plan. The future land use map identifies the location as Medium Density Residential which includes a “variety of residential types including single-family residences, duplexes, and other attached-unit types.” The proposal is in keeping with the future land use in the area.</p> <p>1. Addition has been reviewed for architectural compatibility within the Pines development. Architectural features and styles used by addition are seen in existing building and other residences with the Pines. Proposed materials are to match existing and addition does not increase height of residence.</p> <p>2. The proposed addition will not significantly affect streets or traffic flow. Majority of addition is located on eastern portion of lot, away from adjacent structures.</p> <p>3. Addition is oriented towards the eastern portion of the subject property, away from Evergreen Lane. Proposed addition is adjacent to Williams St ROW where a ROW Encroachment Agreement was approved in 1990 allowing for planting of aspen trees. These aspen trees help to reduce visibility of subject property and other lots within the Pines seen from 4th Avenue & Williams St. Williams St ROW is wider than surrounding streets and contains a large distance between the roadway and subject property, further reducing any potential visual impact.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.08.080 H</p> <p>The development plan incorporates the site's significant natural features.</p>
			<p><i>Staff Comment</i></p> <p>The original Pines PUD approval included preserved five out of fourteen existing mature pine trees. Location of five pine trees were not identified in review of Pines PUD documents. The subject property does not contain existing pine trees. No other significant features are found on the subject property. As noted in Condition #4, if aspen trees within Williams St ROW are damaged or do not survive construction, applicant will replace with new 3 inch caliper aspen trees.</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.080 I	Substantial buffer planting strips or other barriers are provided where no natural buffers exist.
			<i>Staff Comment</i>	<i>The east side of the property currently has a row of aspen trees to shield view of the PUD from 4th Avenue & Williams St. These aspen trees are permitted through a Right of Way Encroachment Agreement approved in 1990. The northern end of the subject property previously contained multiple coniferous & deciduous trees to achieve the entry way landscaping requirement of the Pines PUD. The proposal includes Black Hill Spruce, Lodgepole Pine, Subalpine Fir, Spirea shrubs and ornamental grasses. The proposed plantings achieve the entry way landscaping required by the Pines and is a substantial buffer planting strip.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.080 J	Each phase of such development shall contain all the necessary elements and improvements to exist independently from proposed future phases in a stable manner.
			<i>Staff Comment</i>	<i>The proposed project will be completed in one phase.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.08.080 K	Adequate and usable open space shall be provided. The applicant shall dedicate to the common use of the homeowners or to the public adequate open space in a configuration usable and convenient to the residents of the project. The amount of usable open space provided shall be greater than that which would be provided under the applicable aggregate lot coverage requirements for the zoning district or districts within the proposed project. Provision shall be made for adequate and continuing management of all open spaces and common facilities to ensure proper maintenance.
			<i>Staff Comment</i>	<i>Parcels A & B of the Pines PUD still remain and provide open space, snow storage and recreation facilities for all residents of the Pines. Proposed project is located on private property and does not encroach on open space within the Pines PUD.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.080 L	Location of buildings, parking areas and common areas shall maximize privacy within the project and in relationship to adjacent properties and protect solar access to adjacent properties.
			<i>Staff Comment</i>	<i>A majority of the addition will be located on the eastern side of the subject property. No other lots are adjacent to this portion of the project. The southern portion of the subject property is where the proposed garage addition would be located. This proposed addition does not extend further south than the existing residence. A fence also exists between the subject property and property to the south. Orientation of bedroom addition and size of garage addition do not minimize privacy within the project or negatively impact solar access.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.08.080 M	Adequate recreational facilities and/or daycare shall be provided. Provision of adequate on site recreational facilities may not be required if it is found that the project is of insufficient size or density to warrant same and the occupant's needs for recreational facilities will be adequately provided by payment of a recreation fee in lieu of such facilities to the City for development of additional active park facilities. On site daycare may be considered to satisfy the adequate recreational facility requirement or may be required in addition to the recreational facilities requirement.
			<i>Staff Comment</i>	<i>N/A. The proposed project is on an existing lot and is not proposing a new development which would require recreational facilities.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.080 N	There shall be special development objectives and special characteristics of the site or physical conditions that justify the granting of the PUD conditional use permit.
			<i>Staff Comment</i>	<i>Special development objectives of the Pines PUD include entry way landscaping, privacy, open space, & solar access as well as architectural compatibility. The proposed addition does not reduce privacy, open space, & solar access due to the orientation of the bedroom addition and the size of the garage addition. The entry-way landscaping is being achieved through the proposed tree, shrub, and grass species. The addition uses the same architectural elements present in the existing residence & other residences within the Pines PUD.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.080 O	The development will be completed within a reasonable time.

			<i>Staff Comment</i>	<i>Project will be completed within reasonable amount of time per building permit expiration timeline.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.08.080 P	Public services, facilities and utilities are adequate to serve the proposed project and anticipated development within the appropriate service areas.
			<i>Staff Comment</i>	<i>N/A. The existing lot is a single family residence which will not change. Existing public services will not be significantly impacted from the proposed addition.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.08.080 Q	The project complies with all applicable ordinances, rules and regulations of the City of Ketchum, Idaho, except as modified or waived pursuant to this section.
			<i>Staff Comment</i>	<i>The proposed project will require PUD amendment and building permit approval by the City. All applicable ordinances, rules and regulations of the City of Ketchum will be complied with through these processes.</i>

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum Municipal Code (“KMC”) and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which City Ordinances govern the applicant’s Conditional Use Permit application for the development and use of the project site.
2. The Commission has authority to hear the applicant’s Conditional Use Permit Application pursuant to Chapter 16.08 of Ketchum Municipal Code Title 16.
3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Ketchum Municipal Code §16.08.110.
4. The Planned Unit Development Conditional Use Permit application is governed under Ketchum Municipal Code Chapter 16.08.
5. The 402 Evergreen Lane Addition (Lot 14, Block 2, The Pines P.U.D.) Planned Unit Development Conditional Use Permit application meets all applicable standards specified in Title 16 & Title 17 of the Ketchum Municipal Code.

DECISION

THEREFORE, the Commission **approves** this Planned Unit Development Conditional Use Permit Application File No. P22-033 this Tuesday, April 11, 2023, subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. The issuance of the CUP shall not be considered a binding precedent for the issuance of other conditional use permits. The issuance of the CUP is based solely on the facts and conditions of this particular application and the facts and conditions existing at the time of this approval as it

comes before the Commission. This conditional use permit is not transferable from one parcel of land to another.

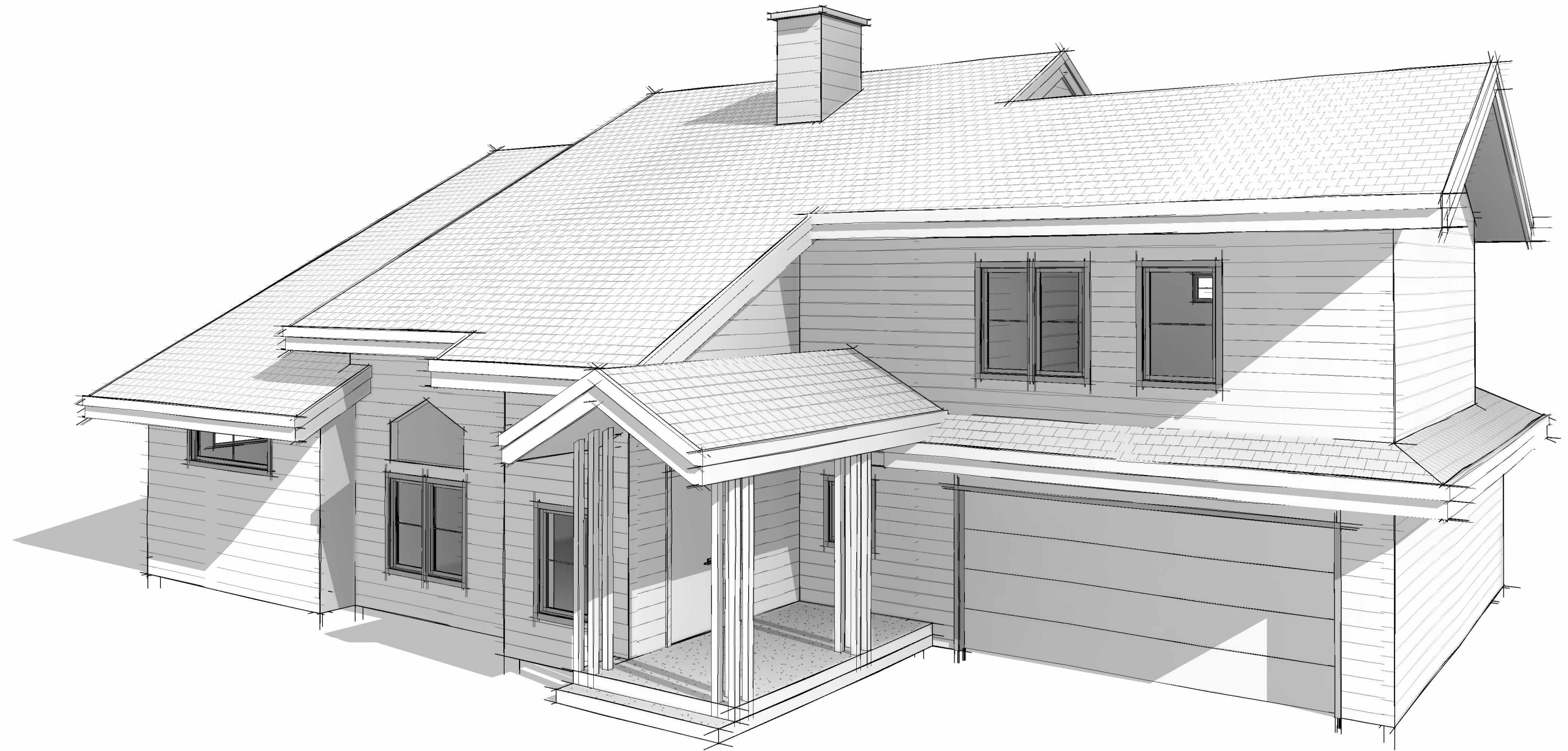
2. Failure to comply with any conditions or term of said permit shall cause said permit to be void. A PUD – Conditional Use Permit may be revoked at any time for violation of the permit or any condition thereof by motion of the City Council after a due process hearing upon ten (10) days written notice to the holder of the PUD - Conditional Use Permit.
3. All exterior lighting shall be in compliance with Ketchum Municipal Code, Chapter 17.132, Dark Skies, and approved prior the issuance of a Certificate of Completion;
4. If within one year after the issuance of certificate of completion by the City, any aspen trees are determined to be diseased or deceased as a result of the construction, the applicant shall replace such diseased or deceased aspen trees with new aspen plantings at 3 inch caliper size.

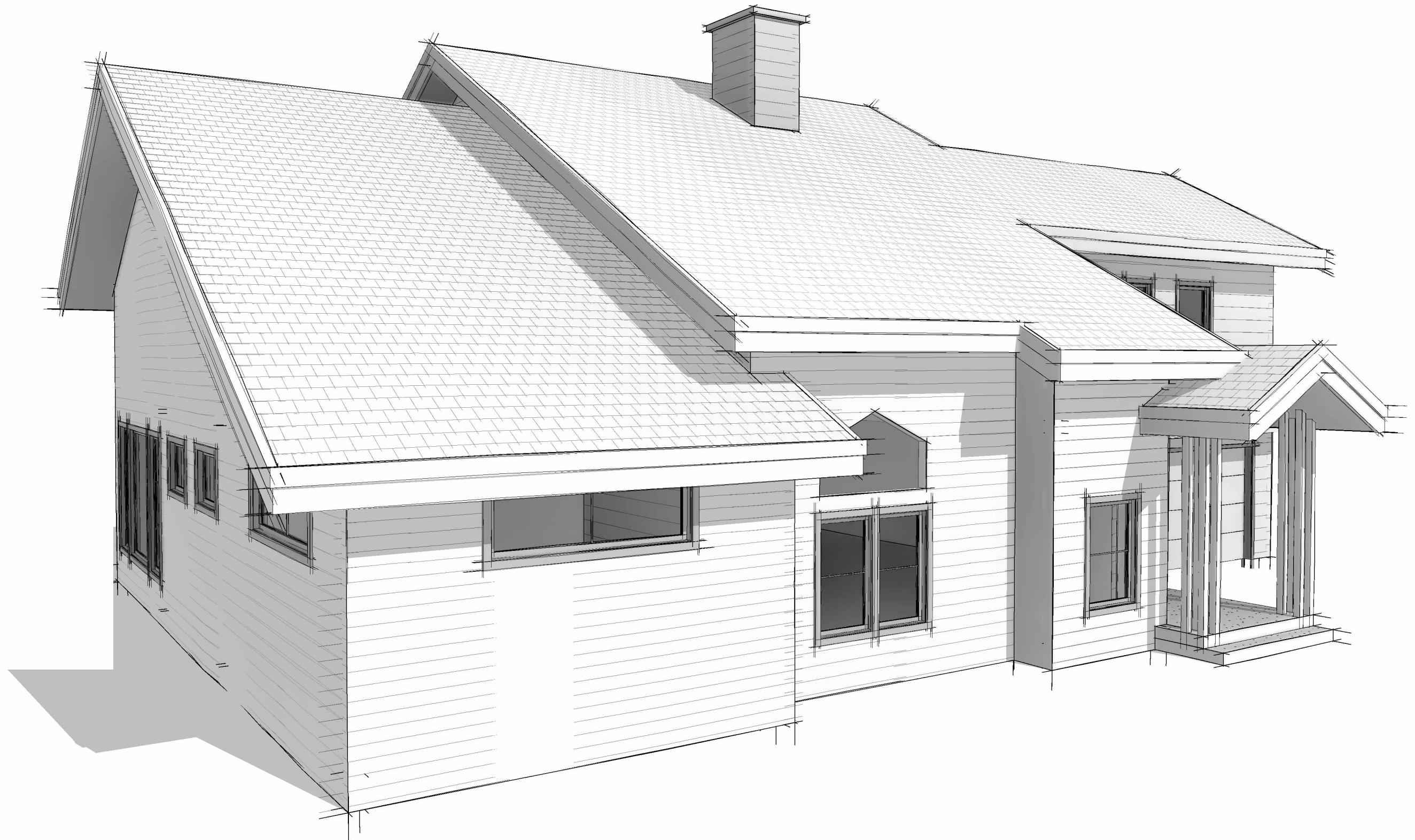
Findings of Fact **adopted** this 11th day of April 2023.

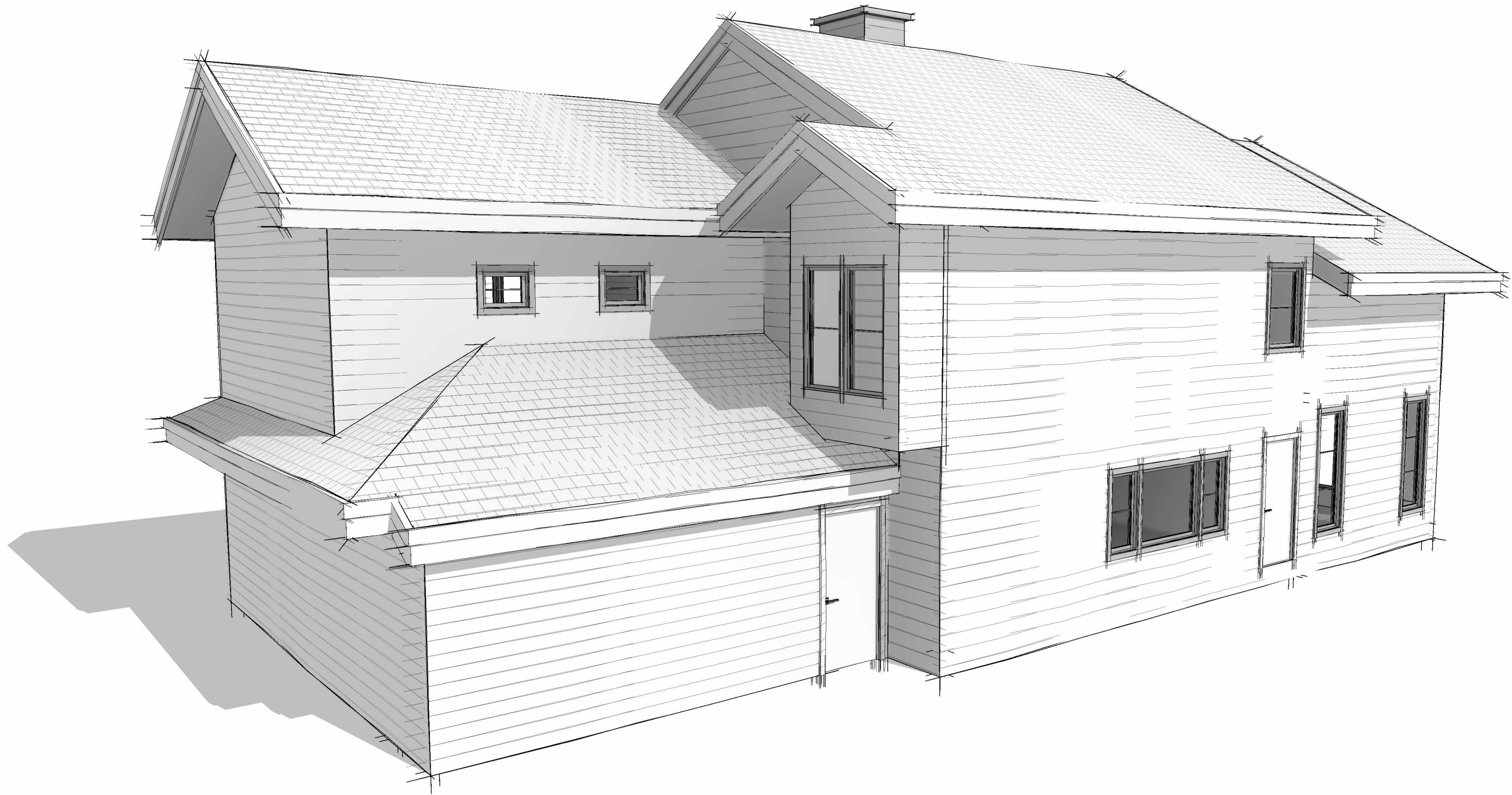
Neil Morrow, Chair
City of Ketchum
Planning and Zoning Commission

Exhibit A

Conditional Use Permit Application File
No. P22-033 Plan Set













① NORTH ELEVATION
1/8" = 1'-0"



① EAST ELEVATION
1/8" = 1'-0"

PROJECT

402 EVERGREEN LANE
KETCHUM, IDAHO

DRAWING

EAST ELEVATION

DATE

02.01.2023

DWG. #

A2.1

178



① SOUTH ELEVATION
1/8" = 1'-0"

PROJECT

402 EVERGREEN LANE
KETCHUM, IDAHO

DRAWING

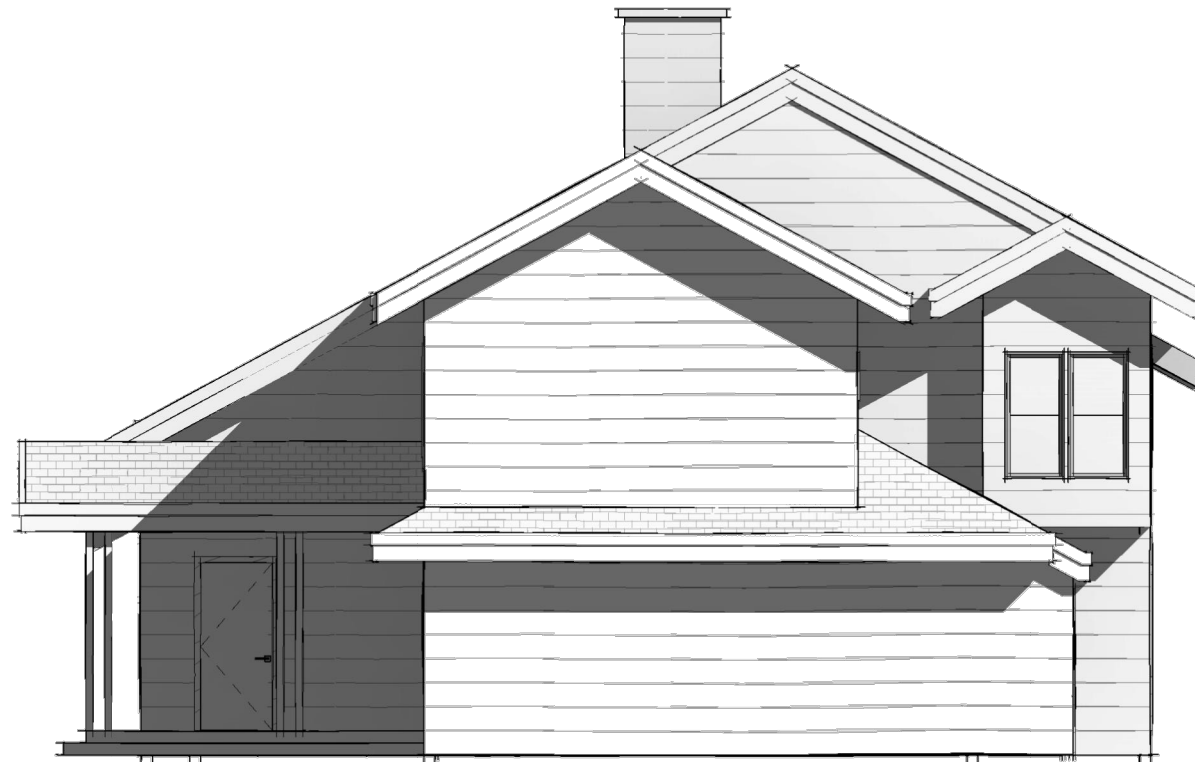
SOUTH ELEVATION

DATE

02.01.2023

DWG. #

A2.2 179



① WEST ELEVATION
1/8" = 1'-0"

PROJECT

402 EVERGREEN LANE
KETCHUM, IDAHO

DRAWING

WEST ELEVATION

DATE

02.01.2023

DWG. #

A2.3 180



208.727.7936
208.727.7335
KETCHUM, IDAHO

DEMARCHI - AUCAPURI
ARCHITECTS

PROJECT

402 EVERGREEN LANE
KETCHUM, IDAHO

DRAWING

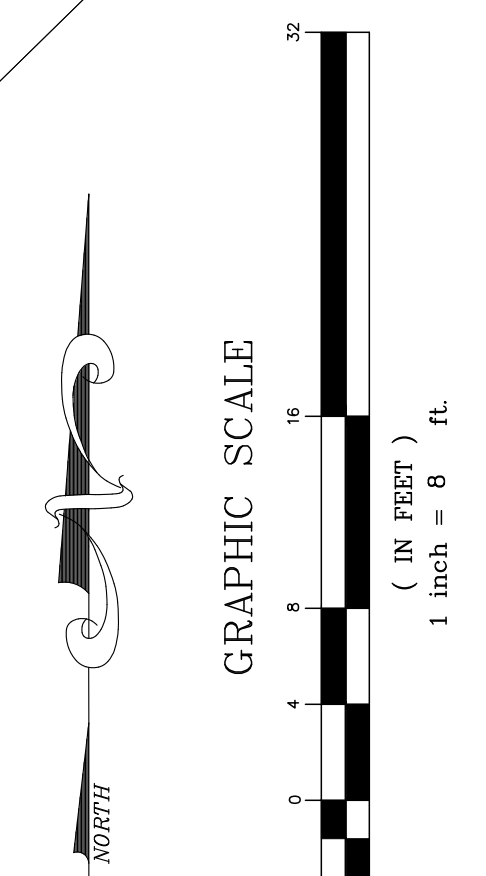
3D VIEW

DATE

02.01.2023

DWG. #

A3.0 181



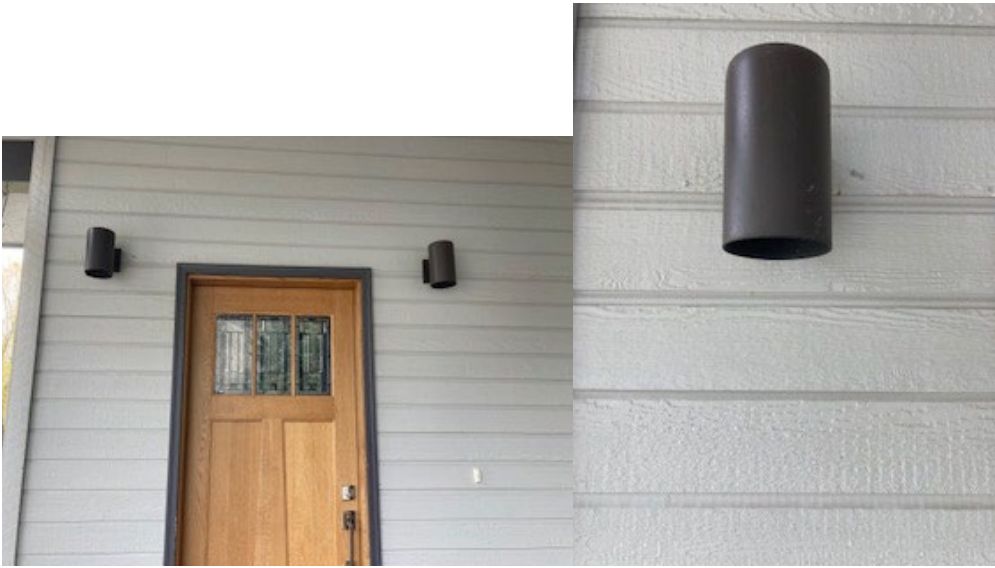
- LEGEND**
- Subject Property Boundary
 - Adjainers Property Boundary
 - Centerline Road
 - Building Setbacks per City of Ketchum for Detached Townhomes
 - EOA = Edge of Asphalt
 - Existing Building/Structure
 - Existing Deck
 - Proposed Addition
 - FNC = Existing Fence
 - PVR = Existing Pavers
 - 5' Major Contour (Alpine 2022)
 - 1' Minor Contour (Alpine 2022)
 - Proposed 1' Minor Contour
 - Proposed Drainage Flowline
 - Existing Asphalt Driveway
 - Existing Curb & Flowline
 - Existing Sidewalk
 - Existing Water Main
 - Existing Water Service
 - Existing Sewer Main
 - Existing Sewer Service
 - Found 1/2" Rebar as Shown
 - GMTR = Gas Meter
 - SMH = Sewer Manhole
 - FND 1/2" = Found 1/2" Rebar
 - PHBOX = Phone Box
 - TVBOX = CA/TV Box
 - CMTR = Gas Meter
 - DT = Decidious Tree
 - SIGN = Road Sign
 - SIGN = Road Sign
 - IC Illegible Cap
 - HSE House
 - GRG Garage
 - TRESH Threshold Elevation
 - SLB Slab
 - COR Corner
 - BOSW Back of Sidewalk
 - TBC Top Back of Curb
 - LIP Lip of Curb
 - TP Top of Pavement/Spot Elevation
 - GS Ground Shot/Spot Elevation
- () Record Bearing and Distance per Inst. No. 313977

- NOTES**
- 1) Basis of Bearings is Idaho State Plane Coordinate System, NAD83, Central Zone, at Grid in US Survey Feet. Vertical Datum is assumed 100.00' at point 103.
 - 2) Boundary Information is from the Plat of The Pines P.U.D. Townhouses Phase 1, Instrument Number 313977; Records of Blaine County, Idaho.
 - 3) Refer to the Plat Notes, Conditions, Covenants, and Restrictions on Original Plat.
 - 4) Utility Locations shown are based on visual surface evidence and should be verified before any Excavation.
 - 5) Current Zoning appears to be GR-L, General Residential Low Density, but are considered Townhouse Sublots.
 - 6) Several Boundary Monuments are missing, so a Record of Survey will be prepared and Recorded.

Materials



Lighting





City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF APRIL 11, 2023

- PROJECT:** 7th Street Townhomes
- FILE NUMBER:** P22-031 and P22-031A
- APPLICATION TYPE:** Design Review and Townhouse Subdivision – Preliminary Plat
- REPRESENTATIVE:** Chad Blincoe – Blincoe Architecture (architect)
- PROPERTY OWNER:** MMDM12, LLC
- REQUEST:** Final Design Review and Preliminary Plat application for the development of two new 3,713 square foot detached townhomes
- LOCATION:** Lot 3, Block 68, Ketchum Townsite
- ZONING:** General Residential – Low Density (GR-L)
- REVIEWER:** Paige Nied – Associate Planner
- NOTICE:** A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on March 22, 2023. The public hearing notice was published in the Idaho Mountain Express on March 22, 2023. A notice was posted on the project site and the city’s website on April 4, 2023. Story poles were documented on the project site as of April 4, 2023.

I. EXECUTIVE SUMMARY:

The Applicant is proposing two new 3,713 square foot three-story detached townhomes with attached two-car garages (the “project”), located at Lot 3, Block 68, Ketchum Townsite (the “subject property”). The subject property is zoned General Residential – Low Density (GR-L) and the lot is currently vacant. Detached townhomes are a permitted use within the GR-L zone district provided that all dimensional standards are met. The project is proposing to subdivide the property into two townhouse sublots, subplot 1 and subplot 2, and construct two new detached townhouses on the newly created sublots. The Cover Sheet of the project plans in Attachment B shows the locations of the new detached townhomes. A rendering of the proposed townhomes can be seen in Figure 1 below.

Figure 1: Rendering of Proposed Project



The project will construct improvements to the right-of-way and alley per the City of Ketchum improvement standards. The project proposes access to both sublots from the alley off 7th Street. The project proposes paver driveways with no snowmelt systems for both driveways. All improvements to the right-of-way have been preliminarily reviewed by the Streets Department and City Engineer and they believe the proposed plans meet the city's standards. Final review of the proposed improvements will be conducted by the City Engineer and Streets Department prior to issuance of a building permit. See Sheet C.1 of Attachment B for the proposed right-of-way improvements.

Based on a thorough review of the application materials and the standards within the Ketchum Municipal Code, staff believes the project to be in conformance with all requirements of the zoning code, all standards related to design review, and all subdivision requirements for preliminary plats. A full review of all standards and requirements for the design review and the townhouse preliminary plat can be found in Attachment E and Attachment F respectively.

II. BACKGROUND:

The City of Ketchum received the applications for Design Review and Preliminary Plat on May 31, 2022. Following the receipt of the application, staff routed the application materials to all city departments for review. A letter of completeness with department comments was provided to the applicant on February 13, 2023, after two rounds of review. As of the date of this letter, all department comments have been resolved or addressed through conditions of approval recommended below.

III. CONFORMANCE WITH ZONING AND DESIGN REVIEW STANDARDS:

Per Ketchum Municipal Code (KMC) §17.96.010.A – *Applicability*, design review is required for all new multi-family dwellings including attached and detached townhomes. Before granting Design Review approval, the Commission must determine that the application meets two criteria: (1) the project doesn't jeopardize the health, safety, or welfare of the public, and (2) the project conforms to all Design Review standards and zoning regulations (KMC §17.96.050.A).

Criteria #1: Health, Safety, and Welfare of the Public

The 2014 Comprehensive Plan outlines 10 core values that drive our vision for the future, which includes a strong and diverse economy, community character, and a variety of housing options. The plan designates the future land use for the property as “medium density residential” where, according to the plan, “This residential type characterizes the West Ketchum and Warm Springs neighborhood.” The primary use for this land use includes a broader variety of residential types, including single-family residences, duplexes, and other attached-unit types.

Policy H-3.1 of Chapter 3 of the Comprehensive Plan states that the city should encourage “a mixture of housing types with varied price ranges and densities that meet a variety of needs.” A diverse housing stock is necessary to accommodate all community members. Further, Policy H-1.4 emphasizes the importance of housing in business and mixed-use areas, and states that the mixture of land uses promotes a greater variety of housing opportunities as well as social interaction.

Staff believes the project meets goals and policies outlined in the plan. The property is located in close proximity to downtown and is just south of Atkinson’s Park. The surrounding properties primarily consist of townhouses and a few vacant lots. Most properties are two stories with a more traditional pitched roof, however, some of the more recent projects to the east and southeast on 7th Street and Second Avenue are two- and three-stories in height with flat roofs. Many of the surrounding buildings utilize a variety of colors and natural materials on the exterior of the buildings including natural wood or brown shades of siding and stucco to lighter shades of grey and beige.

Criteria #2: Applicable Standards and Criteria

Conformance with Zoning Regulations

During department review, city staff reviewed the project for conformance with all applicable zoning code requirements including uses, dimensional limitations, signage, parking, development standards, and dark skies. The project follows all applicable zoning code requirements. Review of compliance with zoning and dimensional standards can be found in Attachment E. Below is an overview of how the setbacks are calculated as the front, side, and rear lot lines are unique due to the orientation of the lot.

Setbacks

The KMC defines minimum setbacks for the front, side, and rear lot lines for each project. For detached townhome projects, there is also a setback for the interior lot line between the two sublots. The KMC defines the “lot line, front” as “The property line dividing a lot from a street. On a corner lot, only one street line shall be considered as a front line, and the shorter street frontage shall be considered the front line, unless otherwise determined by the administrator based on the orientation and layout of the lot and surrounding neighborhood.” For the subject property, 7th Street is considered the front lot line, the west lot line is considered the rear, and the northern and southern lot lines are considered the sides. Setbacks for the side lot lines are determined using the maximum building height. For the proposed project, both townhomes are 34’-10 1/8” tall. Therefore, the project must be set back a minimum of 11.33 feet. The project proposes to set both townhouses on subplot 1 and subplot 2 back 19.7 feet from the alley, setback 15 feet from 7th Street, setback 11.66 feet on the northern side, and is setback 15 feet on the rear.

Conformance with Design Review Improvements and Standards

During department review, city staff reviewed the project for conformance with all applicable design review improvements and standards outlined in KMC §17.96.060 – *Improvements and Standards*. Staff reviewed the project for conformance with all corresponding city code requirements related to right-of-way improvements including but not limited to sidewalks, street lighting, and on-street parking. Staff believes that either a requirement is not applicable due to the scope of the project, or requirements are met. Please see Attachment E for a review of all design review improvements and standards. Below is an overview of some of the more noteworthy design review criteria for the proposed project.

Compatibility of Design (KMC 17.96.060.E) and Architectural (KMC 17.96.060)

The project proposes two three-story structures with flat roofs and a mix of wood, stone, and metal siding. As shown on Attachment B, the color palette for the project includes dark bronze, iron, and copper metal features, limestone siding and chimney, and medium and dark wood. This project is unique because, even though the units are identical in size and layout, only one is visible from 7th Street and the other is tucked into the alley. This placement of the structures re-emphasizes the one-off architectural style of developments in the neighborhood. The proposed section of lowered roof for both units as well as the wall step backs on the second and third floor southwest corner and third floor southeast corner for the unit facing 7th Street help to reduce the building height and mass and to provide undulation.

Sidewalks (KMC 17.96.060.B)

KMC 17.124.140 outlines the zone districts where sidewalks are required when substantial improvements are made, which include the CC, all tourist zone districts, and all light industrial districts. The subject property is within the GR-L zone district, which is not a district where sidewalks are required per the development standards.

Utilities (17.96.060.D)

All utilities are proposed underground per the KMC requirements. A 5-foot public utility easement is being dedicated along the western property boundary, in addition to the existing 10-foot Idaho Power easement, to accommodate the Idaho Power infrastructure required for the project. Idaho Power reviewed the project and approved the proposed equipment and confirmed that the proposed equipment is within the utility easements. The utility easements are shown in the civil plan, landscape plan, and subdivision applications.

IV. CONFORMANCE WITH SUBDIVISION STANDARDS

During department review, staff reviewed the preliminary plat application for conformance with KMC 16.04.030 – *Procedures for subdivision approval*, KMC 16.04.040 – *Development and Design*, and KMC 16.04.080 – *Townhouses*. Please see Attachment F for the review of all requirements and standards. Where “N/A” is checked, the standard is not applicable for one of the following reasons:

- The standard applies to action that shall be taken at the final plat stage of the process and this application is for a preliminary plat.
- Per provisions of the standard, the City Engineer has determined that the standard does not apply.

Pursuant to KMC 16.04.080.C.2, the applicant has submitted this townhouse preliminary plat in conjunction with the Design Review application. If approved by the Commission, the townhouse preliminary plat application will be reviewed and acted upon by the City Council. Additionally, the applicant has requested a Phased Development Agreement to allow for the sequential completion of the project and allow for a final townhouse plat to be filed and approved following receipt of a Certificate of Occupancy for the first townhouse. The Phased Development Agreement application and supplemental documents can be found in Attachment G and a draft Phased Development Agreement can be found as Attachment H.

As discussed above, an additional easement for Idaho Power is being dedicated along the western property boundary. The project proposes to improve the public right-of-way to meet city standards. No additional right-of-way dedication is required for the project.

Staff believes the proposed preliminary plat, as conditioned, meets all applicable subdivision requirements and standards for a preliminary plat and townhouse map. Staff also recommends approval of the phased development agreement.

V. STAFF RECOMMENDATION

Staff recommends **approval** of the Design Review application (File No. P22-031) subject to the following conditions:

1. Final civil drawings prepared by an engineer registered in the State of Idaho which include specifications for right-of-way, utilities, and drainage improvements shall be submitted for review and approval by the City Engineer, Streets, and Utilities departments prior to issuance of a building permit for the project.
2. The term of Design Review approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations.
3. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.

Staff recommends **approval** of the Townhouse Preliminary Plat application (File No. P22-031A) subject to the following conditions and approval of the phased development agreement:

1. The preliminary plat is subject to all conditions of approval associated with Design Review approval P22-031.
2. 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.

VI. RECOMMENDED MOTIONS

Design Review:

“I move to approve the 7th Street Townhomes Design Review application, as conditioned, and adopt the Findings of Fact, Conclusions of Law, and Decision.”

Preliminary Plat:

“I move to recommend approval of the 7th Street Townhomes Preliminary Plat application, as conditioned, and adopt the Findings of Fact, Conclusions of Law, and Decision.”

Phased Development Agreement:

“I move to recommend approval of Phased Development Agreement #22844 for the 7th Street Townhomes.”

ATTACHMENTS:

- A. Design Review - Application Materials and supporting documents
- B. Design Review Plan Set
- C. TH Preliminary Plat – Application Materials and supporting documents
- D. Townhouse Preliminary Plat Set
- E. Draft Findings of Fact, Conclusions of Law, and Decision for Design Review
- F. Draft Findings of Fact, Conclusions of Law, and Decision for Townhouse Preliminary Plat
- G. Phased Development Agreement Application Materials and supporting documents
- H. Draft Phased Development Agreement
- I. Public Comment



City of Ketchum

Attachment A: Design Review Application Materials & supporting documents



City of Ketchum
Planning & Building

OFFICIAL USE ONLY	
File #	22-031
Date Received	
By:	Stephane
Pre-Application Fee Paid:	
Design Review Fee Paid:	1100
Approved Date:	
Denied Date:	
By:	
ADRE: Yes <input type="checkbox"/> No <input type="checkbox"/>	

Design Review Application

APPLICANT INFORMATION

Project Name: 7th St Townhomes	Phone: 208-622-5502
Owner: MMDM12 LLC	Mailing Address: PO Box 2028 Sun Valley, ID 83353
Email: info@hsfcorp.com	
Architect/Representative: Chad Blincoe	Phone: 208-720-1325
Email: chad@ba-idaho.com	Mailing Address: PO Box 4424 Ketchum ID, 83340
Architect License Number: AR984802	
Engineer of Record: Konrad & Stohler Structural Engineering	Phone: 208-928-7810
Email: kse@ksengr.net	Mailing Address: 614 S Main St. Bellevue ID 83313
Engineer License Number: 8618	

All design review plans and drawings for public commercial projects, residential buildings containing more than four (4) dwelling units and development projects containing more than four (4) dwelling units shall be prepared by an Idaho licensed architect or an Idaho licensed engineer.

PROJECT INFORMATION

Legal Land Description: Lot 3 Blk 68	RPK 000 006 800 3A
Street Address: N/A	
Lot Area (Square Feet): 8,238 sq. ft.	
Zoning District: GR-L	
Overlay District: <input type="checkbox"/> Floodplain <input type="checkbox"/> Avalanche <input type="checkbox"/> Mountain	
Type of Construction: <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Remodel <input type="checkbox"/> Other	
Anticipated Use: Residential	Number of Residential Units: 2

TOTAL FLOOR AREA

	Proposed	Existing
Basements	N/A	Sq. Ft.
1 st Floor	1,379	Sq. Ft.
2 nd Floor	1,242	Sq. Ft.
3 rd Floor	1,092	Sq. Ft.
Mezzanine	N/A	Sq. Ft.
Total	3,713	Sq. Ft.

FLOOR AREA RATIO

Community Core:	Tourist:	General Residential-High:
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BUILDING COVERAGE/OPEN SPACE

Percent of Building Coverage: 35%

DIMENSIONAL STANDARDS/PROPOSED SETBACKS

Front: 15 FT	Side: 11'-8"	Side: 11' - 8"	Rear: 15Ft
Building Height: 34' - 11"			

OFF STREET PARKING

Parking Spaces Provided: n/a
Curb Cut: - Sq. Ft. - %

WATER SYSTEM

<input type="checkbox"/> Municipal Service	<input type="checkbox"/> Ketchum Spring Water
--	---

3,081,901



The USDA-FSA Aerial Photography Field office asks to be credited in derived products.



0 100 200 400
Feet

1 inch = 200 feet

A Vicinity Map Showing
7th Street Townhomes
City of Ketchum
Blaine County, Idaho

ALPINE ENTERPRISES INC.

PO Box 2037
660 Bell Drive, Unit 1
Ketchum, Idaho
208-727-1988

April 2022

C L E A R C R E E K D I S P O S A L

PO Box 130 • Ketchum, ID 83340 • Phone 208.726.9600 • www.ccdisposal.com

November 7, 2022

Planning & Zoning
City of Ketchum
P O Box 2315
Ketchum, ID 83340-2315

Re: 7th St Townhomes - Blincoe

To Whom It May Concern,

Please let this letter serve as to the following:

Regular residential garbage/recycling service will apply to the project. Service will be provided at 7th Street. Owner(s) of the property(s) will transport items to be collected from their residence to the street via the alley. Clear Creek Disposal will serve the properties at the edge of 7th Street & the alley for collection.

If you have any concerns, please call at your earliest convenience.

Respectfully,



Mike Goitiandia
Clear Creek Disposal

.7th St Townhomes – Blincoe - 1



City of Ketchum Building Permit: Exterior Lighting Submittal Requirements

(For Commercial and Residential)

Address: 7th St, Lot 3 Blk 68, Ketchum, ID 83340

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

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

Proposed Lighting:				
Fixture Model or Description	No. of Fixtures	Shielded (Y/N)	Full cutoff fixture (Y/N)	Light Color (Kelvin)
<i>Ex: SPJ-GDG-30W-SQ-SH</i>	3	Y	y	2700
LUNA 1668BZ w/ GU10 Bulb	28	Y	Y	2700
Existing Exterior Lighting (complete to the best of your knowledge):				
Fixture Description	No. of Fixtures	Shielded (Y/N)	Full cutoff fixture (Y/N)	Light Color (Kelvin)
N/A				

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

Exterior Lighting Requirements (Chapter 17.132 Dark Skies)

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

Please call the City of Ketchum Planning and Building Department if you have any questions. 208.726.7801



City of Ketchum

Attachment B: Design Review Plan Set

7TH ST TOWNHOMES

FEBRUARY 13th, 2023

LOT 3 BLK 68

KETCHUM, ID 83340

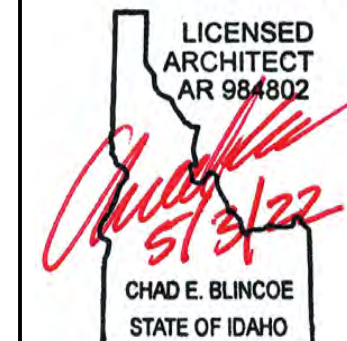
<p style="text-align: center;">PROJECT TEAM</p> <p>ARCHITECT: Blincoe Architecture POST OFFICE BOX 4424 KETCHUM, IDAHO 83340 (208) 720-1925</p> <p>STRUCTURAL ENGINEER: Konrad Stohler Structural Engineering 614 S. MAIN BELLEVUE, IDAHO 83913 (208) 928-7810</p> <p>LANDSCAPE ARCHITECT: Eggers Associates, P.A. P.O. BOX 953 KETCHUM, ID 83340 (208) 725-0988</p> <p>CIVIL ENGINEER: Alpine Enterprises Inc. 280 RIVER ST. E KETCHUM, ID 83340 (208) 727-1988</p> <p>ENERGY: John Reuter Greenworks, LLC PO Box 474 KETCHUM, ID 83340 (208) 721-2922</p>	<p style="text-align: center;">GENERAL NOTES:</p> <p>NOTE: 1. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE. ALL INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH WORK. 2. ANY ERRORS OR OMISSIONS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. 3. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. 4. ALL DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED. 5. ALL CONSTRUCTION MUST MEET OR EXCEED ALL LOCAL AND NATIONAL GOVERNING CODES AND ORDINANCES. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SECURING AN AUTHORIZED BUILDING PERMIT AND NOTIFYING THE CITY OF KETCHUM DEPARTMENT, STATE ELECTRICAL, MECHANICAL, AND PLUMBING INSPECTORS FOR APPROPRIATE SITE INSPECTIONS. 6. THE CONTRACTOR IS TO COORDINATE WORK TO MINIMIZE CONFLICTS WITH EXISTING LANDSCAPING TO PREVENT DAMAGE. 7. THE CONTRACTOR IS TO COORDINATE DISPOSAL OF EXISTING WASTE, APPLICATION MATERIAL, AND TRASH. ALL MATERIAL MUST BE DISPOSED OF IN A SAFE AND PROFESSIONAL MANNER. 8. THE UNDERTAKING OF PERIODIC SITE VISITS BY THE ARCHITECT SHALL NOT BE CONSIDERED AS SUPERVISION OF ACTUAL CONSTRUCTION, NOR MAKE HIM RESPONSIBLE FOR PROVIDING A SAFE PLACE FOR THE PERFORMANCE OF WORK BY THE CONTRACTOR, SUBCONTRACTORS, SUPPLIERS, OR THEIR EMPLOYEES. 9. THE ARCHITECT HAS NOT BEEN COMPENSATED OR RETAINED TO PROVIDE DETAILING FOR WATERPROOFING AND ENVELOPE PENETRATIONS. 10. ANY DEFERRED ITEMS ARE THE RESPONSIBILITY OF THE OWNER & GENERAL CONTRACTOR TO PROVIDE SPECIFICATIONS & DOCUMENTATION NEEDED FOR CONSTRUCTION. THE DOCUMENTS PROVIDED ARE BASED ON LIMITED ARCHITECTURAL SERVICE. 11. ALL HYDRONIC HEAT TUBING AND CONCRETE MIX IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTOR. THE ARCHITECT IS NOT RESPONSIBLE FOR CRACKING OF CONCRETE.</p>	<p style="text-align: center;">CODE COMPLIANCE:</p> <p>1. MECHANICAL SYSTEMS AND VENTING TO REFLECT COMPLIANCE W/ THE 2018 INTERNATIONAL BUILDING CODE, 2018 INTERNATIONAL ENERGY CONSERVATION CODE, AND 2018 INTERNATIONAL MECHANICAL CODE. 2. PLUMBING VENTING TO REFLECT COMPLIANCE W/ 2018 INTERNATIONAL BUILDING CODE AND 2018 INTERNATIONAL ENERGY CONSERVATION CODE. 3. ALL ELECTRICAL SHALL CONFORM TO 2018 INTERNATIONAL BUILDING CODE, 2018 INTERNATIONAL ENERGY CONSERVATION CODE, AND 2017 NFPA 70</p> <p>ROOFING: * ALL ROOFING SHALL COMPLY WITH CHAPTER 18 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE. STAIRWAYS: * ALL STAIRWAYS SHALL COMPLY WITH SECTION R301 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE. BUILDING ENVELOPE: * SHALL COMPLY WITH SECTION 402 OF THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE. LIGHTING EQUIPMENT: * SHALL COMPLY WITH SECTION R401 OF THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE. ATTIC ACCESS: * SHALL COMPLY WITH SECTION 402 OF THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE. CHIMNEYS AND FIREPLACES: * ALL CHIMNEYS AND FIREPLACES SHALL COMPLY WITH CHAPTER 18 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE AND SECTION 402.4.2 OF THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE. GLASS AND GLAZING: * SHALL COMPLY WITH SECTION R602 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE. DUCTS: * SHALL COMPLY WITH SECTION 403 OF THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE. CRAWLSPACE VENTING: * SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE. LIVING SPACE VENTILATION: * SHALL HAVE A RECOMMENDED AIR EXCHANGE OF .95 EXCHANGES PER PER HOUR. VERIFY WITH THE MECHANICAL SYSTEM. SOUND ISOLATION/TRANSMISSION * SHALL COMPLY WITH SECTION 720 AND SECTION 1207 OF THE 2018 INTERNATIONAL BUILDING CODE</p>	<p style="text-align: center;">SHEET INDEX</p> <p>CS COVER SHEET PS1 EXTERIOR PERSPECTIVES PS2 EXTERIOR PERSPECTIVES</p> <p>S1 SITE SURVEY S2 PRELIMINARY PLAT C1 SITE/GRADING/UTILITY ROW ENCROACHMENT PLAN C2 ALLEY PLAN & PROFILE C3 UTILITY PLAN & PROFILE CA CIVIL DETAILS CS CIVIL DETAILS</p> <p>L-1 SITE PLAN L-1I CONSTRUCTION MANAGEMENT PLAN L-2 GRADING PLAN L-3 LANDSCAPE PLAN</p> <p>A-0 LOT COVERAGE CALCULATION A-1 GROUND LEVEL FLOOR PLAN A-2 SECOND LEVEL FLOOR PLAN A-3 THIRD LEVEL FLOOR PLAN A-4 ROOF PLAN A-5 BUILDING SECTIONS A-6 EXTERIOR ELEVATIONS - UNIT A A-7 EXTERIOR ELEVATIONS - UNIT A A-8 EXTERIOR ELEVATIONS - UNIT B A-9 EXTERIOR ELEVATIONS - UNIT B A-10 MATERIAL BOARD A-11 PHOTO METRIC STUDY</p>																								
<p style="text-align: center;">ARCHITECTURAL SYMBOLS</p> <p>INTERIOR ELEVATION CALL OUT: </p> <p>SECTION REFERENCE: </p> <p>DETAIL REFERENCE: </p> <p>INTERIOR ELEVATION KEY: </p> <p>ELEVATION CALL OUT: </p> <p>NORTH ARROW: </p> <p>ROOM NUMBER: </p> <p>DOOR REFERENCE: </p> <p>WINDOW REFERENCE: </p> <p>REVISION REFERENCE: </p>	<p style="text-align: center;">BUILDING DATA</p> <p>OCCUPANCY : R3 CONSTRUCTION TYPE : II WOOD FRAME SQUARE FOOTAGE : UNIT A</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr><td>GROUND LEVEL AREA</td><td style="text-align: right;">308 ##</td></tr> <tr><td>2ND LEVEL AREA</td><td style="text-align: right;">1242 ##</td></tr> <tr><td>3RD LEVEL AREA</td><td style="text-align: right;">1092 ##</td></tr> <tr><td>TOTAL LIVING:</td><td style="text-align: right;">3,242 ##</td></tr> <tr><td>GARAGE</td><td style="text-align: right;">471 ##</td></tr> <tr><td>TOTAL:</td><td style="text-align: right;">3,713 ##</td></tr> </table> <p>: UNIT B</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr><td>GROUND LEVEL AREA</td><td style="text-align: right;">308 ##</td></tr> <tr><td>2ND LEVEL AREA</td><td style="text-align: right;">1242 ##</td></tr> <tr><td>3RD LEVEL AREA</td><td style="text-align: right;">1092 ##</td></tr> <tr><td>TOTAL LIVING:</td><td style="text-align: right;">3,242 ##</td></tr> <tr><td>GARAGE</td><td style="text-align: right;">471 ##</td></tr> <tr><td>TOTAL:</td><td style="text-align: right;">3,713 ##</td></tr> </table> <p>TOTAL LOT COVERAGE : 95% PROPERTY AREA : 0.189 ACRE BUILDING CODE : 2018 INTERNATIONAL RESIDENTIAL CODE AS ADOPTED BY THE CITY OF KETCHUM FIRE CODE AS ADOPTED BY THE CITY OF KETCHUM : 2018 INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY OF KETCHUM ENERGY CONSERVATION CODE AS ADOPTED BY THE CITY OF KETCHUM : 2018 INTERNATIONAL ENERGY CONSERVATION CODE AS ADOPTED BY THE CITY OF KETCHUM</p> <p>ZONING : GR-L PHYSICAL ADDRESS : LEGAL DESCRIPTION : KETCHUM LOT 3 BLK 68 PARCEL NUMBER : RPK0000018003A CITY OF KETCHUM BUILDING DEPARTMENT. CITY OF KETCHUM FIRE DEPARTMENT</p>	GROUND LEVEL AREA	308 ##	2ND LEVEL AREA	1242 ##	3RD LEVEL AREA	1092 ##	TOTAL LIVING:	3,242 ##	GARAGE	471 ##	TOTAL:	3,713 ##	GROUND LEVEL AREA	308 ##	2ND LEVEL AREA	1242 ##	3RD LEVEL AREA	1092 ##	TOTAL LIVING:	3,242 ##	GARAGE	471 ##	TOTAL:	3,713 ##	<p style="text-align: center;">ENERGY REPORT</p>	<p style="text-align: center;">NEIGHBORHOOD MAP</p>
GROUND LEVEL AREA	308 ##																										
2ND LEVEL AREA	1242 ##																										
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		<p style="text-align: center;">VICINITY MAP</p>	<p style="text-align: center;">PROJECT LOCATION</p>																								

DESIGN REVIEW SET - REVISED
NOT FOR CONSTRUCTION

JOB #:	009.21
PLOT DATE:	11/11/22
DESIGN REVIEW:	5/3/22
PERMIT:	
CONSTRUCTION:	
REVISIONS:	
	DESIGN REVIEW SET 5/3/22
	DESIGN REVIEW SET REVISED 9/30/22
	DESIGN REVIEW SET REVISED 11/11/22
	DESIGN REVIEW SET REVISED 2/13/23

CS

7TH ST TOWNHOMES
LOT 3 BLK 68
KETCHUM, ID 83340



www.BlincoeArchitecture.com
Blincoe Architecture
URS/REG. EC.
P.O. Box 4424
Ketchum, Idaho 83340
Tel: (208) 720-1925
Email: info@blincoearchitecture.com



SOUTHWEST PERSPECTIVE (REVISED)



SOUTHEAST PERSPECTIVE (REVISED)



SOUTHEAST PERSPECTIVE (REVISED)

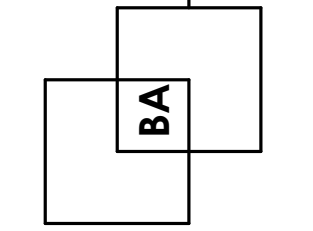
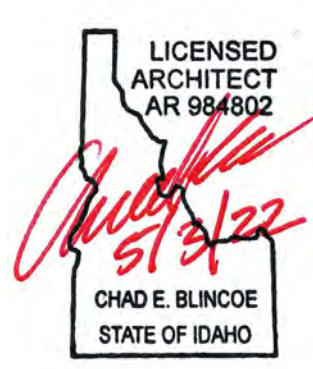
DESIGN REVIEW SET - REVISED
NOT FOR CONSTRUCTION

PS1

JOB #:	009.21
PLOT DATE:	11/11/22
DESIGN REVIEW:	5/3/22
PERMIT:	
CONSTRUCTION:	
SUBMISSIONS/REVISIONS:	
	DESIGN REVIEW SET 5/3/22
	DESIGN REVIEW SET RSVD 9/30/22
	DESIGN REVIEW SET RSVD 11/10/22

7TH STREET TOWNHOMES

7th STREET
 KETCHUM, ID 83340



www.BlincoeArchitecture.com
Blincoe Architecture
 Mail: UPS/FedEx:
 P.O. Box 4424
 Ketchum, Idaho
 83340
 Email: info@BlincoeArchitecture.com
 Tel.: 208-720-1325

OWNERSHIP OF DOCUMENTS: This Drawing and specifications are instruments of service and are the property of the Architect, Blincoe Architecture and is not to be used, in whole or in part, for any other project without written authorization.



SOUTHWEST PERSPECTIVE (ORIGINAL)



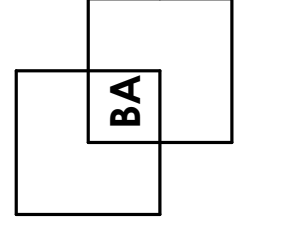
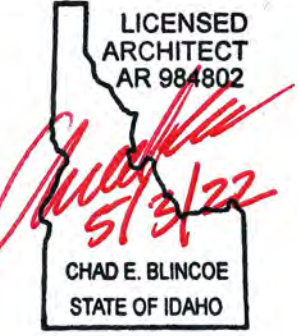
SOUTHWEST PERSPECTIVE (REVISED)

DESIGN REVIEW SET - REVISED
NOT FOR CONSTRUCTION

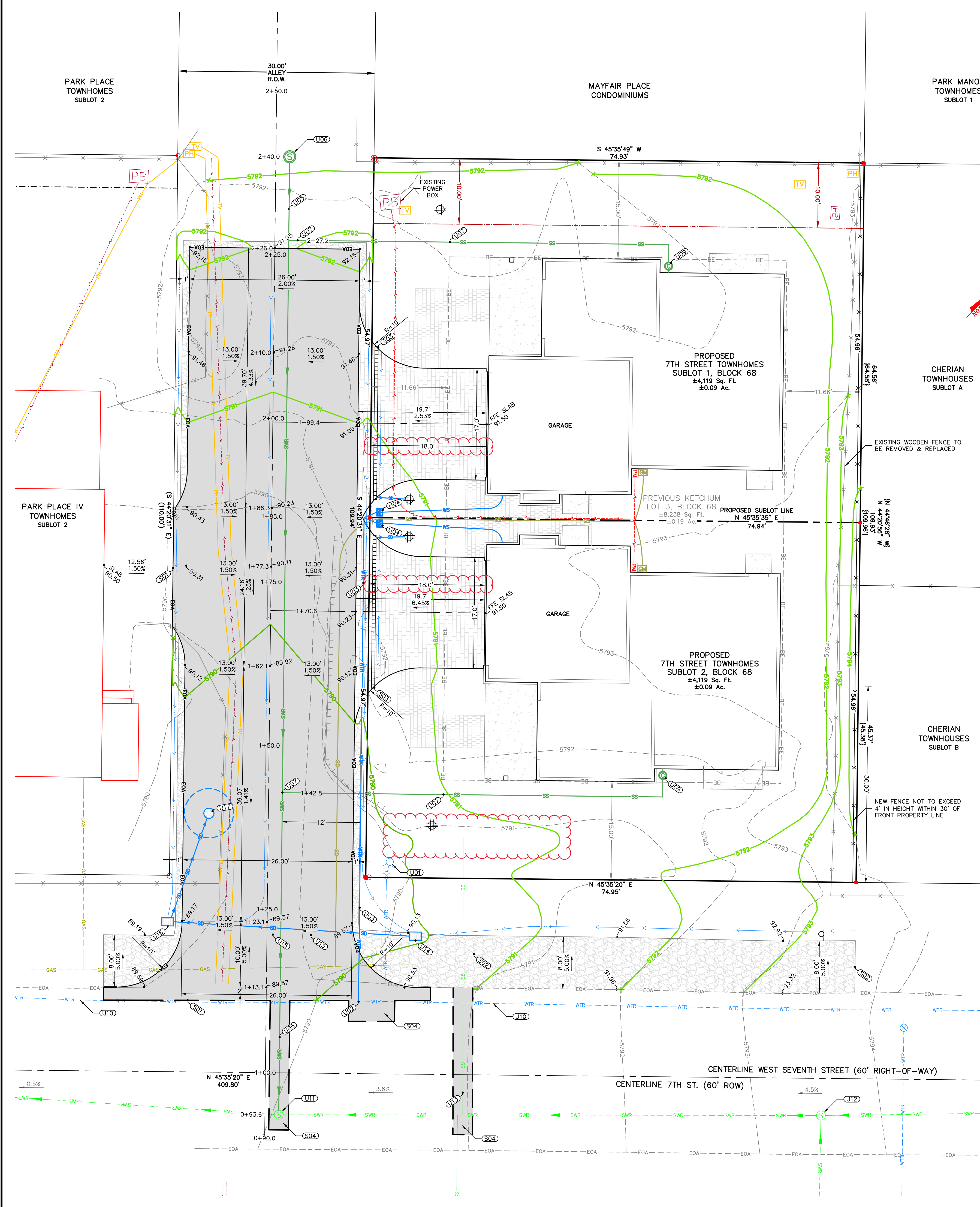
PS2

7TH STREET TOWNHOMES
 7th STREET
 KETCHUM, ID 83340

JOB #:	009.21
PLOT DATE:	11/11/22
DESIGN REVIEW:	5/3/22
PERMIT:	
CONSTRUCTION:	
SUBMISSIONS/REVISIONS:	
	DESIGN REVIEW SET 5/3/22
	DESIGN REVIEW SET RSVD 9/30/22
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 Email: info@BlincoeArchitecture.com
 Tel: 208-720-1325



SITE IMPROVEMENTS

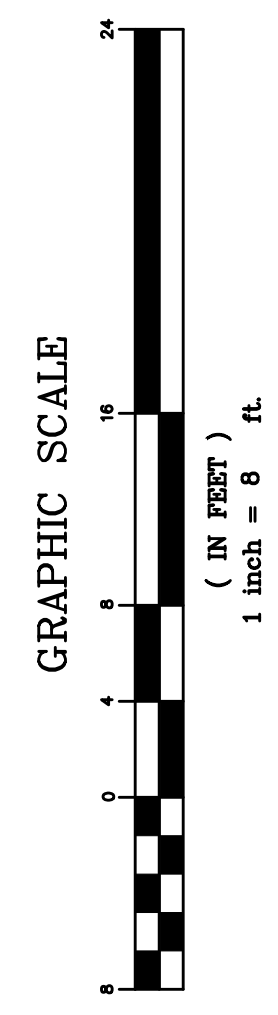
- (S01) Saw Cut existing asphalt to a minimum of 24 inches for a clean vertical edge.
- (S02) Install 8' Gravel Shoulder sloped at 5% minimum per Ketchum Standard.
- (S03) Install Trench Drain, See Note 16.
- (S04) Cut and repair existing asphalt roadway.

UTILITY IMPROVEMENTS

- (U01) Existing Ketchum Fire Hydrant (R216)
- (U02) Install 2" Water Service Connection, See Detail 12 on Sheet C.5.
- (U03) Install 2" Water Service Line, See Detail 12 on Sheet C.5.
- (U04) Branch 2" Water Service Line into two 1" Water Service Connections with two Curb Stops & Meter Vaults. See Detail 13 on Sheet C.5. See Note 17.
- (U05) Install 8" Sanitary Sewer Main. See Plan and Profile on Sheet C.3.
- (U06) Install Sanitary Sewer Manhole, SMH-1. See Plan and Profile on Sheet C.3.
RIM ELEV. = 5792.00'
SE IE OUT = 5784.92'
- (U07) Install 4" Sanitary Sewer Service. See Detail 10 on Sheet C.5.
- (U08) Install 4" Sanitary Sewer Service Cleanout. See Detail 9 on Sheet C.5.
- (U09) Existing 8" Water Main
- (U10) Existing Sanitary Sewer Manhole. See Plan and Profile on Sheet C.3.
RIM ELEV. = 5790.11'
NE IE IN = 5783.41'
NW IE IN = 5783.50'
SW IE OUT = 5783.40'
- (U12) Existing Sanitary Sewer Manhole. See Plan and Profile on Sheet C.3.
RIM ELEV. = 5793.53'
NE IE IN = 5785.6'
SW IE OUT = 5785.4'
- (U13) Cut and cap existing Sewer Service at Sewer Main.
- (U14) Install Catch Basin, See Detail 5 on Sheet C.5.
RIM ELEV. = 5790.15'
- (U15) Install 12" Dia. D3034 PVC Storm Drain Pipe, @ S=2.0% Min.
- (U16) Install Catch Basin, See Detail 6 on Sheet C.5.
RIM ELEV. = 5789.00'
- (U17) Install Drywell, Maintain 25' separation from Water Main, See Details 7 & 8 on Sheet C.5.
RIM ELEV. = 5789.74'

LEGEND

- Subject Property Boundary
- Adjoins Lot Line
- Centerline Right-of-Way
- Existing Edge of Asphalt
- Proposed 20' Wide Asphalt Alley
- Proposed Asphalt 2" Saw Cut Line
- Proposed 8' Wide Gravel Shoulder
- Building Setbacks
- Existing 10' Idaho Power Easement
- Existing Driveway
- Existing Building/Structure
- Proposed Building/Structure
- Proposed Concrete
- Proposed Paver Driveway
- Proposed Paver Walkway
- Existing Wooden Fence
- Proposed Wooden Fence
- Existing Retaining Wall (To Be Removed)
- Existing Underground Power Line
- Proposed Underground Power Line
- Existing Underground Phone Line
- Existing Underground CA/TV Line
- Proposed Underground Communications Line
- Existing Water Main
- Existing Water Service
- Proposed 2" Water Service Connection
- Proposed 1" Water Service
- Proposed 12" Storm Drain Pipe
- Proposed Drainage Flowline
- Existing Gas Line
- Proposed Gas Service Line
- Existing Sewer Main
- Existing Sewer Service
- Proposed 8" Sewer Main
- Proposed 4" Sewer Service
- Existing 1" Minor Contour
- Existing 5' Major Contour
- Proposed 1" Minor Contour
- Proposed 5' Major Contour
- Found 1/2" Rebar as Shown
- Set 1/2" Rebar PLS 7048
- Found 5/8" Rebar as Shown
- Set 5/8" Rebar PLS 7048
- Found Aluminum Cap
- Found Survey Marker with Washer
- Existing Phone Box
- Existing Cable Box
- Existing Power Box
- Proposed Power Meter
- Proposed Gas Meter
- Existing Water Valve
- Existing Fire Hydrant
- Proposed Water Valve
- Proposed 3/4" Water Meter
- Existing Sanitary Sewer Manhole
- Proposed Sanitary Sewer Manhole
- Proposed Sewer Cleanout
- Proposed Drywell
- Proposed Catch Basin
- Proposed Landscape Drywell
- Proposed Driveway Trench Drain
- Existing Street Sign
- Proposed Spot Elevation (90.00=5790.00')
- Existing Grade
- Proposed Grade



GENERAL CONSTRUCTION NOTES

- 1) Utility locations shown are based on visual surface evidence and are approximate. Contractor shall be responsible for locating existing utilities prior to commencing and during construction.
- 2) The design of the Alleyway, Utilities, Grading, and Drainage improvements have only been performed within the public right-of-way. See the Site Plan & Grading Plan from Eggers Associates P.A. for the remainder of the design.
- 3) All construction shall be in accordance with the most current edition of the Idaho Standards for Public Works Construction, ISPMC, and the City of Ketchum, Idaho, Codes and Standards. The contractor shall be responsible for obtaining and keeping a copy of the ISPMC and the City of Ketchum Codes and Standards on site during construction.
- 4) 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 under the direction of a Professional Land Surveyor.
- 5) 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.
- 6) The contractor shall be required to obtain all the necessary permits prior to construction and shall check with the City of Ketchum for permits the owner may have already obtained.
- 7) Trenches shall be backfilled and compacted to a minimum of 95% of maximum density as determined by AASHTO T-99.
- 8) All clearing and grubbing shall conform to ISPMC Section 201 and city of Ketchum Standards of excavation and backfill.
- 9) All excavation and embankment shall conform to ISPMC Section 202 and City of Ketchum Standards for excavation and backfill. Excavated subgrade shall be compacted and all unsuitable sections removed and replaced with structural fill as determined by the Engineer per ISPMC Section 204. Minimum compaction of placed material shall be 95% of maximum laboratory density as determined by AASHTO T-99 or IDT T-91.
- 10) All 2" minus aggregate shall be placed in conformance with ISPMC Section 802. It shall be compacted per ISPMC Section 202 and the City of Ketchum Standards. 2" minus crushed aggregate material shall conform to ISPMC Section 802 Type II and to the City of Ketchum Specifications. Minimum compaction of placed material shall be 95% of maximum laboratory density as determined by AASHTO T-99 or IDT T-91.
- 11) All 3/4" minus aggregate shall be placed in conformance with ISPMC Section 802. It shall be compacted per ISPMC Section 202 and the City of Ketchum Standards. 3/4" minus crushed aggregate for leveling course shall conform to ISPMC Table 802 Type I and to the City of Ketchum Specifications. Minimum compaction of placed material shall be 95% of maximum laboratory density as determined by AASHTO T-99 or IDT T-91.
- 12) All asphaltic concrete pavement work shall conform to ISPMC Section(s) 805, 810, and 811 for Class II pavement and to the City of Ketchum Standards. Asphalt aggregate shall be 1/2" nominal size conforming to Table 803b in ISPMC Section 803. Asphalt binder shall be PG 58-28 conforming to Table A-1 in ISPMC Section 805.
- 13) All concrete form work shall conform to ISPMC Sections 701 and 703. All concrete shall be 3,000 psi minimum, 28 day, as defined in ISPMC Section 703, Table 1.C.
- 14) All edges of existing asphalt paving shall be saw cut a minimum of 24" to provide a clean pavement edge for matching. No wheel cutting shall be allowed. Pavement shall be cut prior to paving to prevent damage to the cut edge.
- 15) The contractor shall be responsible for providing traffic control per the current edition of the US Department of Transportation Manual of Uniform Traffic Control Devices (MUTCD).
- 16) Trench Drain shall be a 6" wide HDPE channel with a 0.75 built in channel slope (ZURN Flo-Thru Model Z886, ABT Interceptor Model A-67, or approved equivalent). Grate shall be ductile iron with a slotted pattern. All components shall be rated for H-20 loading.
- 17) Water Y-Branch Fitting shall be Ford Y-Branch Y44-274-NL, Mueller Y-Branch P-15343N, or approved equivalent.
- 18) Alpine Enterprises Inc. is not responsible for any deviation from these plans, unless such changes have been authorized in writing.

- Found 1/2" Rebar as Shown
- Set 1/2" Rebar PLS 7048
- Found 5/8" Rebar as Shown
- Set 5/8" Rebar PLS 7048
- Found Aluminum Cap
- Found Survey Marker with Washer
- Existing Phone Box
- Existing Cable Box
- Existing Power Box
- Proposed Power Meter
- Proposed Gas Meter
- Existing Water Valve
- Existing Fire Hydrant
- Proposed Water Valve
- Proposed 3/4" Water Meter
- Existing Sanitary Sewer Manhole
- Proposed Sanitary Sewer Manhole
- Proposed Sewer Cleanout
- Proposed Drywell
- Proposed Catch Basin
- Proposed Landscape Drywell
- Proposed Driveway Trench Drain
- Existing Street Sign
- Proposed Spot Elevation (90.00=5790.00')
- Existing Grade
- Proposed Grade

NOTES

- 1) Basis of Bearings is Idaho State Plane Coordinate System, NAD83, Central Zone, at Grid in US Survey Feet. Vertical Datum is NAVD1988.
- 2) Boundary information is from the Official Map of the Village of Ketchum, Inst. No. 302967; the Replat of Block 68, Town of Ketchum, Inst. No. 185154; the Plat of Cherian Townhouses, Inst. No. 336507; the Plat of Park Place IV Townhouses, Inst. No. 607262; the Plat of Parkway Manor Townhomes, Inst. No. 428973; the Plat of Parkway Manor Townhomes, Instrument Number 428973; the Plat of Park Place Condominiums, Instrument Number 202777; the Plat of Park Place II Townhouse Condominiums, Instrument Number 223035; the Plat of Park Place III Townhouse Condominiums, Instrument Number 212507; the Plat of Park Place IV Townhouse Condominiums, Instrument Number 224304; Records of Blaine County, Idaho.
- 3) Utility Locations shown are based on Digline, visual surface evidence, City Maps, and previous projects in the vicinity. Utility locations should be verified before any excavation.
- 4) Current Zoning appears to be General Residential Low Density, GR-L
- 5) Not all trees and vegetation are shown, some locations are approximate.
- 6) Name & Address of Owner/Subdivider
MMDM12 LLC.
P.O. Box 2028
Sun Valley, ID 83353
- 7) Sublots shall have Mutual Reciprocal Utility Easements, for Use, Maintenance, and Repair.

PROJECT PATH AND PRINT DATE: U:\LandProjects\2004\1274M_KBk68.t3.dwg 2/10/2023 12:57:32 PM MST

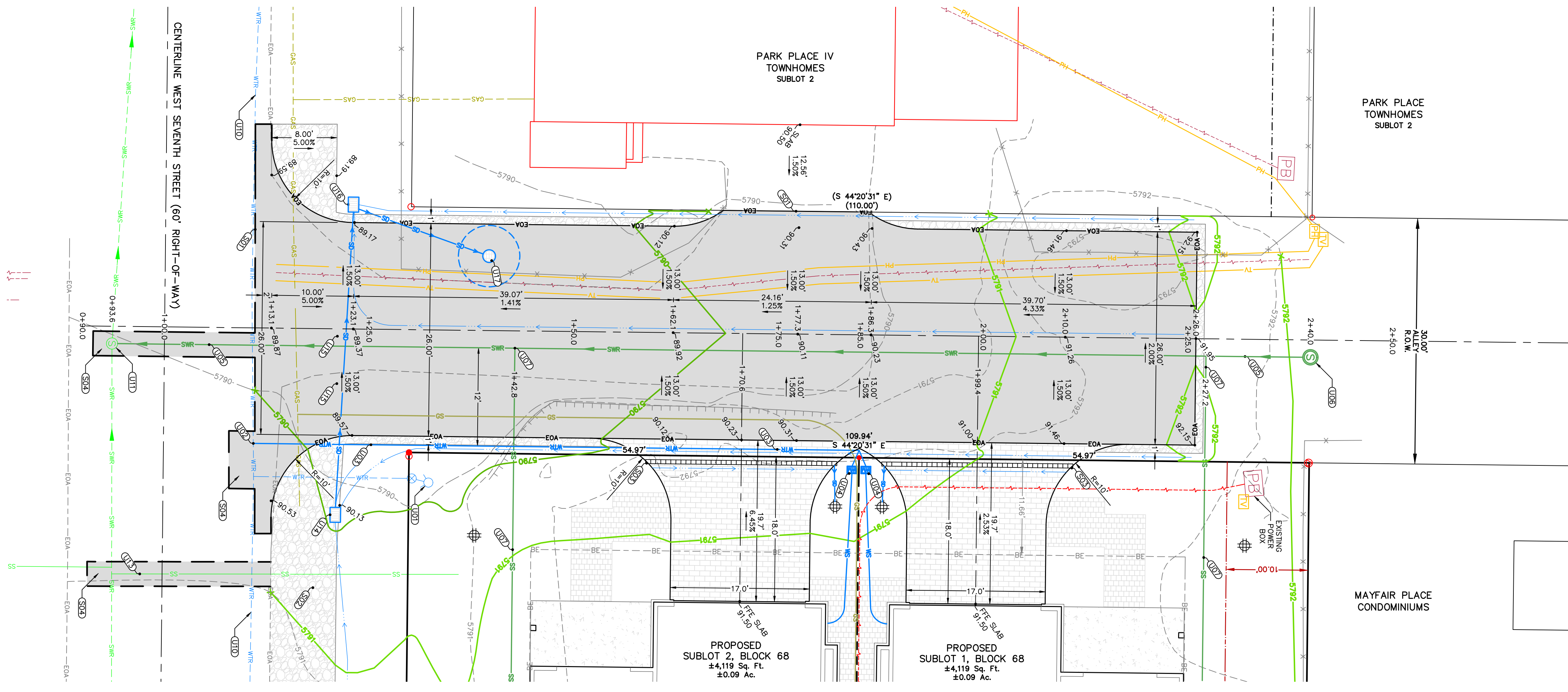
A SITE, GRADING & DRAINAGE, UTILITY, & ROW ENCROACHMENT PLAN SHOWING 7TH STREET TOWNHOMES ON LOT 3, BLK 68, KETCHUM TOWNSITE WITHIN S13, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO PREPARED FOR MMDM12 LLC.

Alpine Enterprises Inc.
Surveying, Mapping, Civil Engineering,
and Natural Hazards Consulting
660 Bell Dr., Unit 1
P.O. Box 2037, Ketchum, ID 83340 USA
(208) 721-1986
email: ts@mtpennet.com

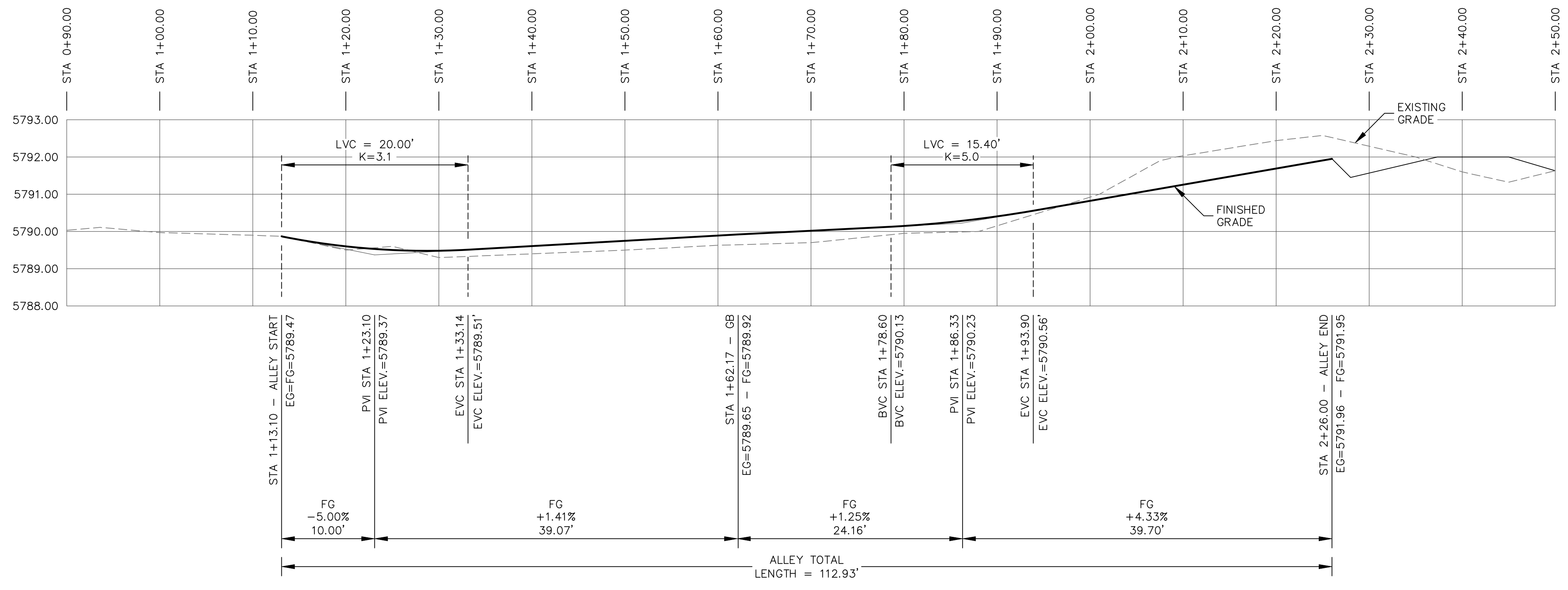
PROFESSIONAL ENGINEER
10 FEB 23
STATE OF IDAHO
ALEX NEVILL

REVISIONS	NO	DATE	BY
PRELIMINARY: NOT FOR CONSTRUCTION			
FOR DESIGN REVIEW ONLY			
REVISED	1	24AUG22	AHN
REVISED	2	08NOV22	AHN
REVISED	3	10FEB23	AHN

C.1

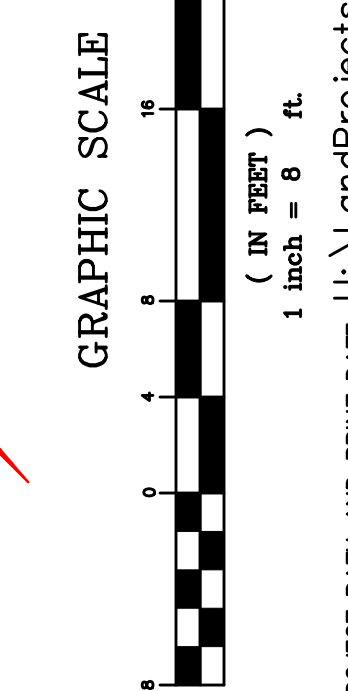


- LEGEND**
- Subject Property Boundary
 - - - Adjoiners Lot Line
 - - - Centerline Right-of-Way
 - - - Existing Edge of Asphalt
 - ▬ Proposed 20' Wide Asphalt Alley
 - ▬ Proposed Asphalt 2' Saw Cut Line
 - ▬ Proposed 8' Wide Gravel Shoulder
 - - - Building Setbacks
 - - - Existing 10' Idaho Power Easement
 - - - Existing Driveway
 - - - Existing Building/Structure
 - - - Proposed Building/Structure
 - ▬ Proposed Concrete
 - ▬ Proposed Paver Driveway
 - ▬ Proposed Paver Walkway
 - - - Existing Wooden Fence
 - - - Proposed Wooden Fence
 - - - Existing Retaining Wall (To Be Removed)
 - - - Existing Underground Power Line
 - - - Proposed Underground Power Line
 - - - Existing Underground Phone Line
 - - - Existing Underground CA/TV Line
 - - - Proposed Underground Communications Line
 - - - Existing Water Main
 - - - Existing Water Service
 - - - Proposed 2" Water Service Connection
 - - - Proposed 1" Water Service
 - - - Proposed 12" Storm Drain Pipe
 - - - Proposed Drainage Flowline
 - - - Existing Gas Line
 - - - Proposed Gas Service Line
 - - - Existing Sewer Main
 - - - Proposed 8" Sewer Main
 - - - Proposed 4" Sewer Service
 - - - Existing 1" Minor Contour
 - - - Existing 5' Major Contour
 - - - Proposed 1" Minor Contour
 - - - Proposed 5' Major Contour
 - Found 1/2" Rebar as Shown
 - Set 1/2" Rebar PLS 7048
 - Found 5/8" Rebar as Shown
 - Set 5/8" Rebar PLS 7048
 - Found Aluminum Cap
 - Found Survey Marker with Washer
 - Existing Phone Box
 - Existing Cable Box
 - Existing Power Box
 - Proposed Power Meter
 - Proposed Gas Meter
 - Existing Water Valve
 - Existing Fire Hydrant
 - Proposed Water Valve
 - Proposed 3/4" Water Meter
 - Existing Sanitary Sewer Manhole
 - Proposed Sanitary Sewer Manhole
 - Proposed Sewer Cleanout
 - Proposed Drywell
 - Proposed Catch Basin
 - Proposed Landscape Drywell
 - Proposed Driveway Trench Drain
 - Existing Street Sign
 - Proposed Spot Elevation (90.00=5790.00')
 - ▬ Existing Grade
 - ▬ Proposed Grade
 - RIM Rim Elevation
 - IE IN Invert Elevation In
 - IE OUT Invert Elevation Out
 - MATCH Match Elevation
 - S Slope %
 - EG Existing Grade Elevation
 - FG Finish Grade Elevation
 - PVI Point of Vertical Intersection
 - LVC Length Vertical Curve
 - BVC Begin Vertical Curve
 - EVC End Vertical Curve
 - GB Grade Break
 - () Record Bearing & Distance Inst. No. 607262
 - [] Record Bearing & Distance Inst. No. 488133
 - { } Record Bearing & Distance Inst. No. 336507



ALLEY PROFILE VIEW
 VERT: 1"=12.5'
 HORIZ: 1"=2'

- 90.00' Proposed Spot Elevation (90.00=5790.00')
- 3.5% Existing Grade
- 3.5% Proposed Grade



AN ALLEY PLAN & PROFILE FOR
 7TH STREET TOWNHOMES ON LOT 3, BLK 68, KETCHUM TOWNSITE
 WITHIN S13, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR MMDM12 LLC.

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 (208) 727-1808 / 727-1967 fax
 email: banita@alpineenterprisesinc.com

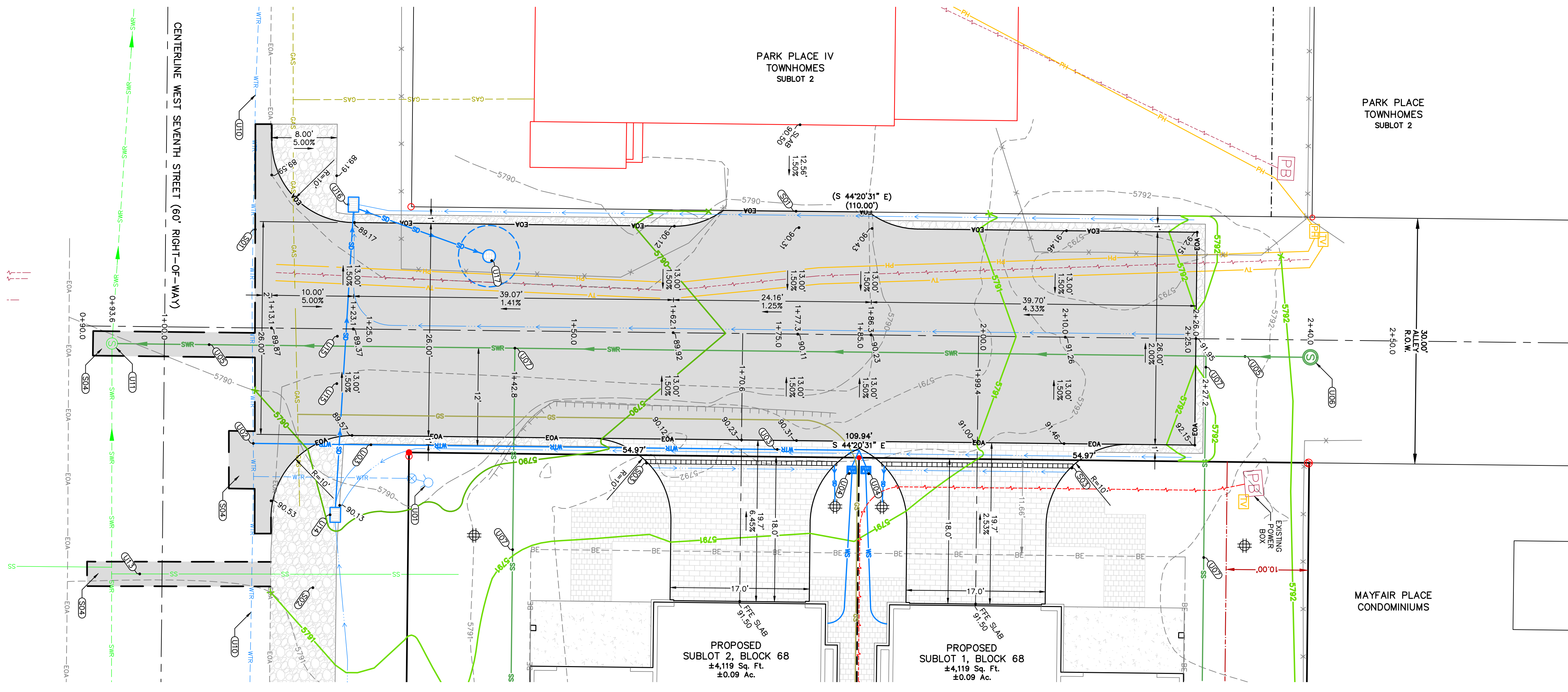
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NO	DATE	BY
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2	08NOV22	AHN
3	10FEB23	AHN

REVISIONS
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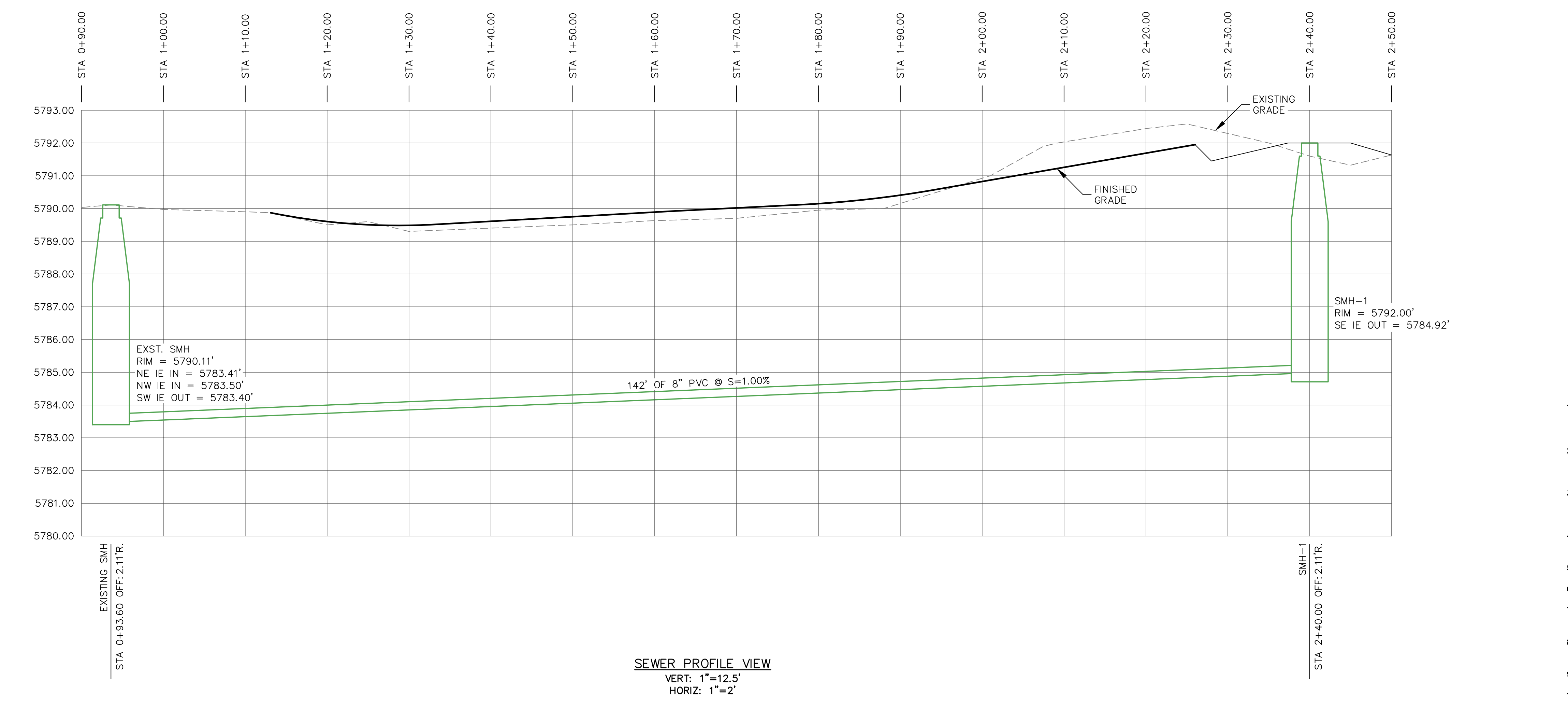
PROFESSIONAL ENGINEER
 STATE OF IDAHO
 ALEX NELSON

C.2



LEGEND

- Subject Property Boundary
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- MATCH Match Elevation
- S Slope %
- () Record Bearing & Distance Inst. No. 607262
- [] Record Bearing & Distance Inst. No. 488133
- { } Record Bearing & Distance Inst. No. 336507



GRAPHIC SCALE

(IN FEET)

1 inch = 8 ft.

90.00'

3.5%

3.5%

SEWER CONSTRUCTION NOTES

- All construction shall be in conformance with the Idaho Standards for Public Works Construction (ISPC) and the City of Ketchum Standards. The contractor shall be responsible for obtaining and keeping a copy of the above Standards and Specifications and a set of plans stamped with the DEQ approval stamp and a copy of the DEQ approval letter on site at all times during construction.
- All mains and services shall comply with IDAPA 58.01.08.542.07.a and IDAPA 58.01.08.542.07.b which address the requirements for locating existing utilities 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.
- The location of existing underground utilities are shown on the plans in an approximate way. The contractor shall be responsible for locating existing utilities 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.
- The contractor shall verify the location and elevation of all existing water and sewer mains at all proposed crossings. Some relocation of water and sewer mains may be required in addition to those shown on the plans.
- Potable/non-potable crossings shall comply with ISPC Standard Drawing SD-407 and IDAPA section 58.01.08.542.07.
- The contractor shall be required to obtain all necessary permits prior to excavation.
- All sewer mains shall be constructed of PVC pipe conforming to ASTM D3034 SDR 35. Minimum pipe diameter for gravity sewer mains shall be 8-inches. Minimum slope for 8-inch sewer main shall be 0.4%. Contractor shall install pipe at slopes indicated on plans.
- Sewer service lines shall be placed at a slope of 2%, with markers per ISPC. Cleanouts are required at changes in alignment, grade, and minimum 150' length.
- All pipe shall be bedded with (ISPC) Type I bedding material.
- Trenches shall be back filled and compacted to a minimum of 95% of maximum density as determined by AASHTO T-99.
- The contractor shall pressure test all sewer service connections in accordance with the Idaho Standards for Public Works Construction (ISPC).
- Manholes shall be constructed in accordance with ISPC Standard Drawing SD-501. Minimum diameter shall be 48 inches. Manholes shall be constructed at all intersections, changes in alignment, changes in grade, and at terminal ends.

PROJECT PATH AND PRINT DATE: U:\LandProjects2004\1274M_KBik68_L13.dwg\1274M_KBik68_L13_Civil2022.dwg 2/10/2023 12:57:32 PM MST

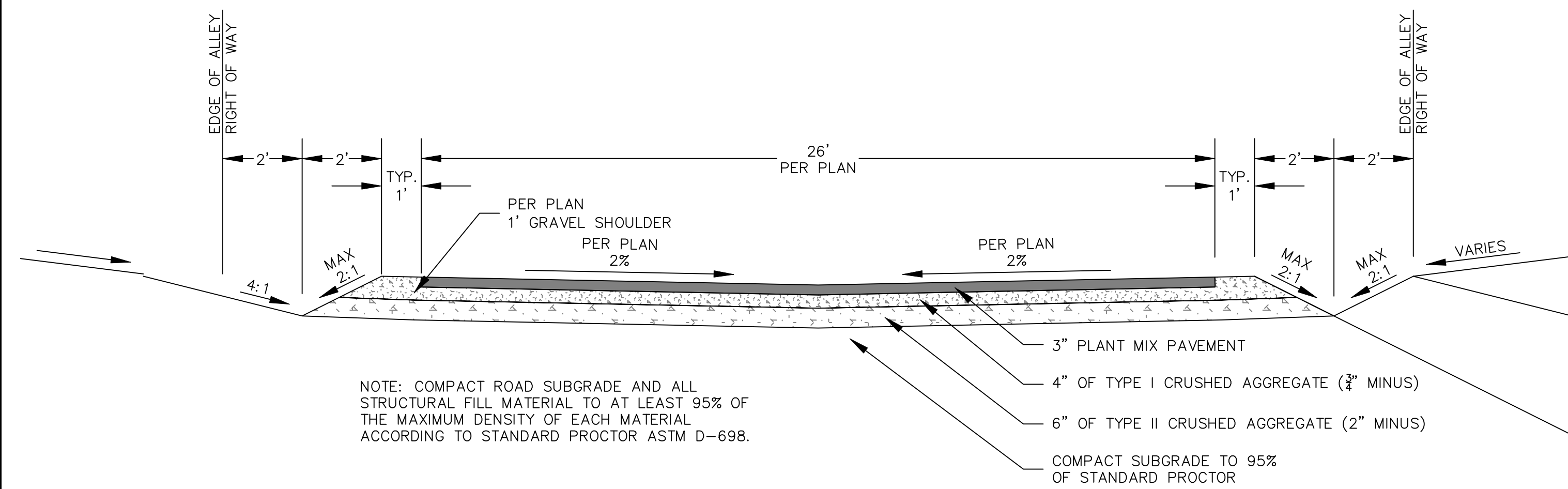
A UTILITY PLAN & PROFILE FOR
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WITHIN S13, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
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email: bamt@alpineenterprisesinc.com

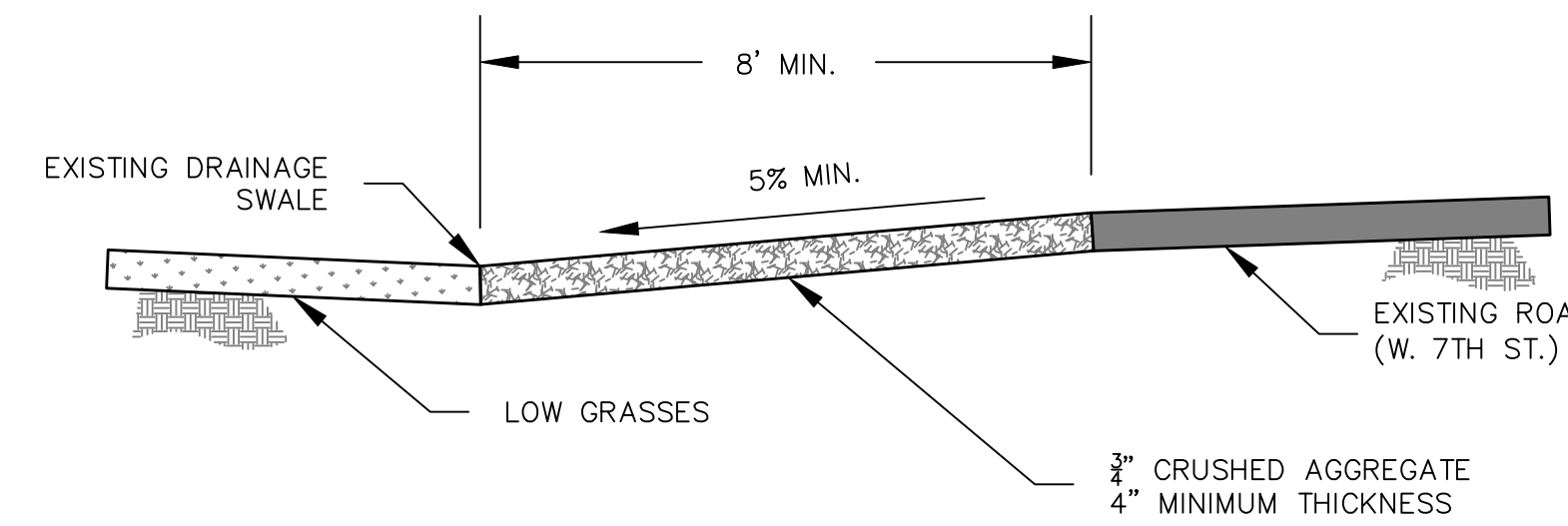
PROFESSIONAL ENGINEER
ALEX NELSON
STATE OF IDAHO
10FEB23

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REVISED	3	10FEB23	AHN

C.3



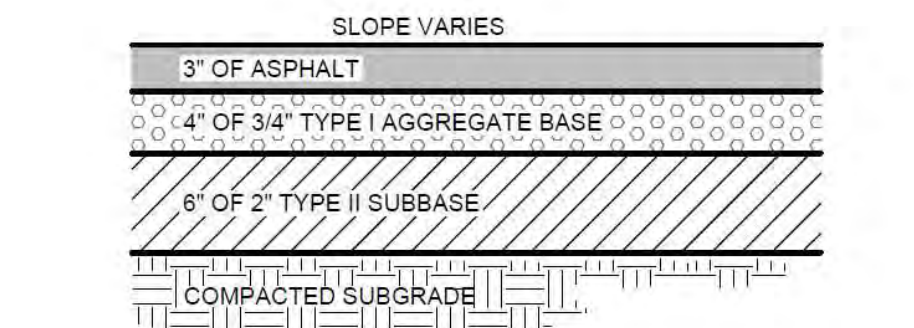
1 TYPICAL ALLEY SECTION
NOT TO SCALE



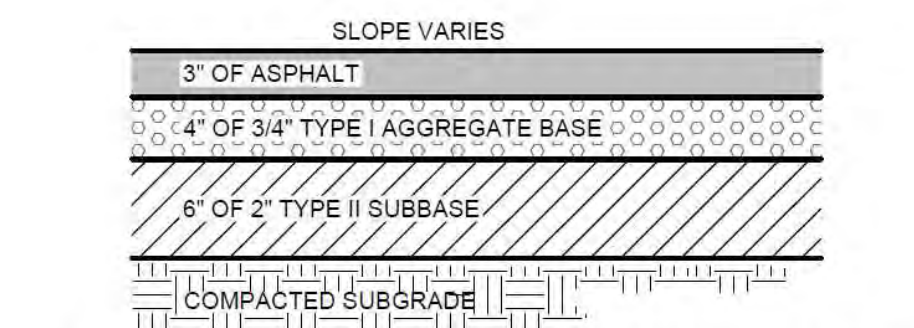
2 CROSS-SECTION: ROADSIDE SWALE
R.O.W. WEST SEVENTH STREET
NOT TO SCALE

NOTES

- A) Material shall be pervious/permeable to allow drainage.
- B) Surface must allow for vehicle parking and be consistent along the entire property frontage.
- C) Material within the first eight (8) feet from edge of asphalt (Street) shall be distinct from driveway and rest of property in order to visually appear available for parking.
- D) Grading and drainage improvements as required by City Engineer - Minimum 5% slope.
- E) No obstructions, such as boulders or berms.
- F) No buried irrigation systems within the first eight (8) feet the edge of asphalt (Street). Surface irrigation lines are permitted beyond the first eight (8) feet, however pop-up heads are not permitted anywhere in the ROW.
- G) No live plant material within the first eight (8) feet from edge of asphalt (Street). Low ground cover plant material, such as turf grass, is permitted beyond the first eight (8) feet. Drought-tolerant species is preferred.
- H) No snow-melt system.



TYPICAL STREET ASPHALT SECTION

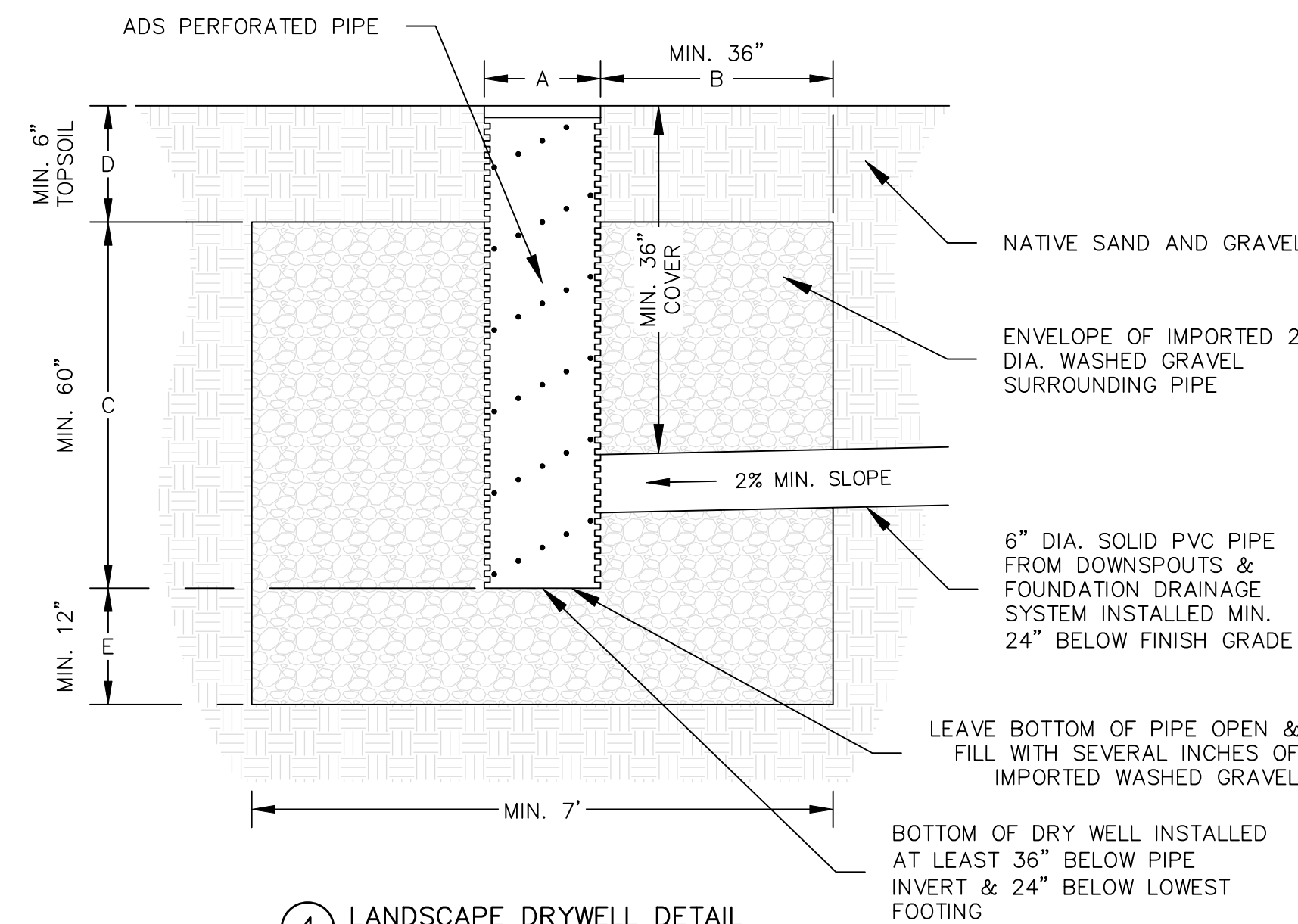


TYPICAL ALLEY ASPHALT SECTION

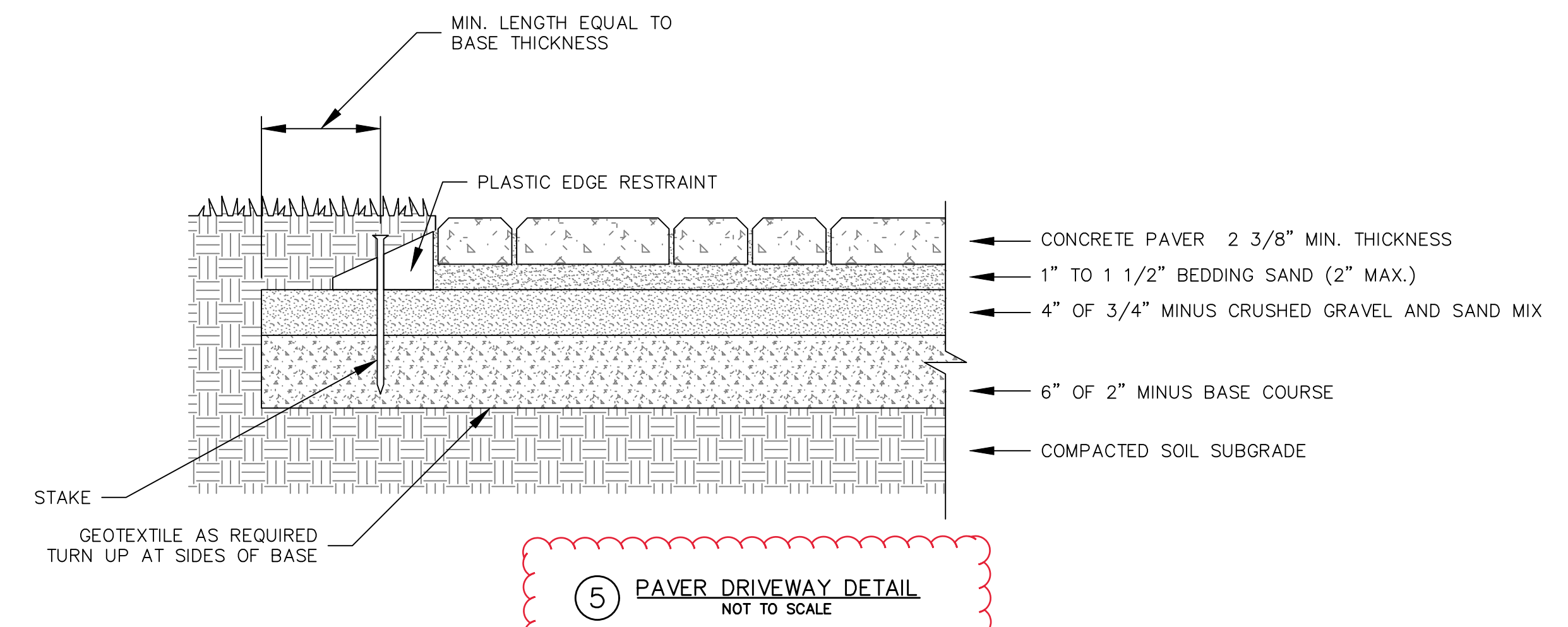
NOTES:

- 1. SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
- 2. MATERIALS SHALL CONFORM WITH CURRENT ISPMC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
- 3. PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

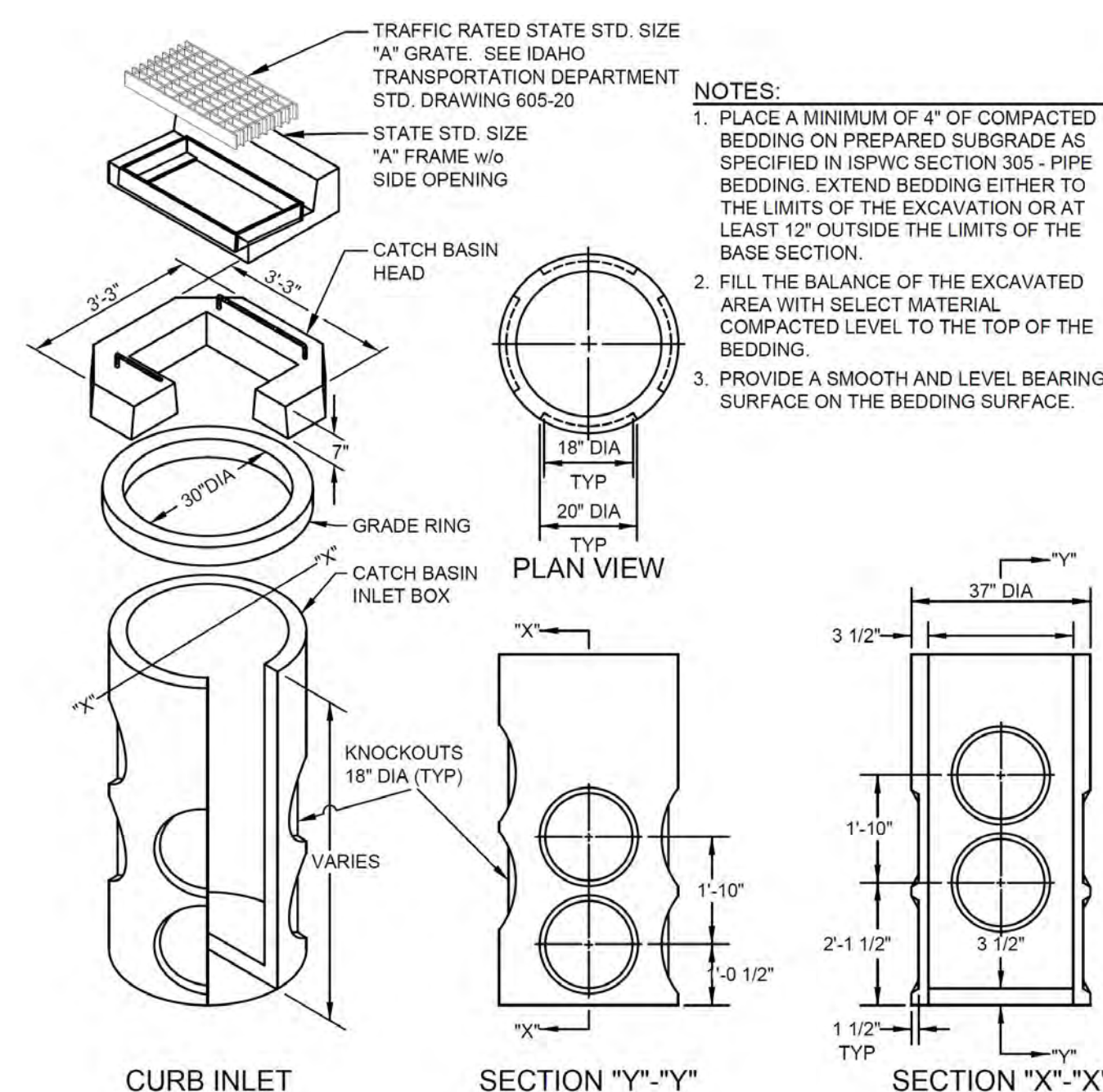
3 TYPICAL ROAD SECTIONS
CITY OF KETCHUM - SD-3
NOT TO SCALE



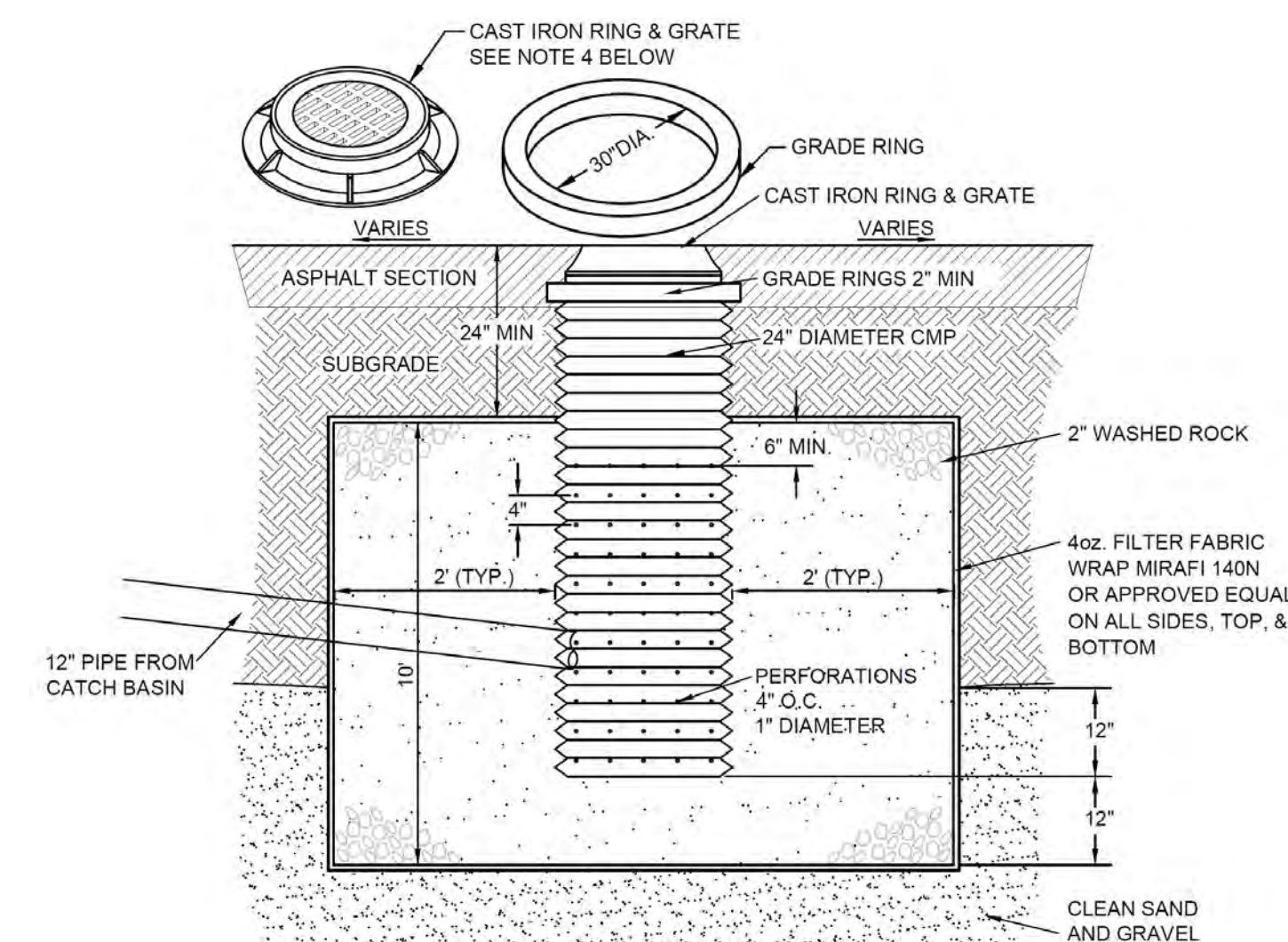
4 LANDSCAPE DRYWELL DETAIL
NOT TO SCALE



5 PAVER DRIVEWAY DETAIL
NOT TO SCALE



6 TYPICAL CATCH BASIN
CITY OF KETCHUM - SD-11
NOT TO SCALE

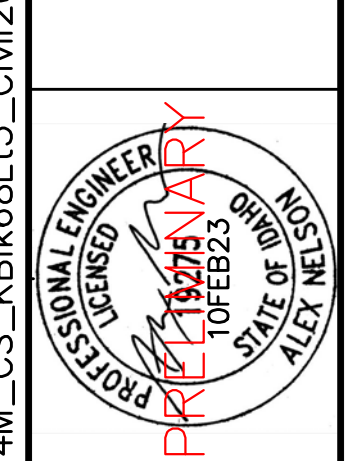


7 TYPICAL DRYWELL
CITY OF KETCHUM - SD-10
NOT TO SCALE

PROJECT PATH AND PRINT DATE U:\LandProjects\2004\1274M_KBik68_L13.dwg\1274M_CS_KBik68L13.Civil2022.dwg 2/10/2023 12:57:32 PM MST

A DETAILS SHEET FOR
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Issue/Revisions:	Date:
Design Review	05/02/22
RVSD	08/12/22
RVSD	08/31/22
RVSD	02/02/23
RVSD	02/09/23

General Notes

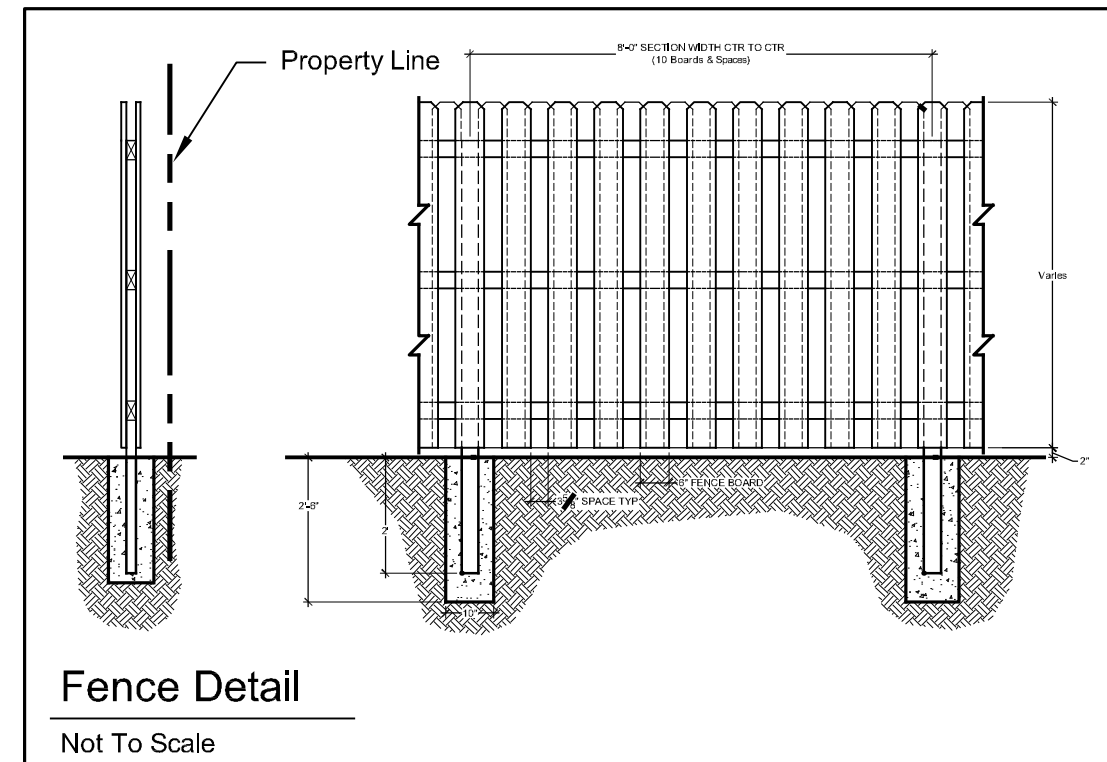
1. Base map information taken from survey by Alpine Enterprises dated 04/13/22 and from on-site information. Architectural information provided by Blincoe Architecture dated 08/24/22. Contractor shall verify conditions in the field prior to construction.
2. Landscape architect is not responsible for any deviation from these plans, unless such changes are authorized by the landscape architect in writing.
3. All existing utilities are underground. All new utilities shall be underground.
4. Site serviced by City of Ketchum.

Plan Legend

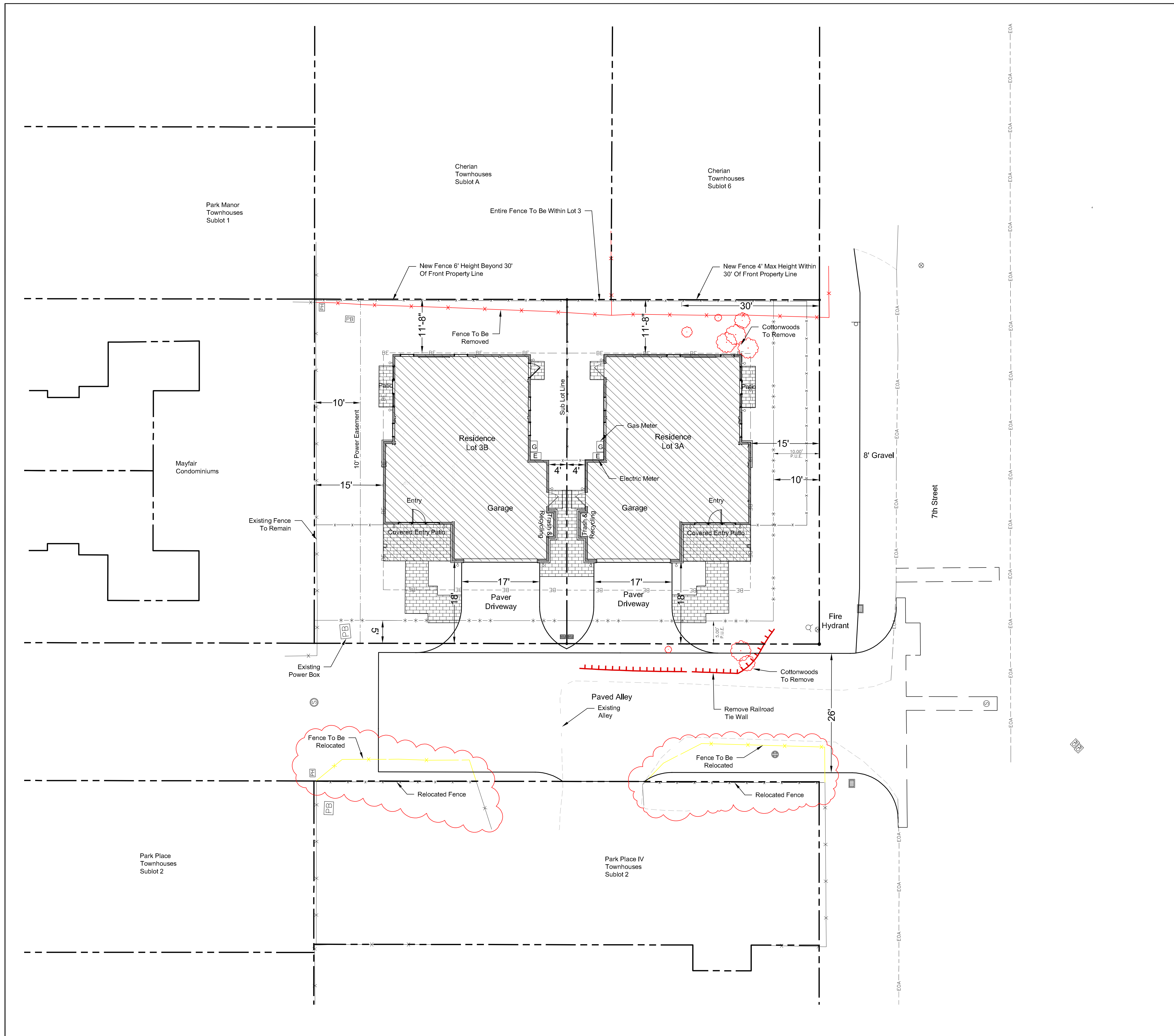
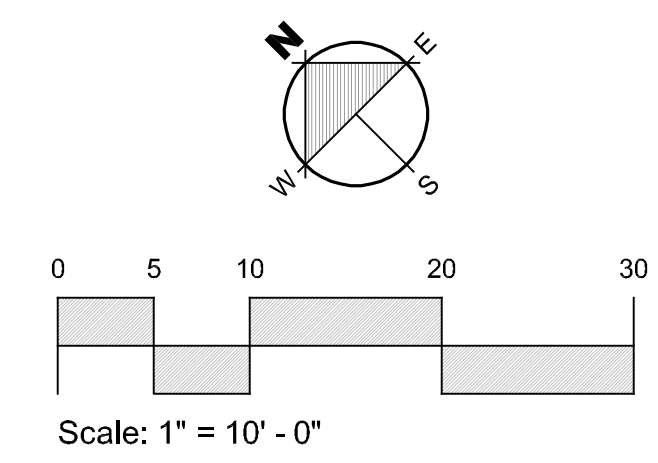
	Property Line
	Building Envelope
	Public Utility Easement
	10' Power Easement
	Existing Fence (To Be Removed)
	Existing Fence (To Be Relocated)
	Existing Fence (To Remain)
	Proposed Fence
	Utilities
	Utilities
	Sewer Manhole
	Water Meter
	Pavers
	Asphalt
	Building Footprint

Existing Tree Legend

	Existing Deciduous Tree To Be Removed
--	---------------------------------------



NOTE:
Entire Fence To Be Within Lot 3



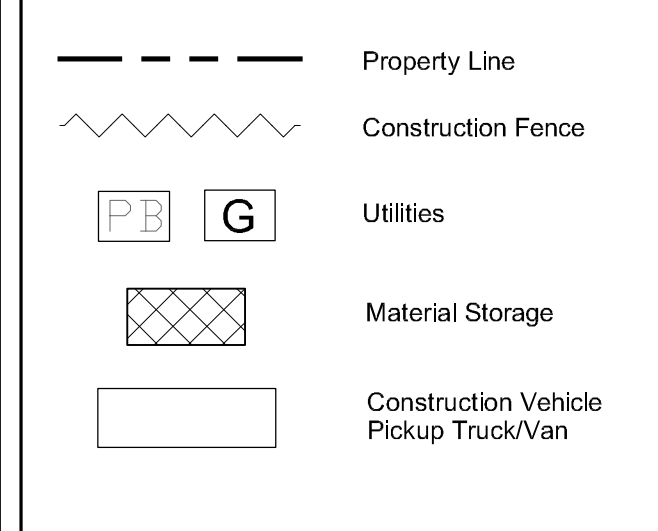
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NOTES:

- 1) See Civil Plans For Right Of Way Improvements.
- 2) See Civil Plans For Water And Sewer Design.
- 3) Water, Sewer And Utilities Services Have Been Previously Installed For Site - No Street Closure Will Be Necessary.

Plan Legend

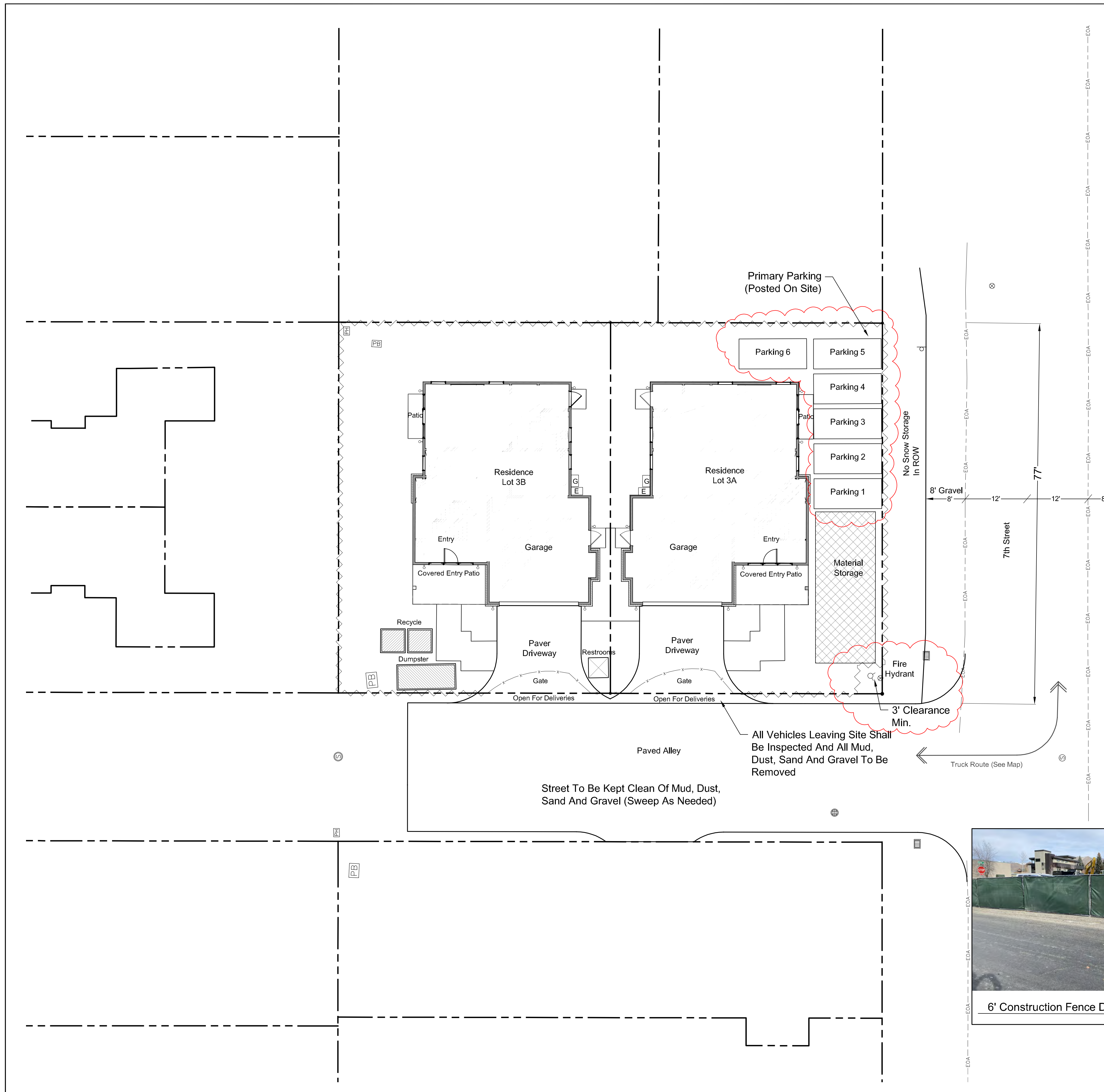


NOTES:

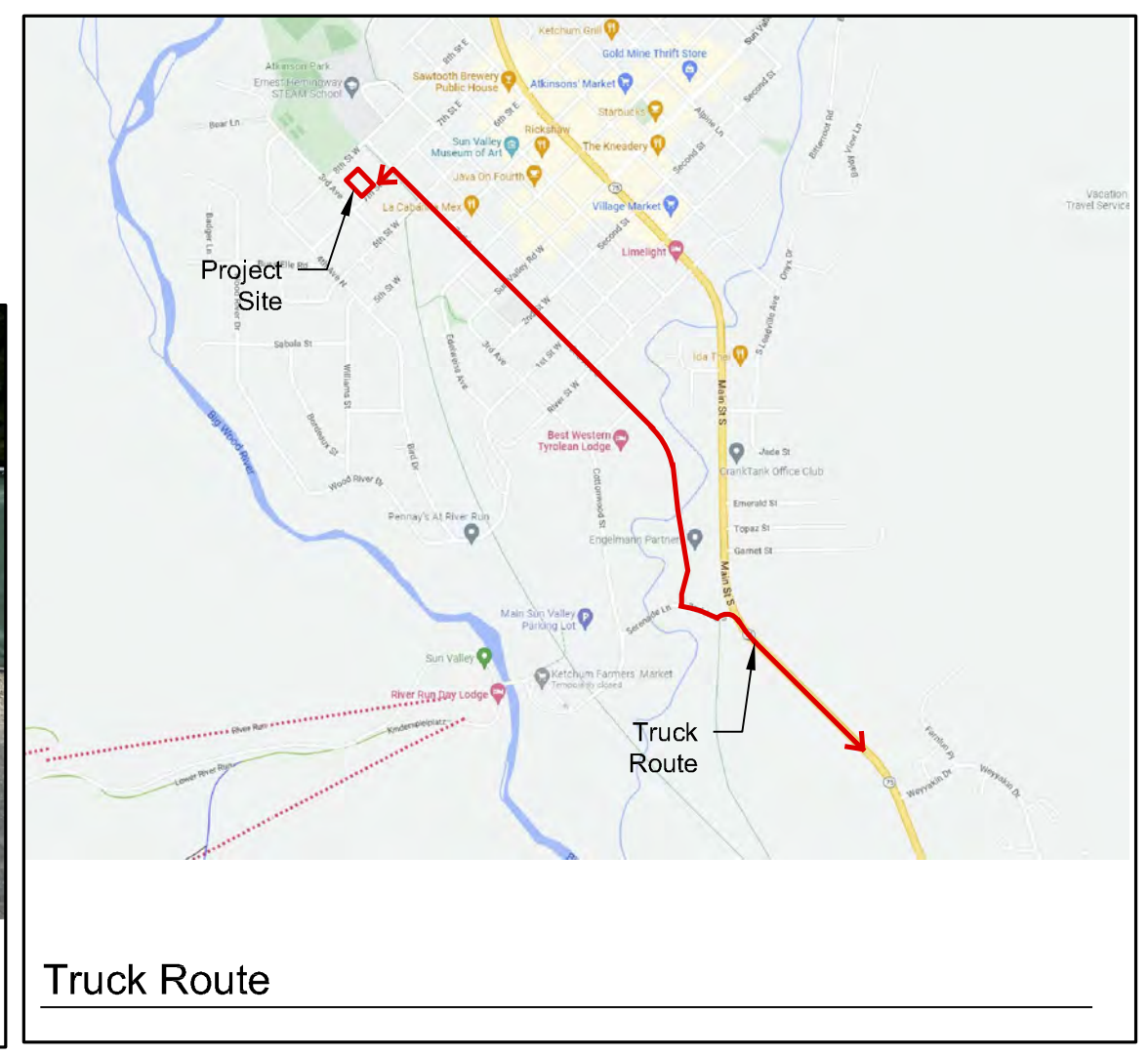
- (1) See Civil Plans for All Work in Right of Way.

CONSTRUCTION ACTIVITY NOTES:

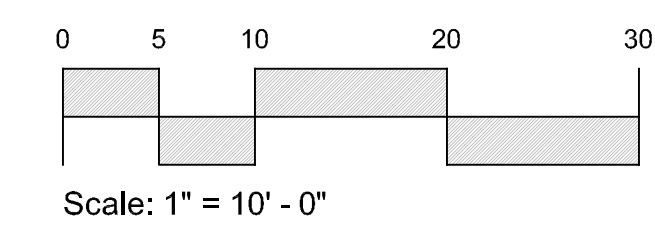
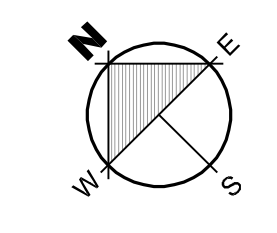
- (1) Dust Control Using Water Truck as Needed.
- (2) All Construction Traffic Shall Have Tires Inspected for Mud, Sand, and Gravel Prior to Leaving Site. Any Material Shall be Removed Prior to Entering City Streets.
- (3) Contractor is Responsible for Snow Removal of Site and Construction Parking.
- (4) Any Temporary Use Of The Public Right-Of-Way Will Require A Temporary Use Right-Of-Way (TURP) Permit From The City.
- (5) All Neighbors In The Project Vicinity Shall Be Provided Notice Of The Project, Schedule And The General Contractor's Contact Information In Advance Of Construction.
- (6) The Job Site Shall be Kept In A Clean And Orderly Condition, Trash Shall be Picked Up On The Site And Surrounding Areas On A Daily Basis, And Materials Shall be Stored In Neat, Tidy Piles.
- (7) The Condition Of The Right-Of-Way Shall be Documented With Photographs And A Site Visit With Street Department Personnel. Repair Of Damage To The Right-Of-Way Shall be The Responsibility Of The General Contractor.
- (8) Manholes May Not be Obstructed At Any Time. In Addition, Minimum Three Feet Clear Shall be Maintained On Back And Sides Of Fire Hydrants, And Minimum 15 Feet Clear Shall be Maintained On The Front, Street Side Of Fire Hydrants.
- (9) Speed Limits For Construction Vehicles Shall be Limited To 15 MPH Within One Block Of The Construction Site, Unless Otherwise Determined Be The Ketchum Police Department.



6' Construction Fence Detail



Truck Route



7th Street Townhomes
7th Street
Lot 3, Block 68
Ketchum, Idaho

Job No: 21.47

Scale: 1" = 10'-0"

Issue/Revisions:	Date:
Design Review	05/02/22
RVSD	08/12/22
RVSD	08/31/22
RVSD	11/10/22
RVSD	02/02/23

Sheet Title:
Construction Management

Sheet No:
L1.1

Issue/Revisions:	Date:
Design Review	05/02/22
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RVSD	08/31/22
RVSD	11/10/22
RVSD	02/02/23

All information appearing herein shall not be duplicated, discharged or otherwise used without the written consent of Eggers Associates P.A.

General Notes

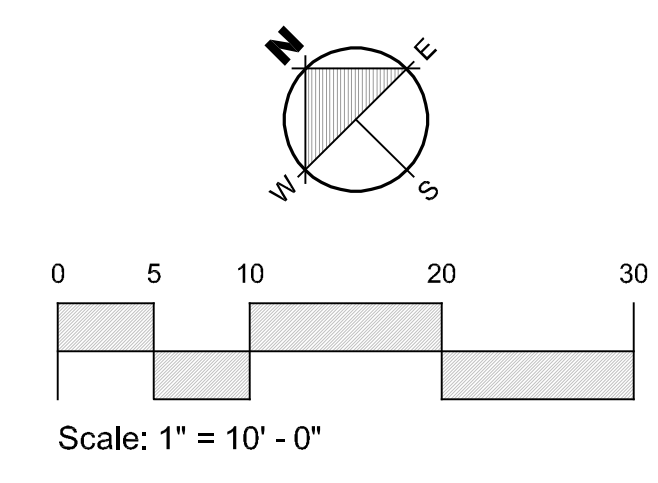
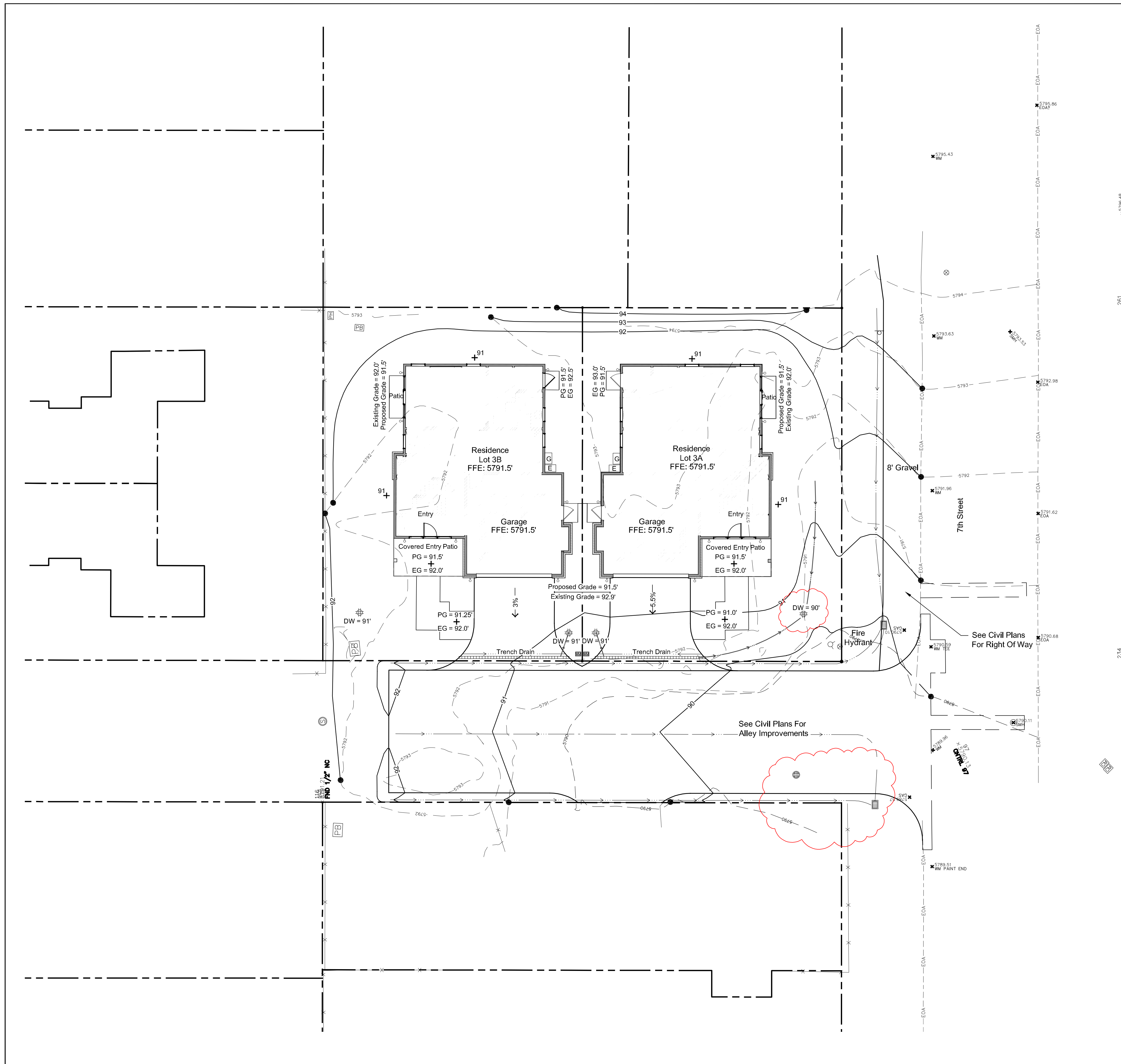
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4. Site serviced by City of Ketchum.

Grading Plan Notes

1. Landscape architect shall review grading on site prior to completion.
2. Topsoil shall be imported for all lawn and bed areas at depth of 4".
3. Any topsoil shall be retained with vegetation for use in reestablishing new natural areas.

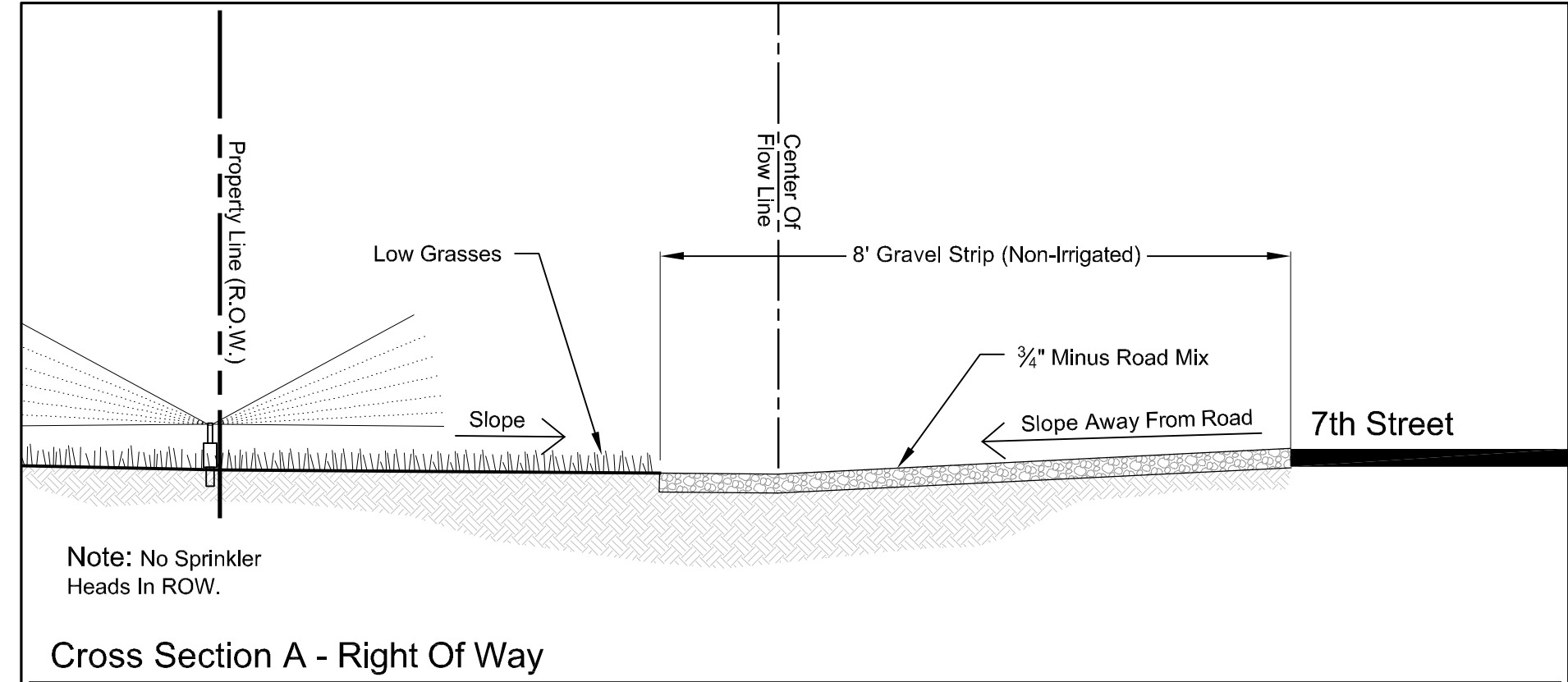
Plan Legend

	Property Line
	Existing Contour
	Proposed Contour
	Proposed Drainage
	Utilities
	Existing Spot Elevations
	Landscape Drywell
	Catch Basin
	Proposed Drainage Direction With Slope Percentage
	Proposed Spot Elevations

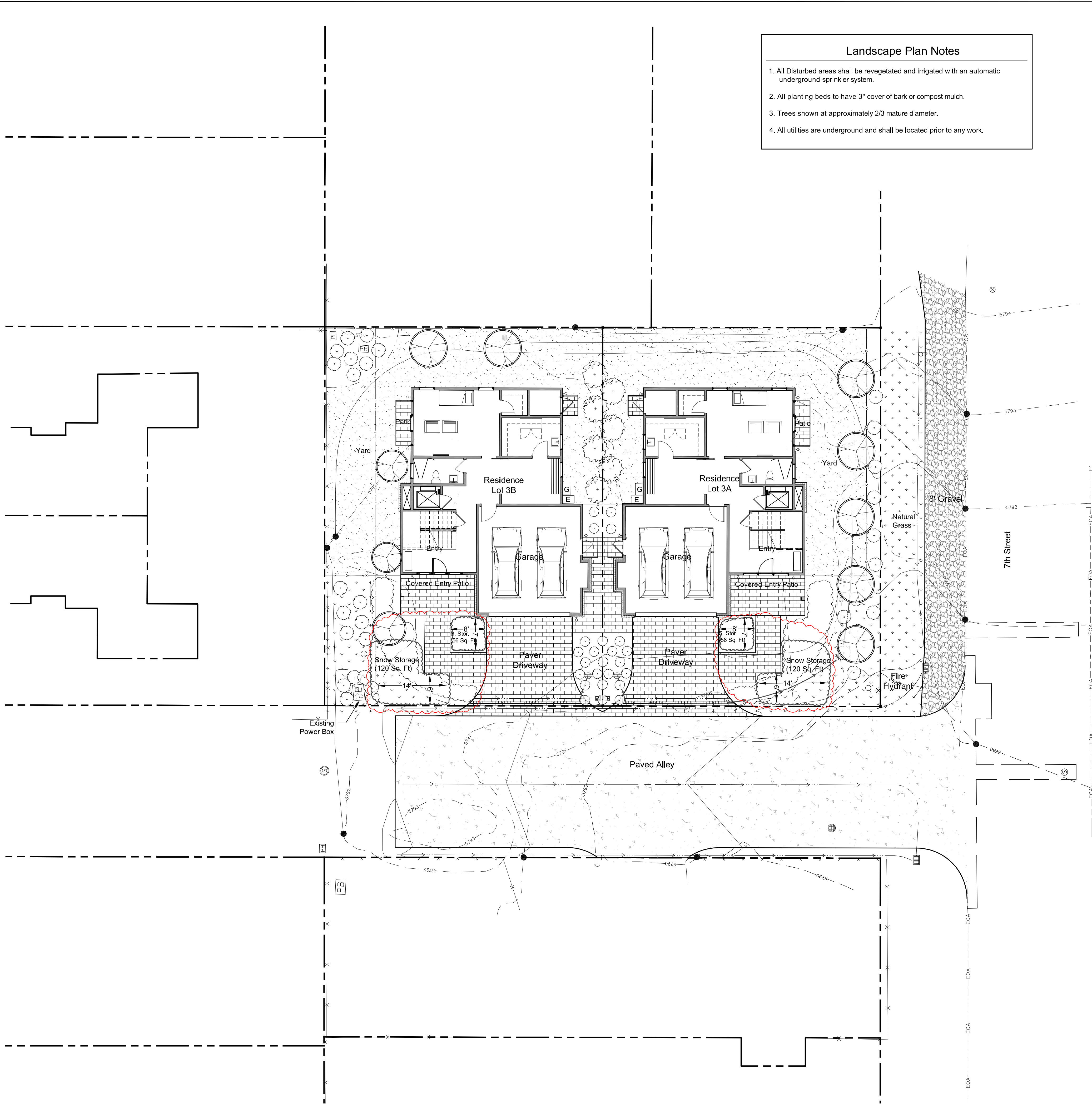


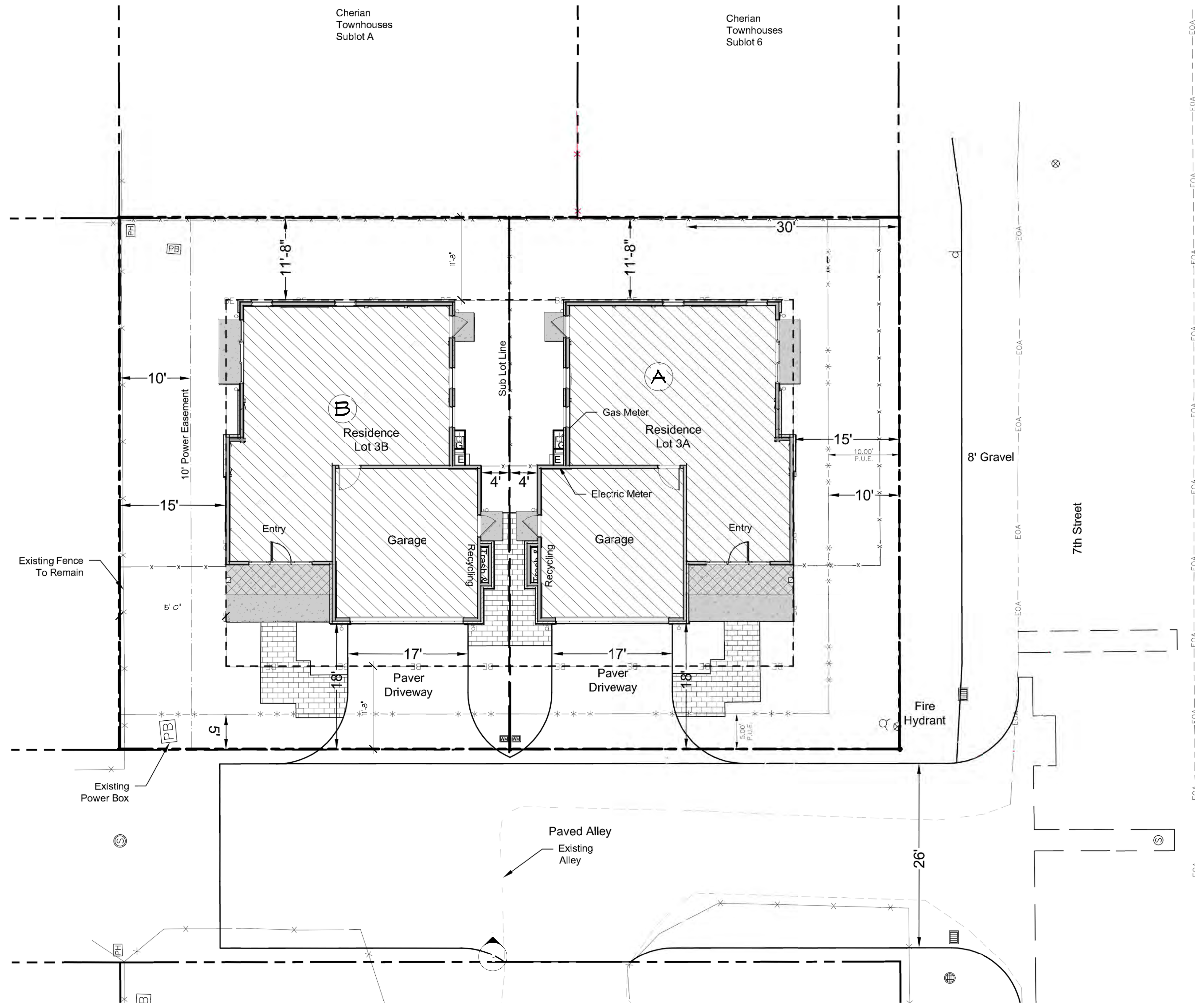
Landscape Plan Notes

- All Disturbed areas shall be revegetated and irrigated with an automatic underground sprinkler system.
- All planting beds to have 3" cover of bark or compost mulch.
- Trees shown at approximately 2/3 mature diameter.
- All utilities are underground and shall be located prior to any work.



- Cross Section A - Right Of Way**
- Note: No Sprinkler Heads In ROW.
- Scale: 1/2" = 1' - 0"
- Material shall be pervious/permeable to allow drainage
 - Surface must allow for vehicle parking and be consistent along the entire property frontage
 - Material within the first eight (8) feet from edge of asphalt shall be distinct from driveway and rest of property in order to visually appear to be available for parking
 - Grading and drainage improvements as required by City Engineer - Minimum 5% slope
 - No obstructions, such as boulders or berms
 - No buried irrigation systems within the first eight (8) feet from the edge of asphalt (Street). Subsurface irrigation lines are permitted beyond the first eight (8) feet, however pop up heads are not permitted anywhere in the ROW.
 - No live plant material within the first eight (8) feet from edge of asphalt (Street). Low ground cover plant material, such as turf grass, is permitted beyond the first eight (8) feet. Drought-tolerant species is preferred.
 - No snow-melt system.





1
AO LOT COVERAGE CALCULATION
1/8" = 1'-0"

EXTERIOR LIGHTING LUMENS OUTPUT CALCULATION:

MODEL	NO. OF FIXTURES	FIXTURE TYPE	COLOR	LUMENS PER FIXTURE	TOTAL LUMENS OUTPUT
HINKLEY LUNA 1668BZ	26	FULL CUT-OFF SCORCE	7100K	300	7,800

LEGEND:

- DECK OVER 30" ABOVE FINISH GRADE
- BUILDING FOOTPRINT

SQUARE FOOTAGE TABULATION:

	ORIGINAL		REVISED	
	UNIT A	UNIT B	UNIT A	UNIT B
BUILDING FOOTPRINT:	1,379 FT ²	1,379 FT ²	1,379 FT ²	1,379 FT ²
DECK OVER 30" HT:	62.5 FT ²	62.5 FT ²	62.5 FT ²	62.5 FT ²
BUILDING COVERAGE:	1,441.5 FT ²	1,441.5 FT ²	1,441.5 FT ²	1,441.5 FT ²
BUILDING COVERAGE LIMIT PER BUILDING:	1,442 FT ² (35%)	1,442 FT ² (35%)	1,442 FT ² (35%)	1,442 FT ² (35%)
TOTAL LOT COVERAGE:	2,883 FT² (35%)		2,883 FT² (35%)	

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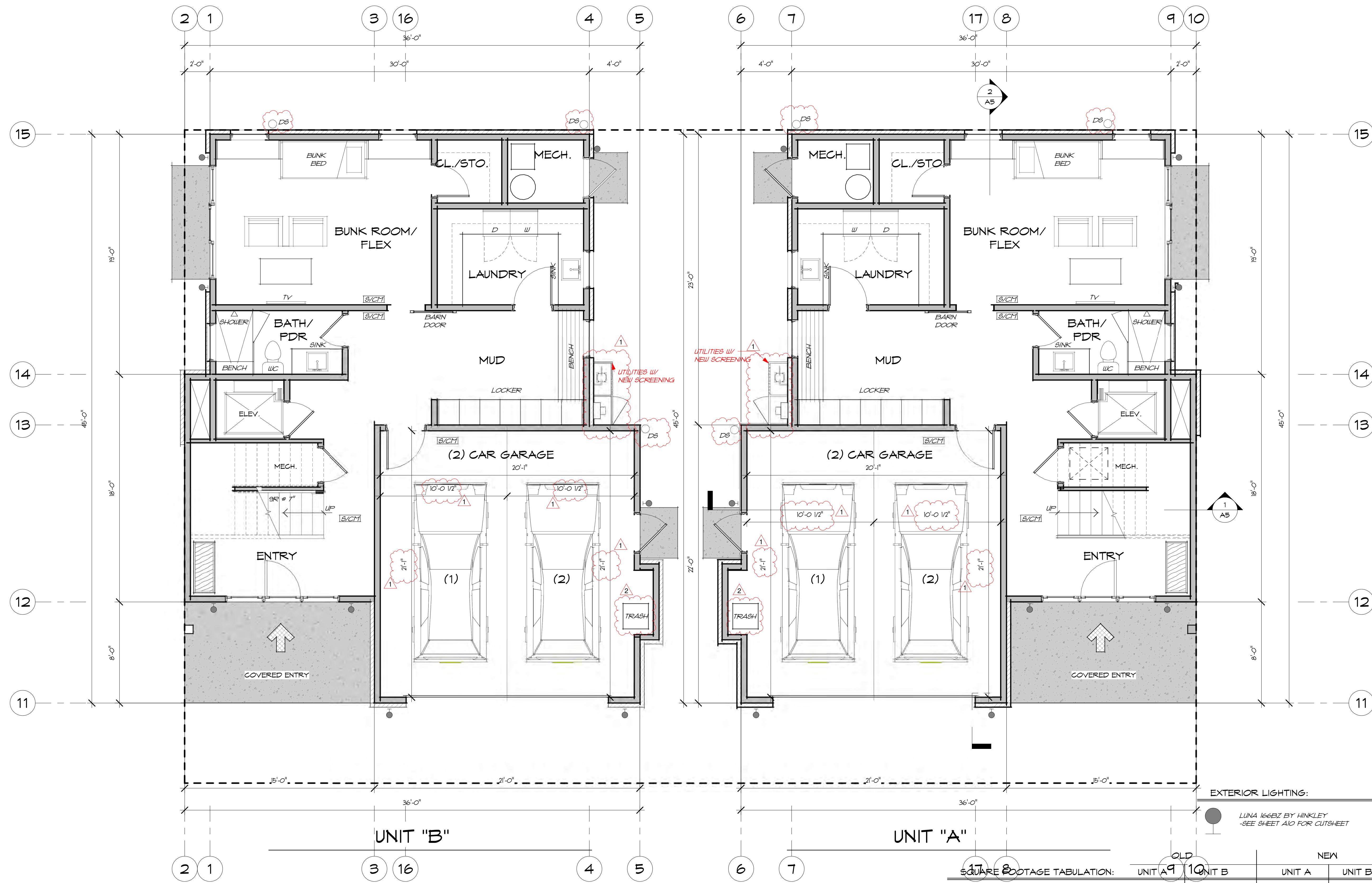
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CHAD E. BLINCOE
STATE OF IDAHO

7TH STREET TOWNHOMES
7th STREET
KETCHUM, ID 83340

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AO



1
A1
GROUND LEVEL FLOOR PLAN
1/4" = 1'-0"

EXTERIOR LIGHTING:
● LUNA 166BZ BY HINKLEY
-SEE SHEET A10 FOR CUTSHEET

SQUARE FOOTAGE TABULATION:	OLD		NEW	
	UNIT A	UNIT B	UNIT A	UNIT B
GROUND LEVEL LIVING AREA	908 FT ²	908 FT ²	908 FT ²	908 FT ²
2ND LEVEL LIVING AREA	1242 FT ²	1242 FT ²	1205 FT ²	1205 FT ²
3RD LEVEL LIVING AREA	1092 FT ²	1092 FT ²	1092 FT ²	1092 FT ²
TOTAL LIVING AREA	3,242 FT ²	3,242 FT ²	3,205 FT ²	3,205 FT ²
GARAGE	471 FT ²	471 FT ²	471 FT ²	471 FT ²
TOTAL:	3,713 FT ²	3,713 FT ²	3,676 FT ²	3,676 FT ²
BUILDING FOOTPRINT:	1,379 FT ²	1,379 FT ²	1,379 FT ²	1,379 FT ²
DECK OVER 30" HT:	62.5 FT ²	62.5 FT ²	62.5 FT ²	62.5 FT ²
BUILDING COVERAGE:	1,441.5 FT ²	1,441.5 FT ²	1,441.5 FT ²	1,441.5 FT ²
BUILDING COVERAGE LIMIT PER BUILDING:	1,442 FT ² (35%)	1,442 FT ² (35%)	1,442 FT ² (35%)	1,442 FT ² (35%)
TOTAL LOT COVERAGE:	2,883 FT ² (35%)		2,883 FT ² (35%)	

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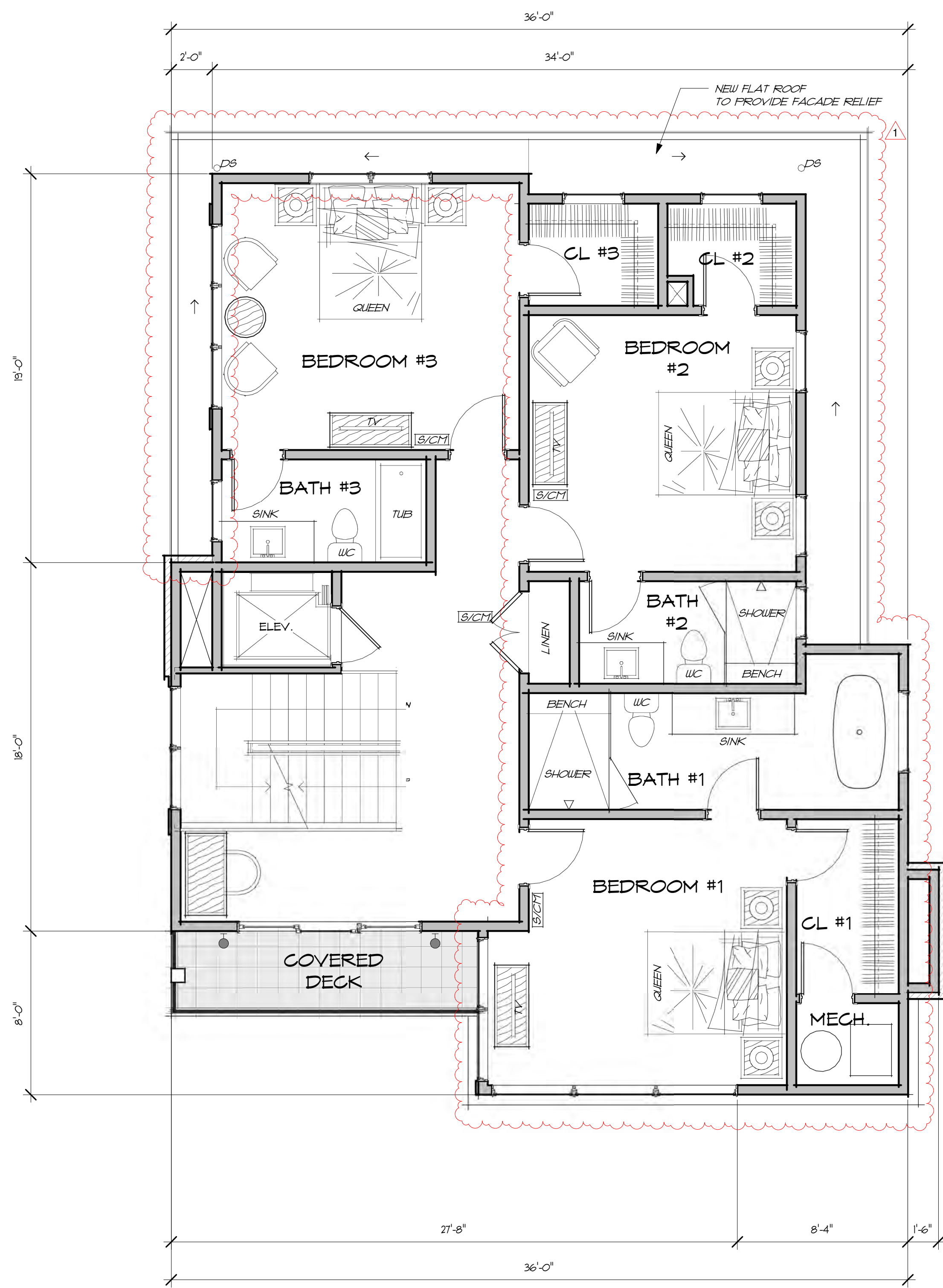
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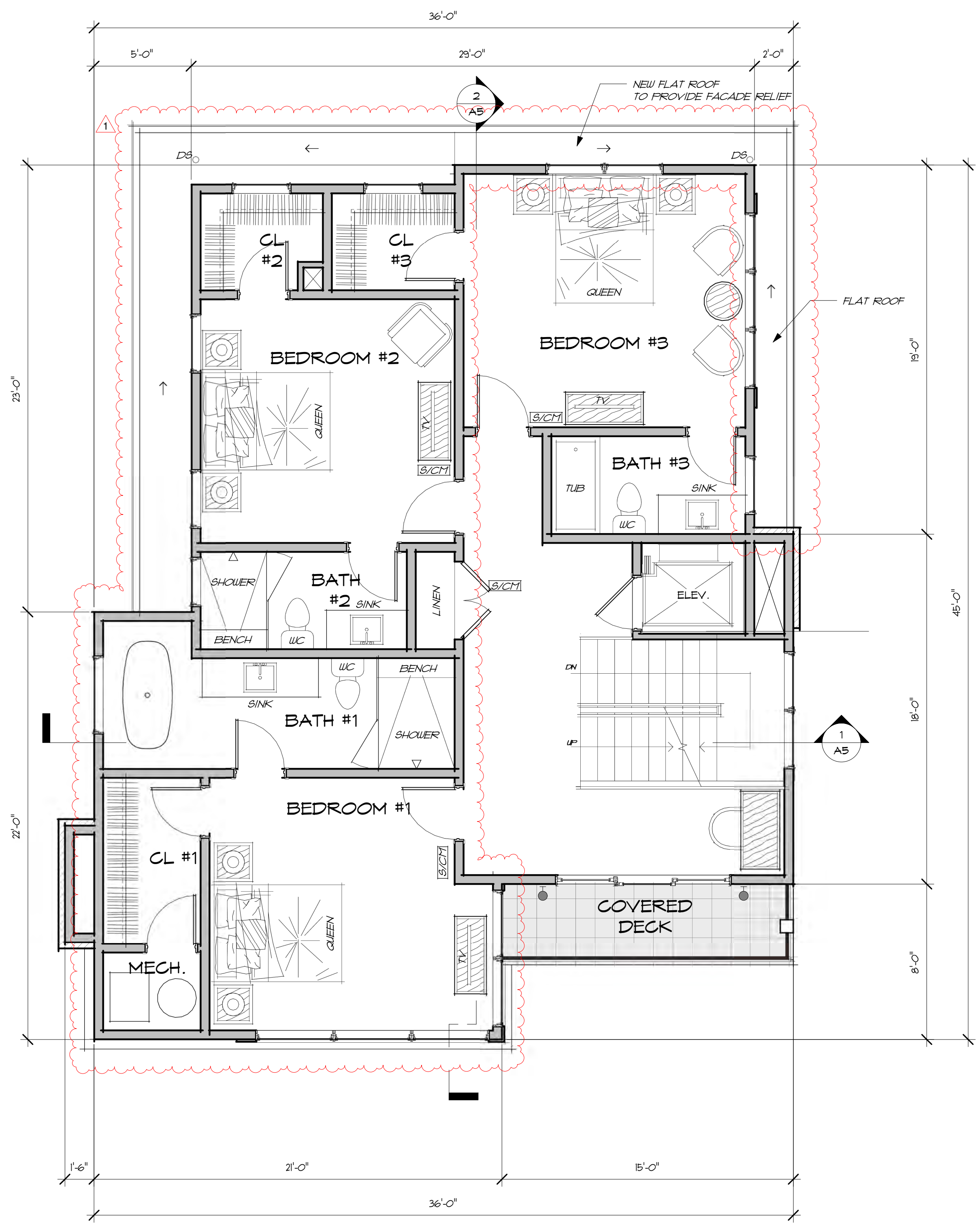
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A1



UNIT "B"



UNIT "A"

EXTERIOR LIGHTING:
 LUNA 166BZ BY HINKLEY
 -SEE SHEET A10 FOR CUTSHEET

1 SECOND LEVEL FLOOR PLAN
 A2 1/4" = 1'-0"

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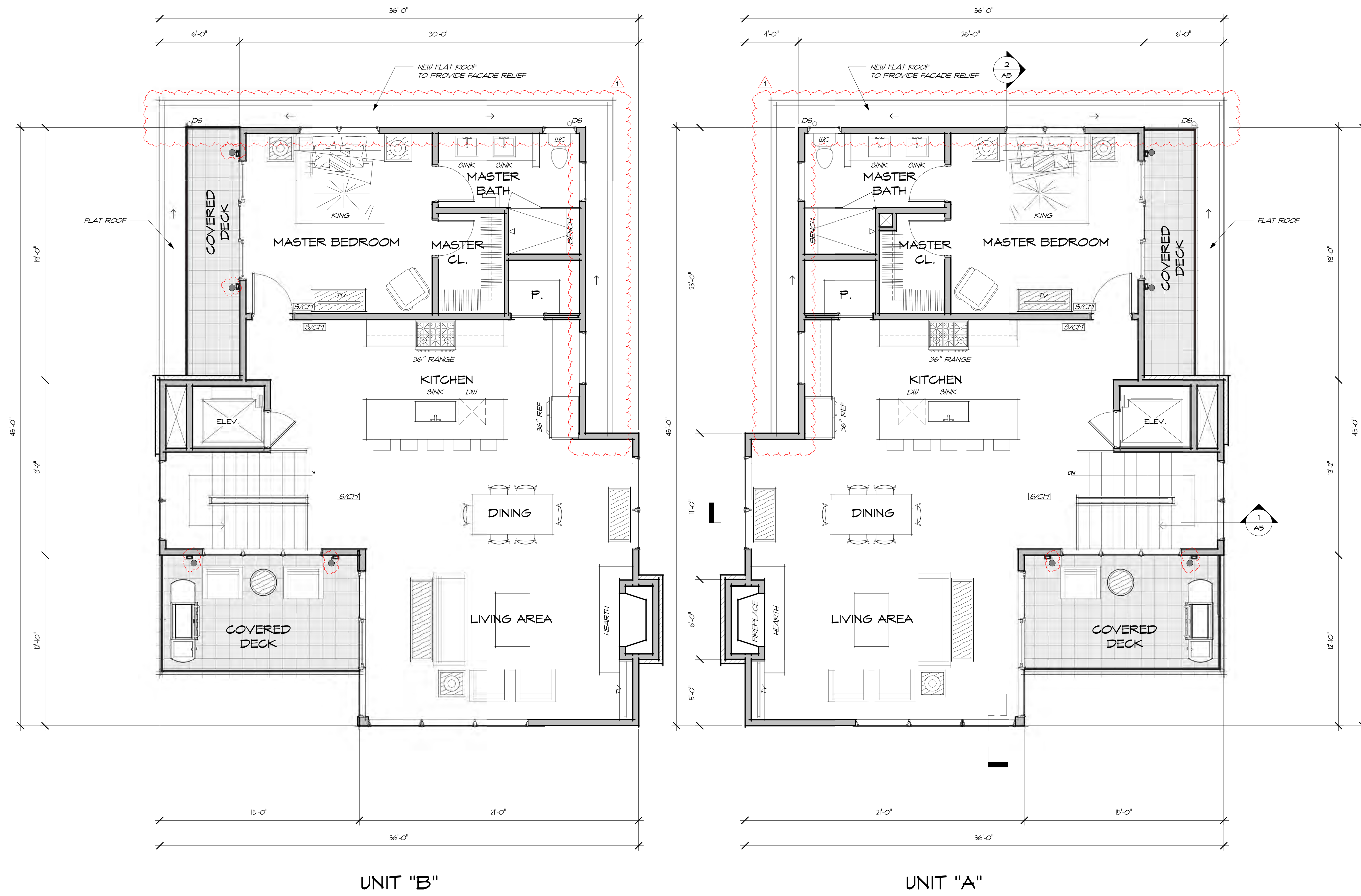
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A2

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UNIT "B"

UNIT "A"

1 THIRD LEVEL FLOOR PLAN
A3 1/4" = 1'-0"

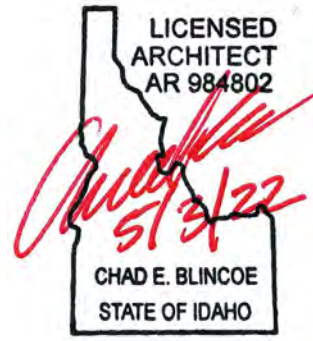
EXTERIOR LIGHTING:
● LUNA 1666Z BY HINKLEY
-SEE SHEET A10 FOR CUTSHEET

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A3

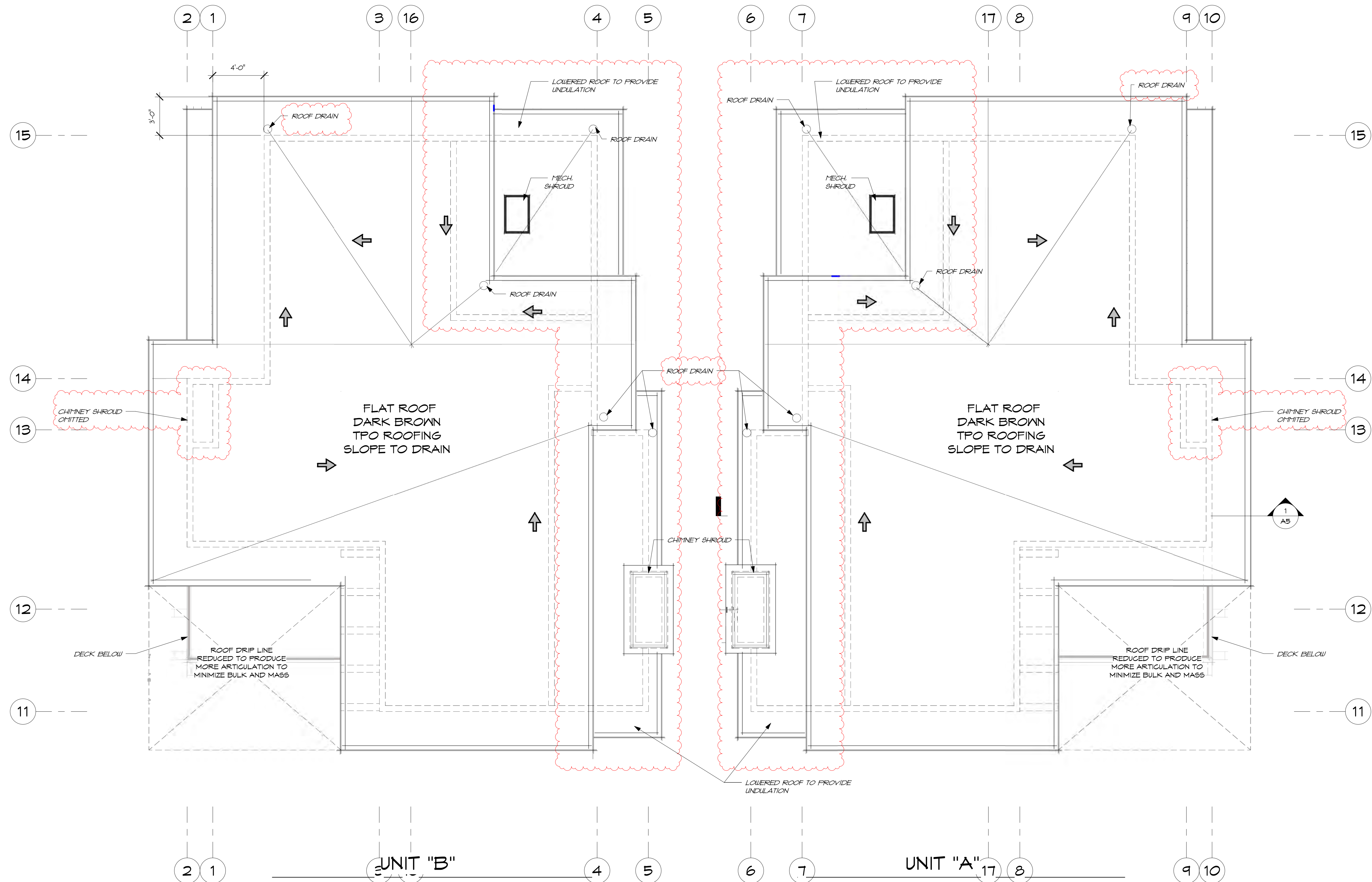
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1
A4
ROOF PLAN
1/4" = 1'-0"

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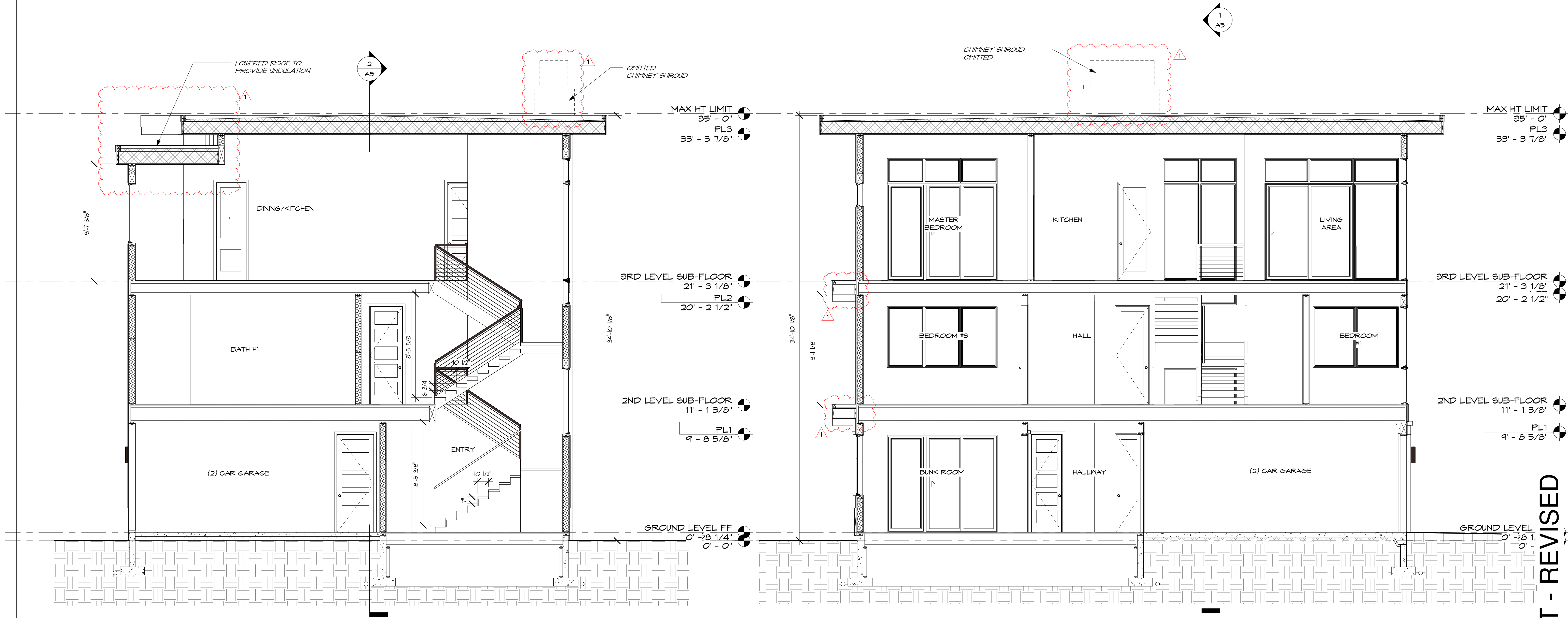
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1 BUILDING SECTION A - UNIT "A"
 A5 1/4" = 1'-0"

2 BUILDING SECTION B - UNIT "A"
 A5 1/4" = 1'-0"

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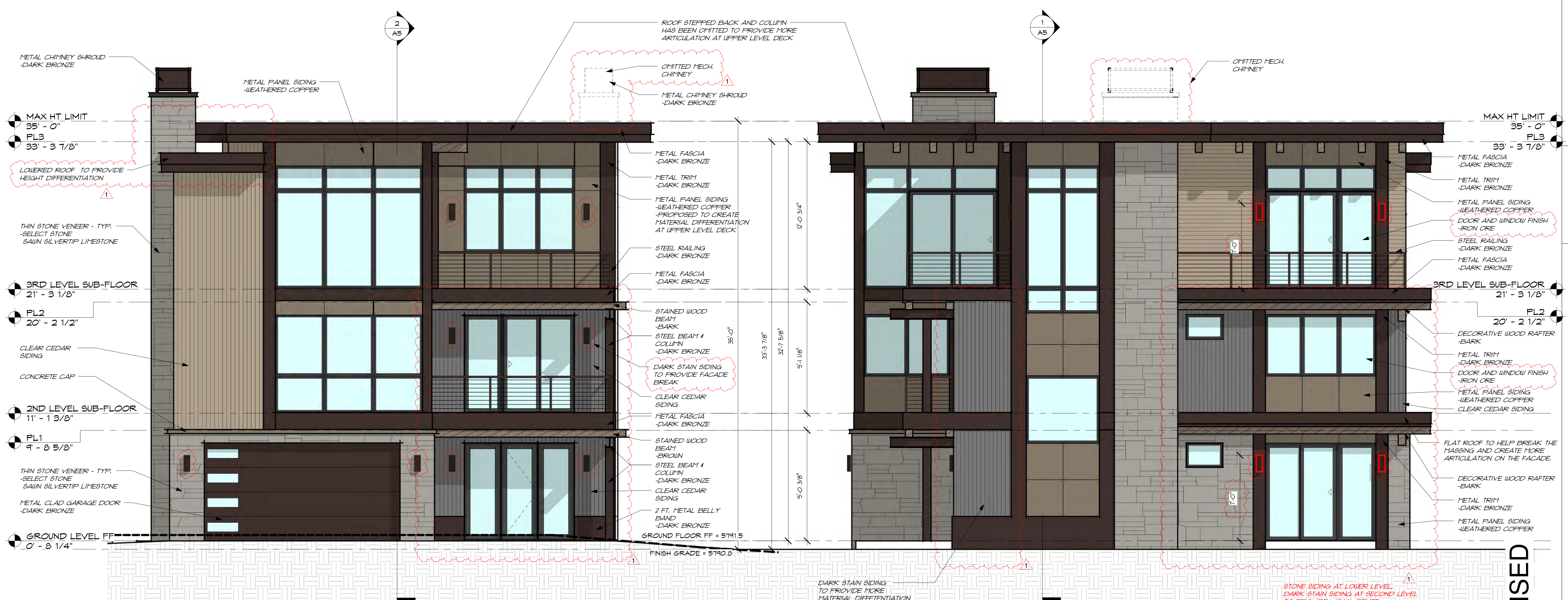
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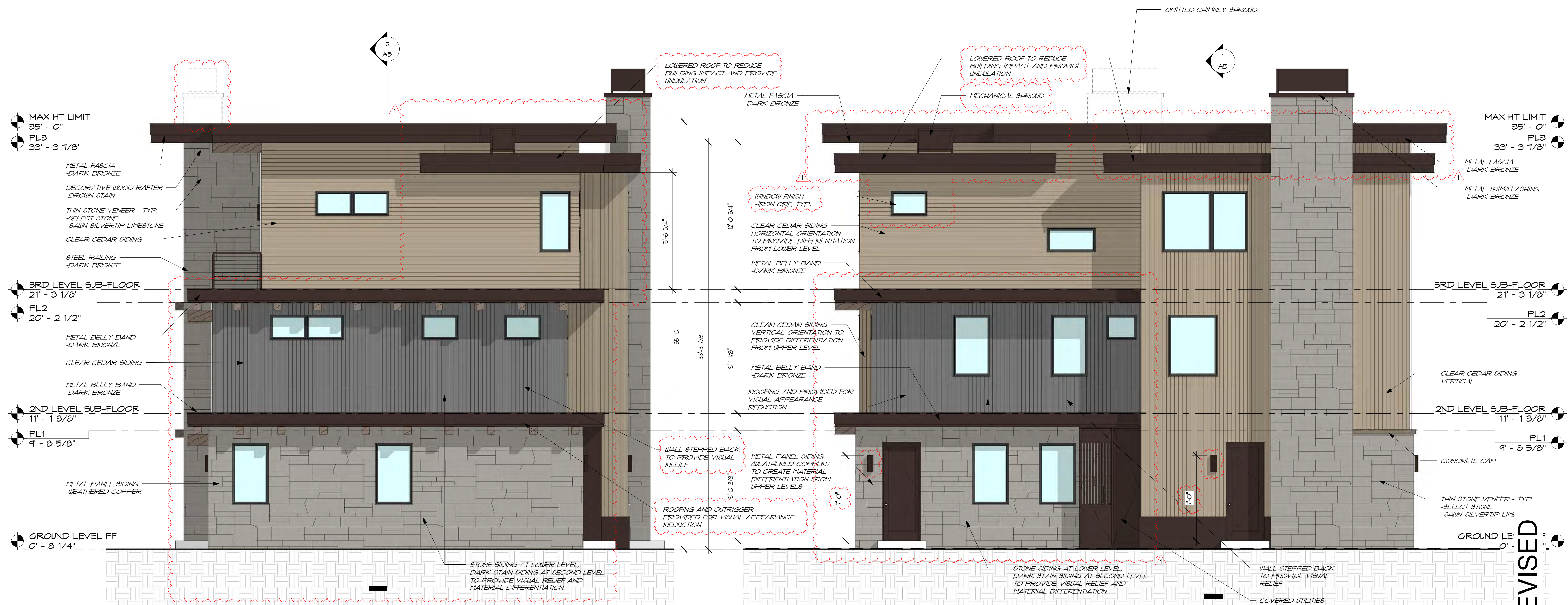
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1 UNIT "A" EAST ELEVATION
A7 1/4" = 1'-0"

2 UNIT "A" NORTH ELEVATION
A7 1/4" = 1'-0"

UNIT A

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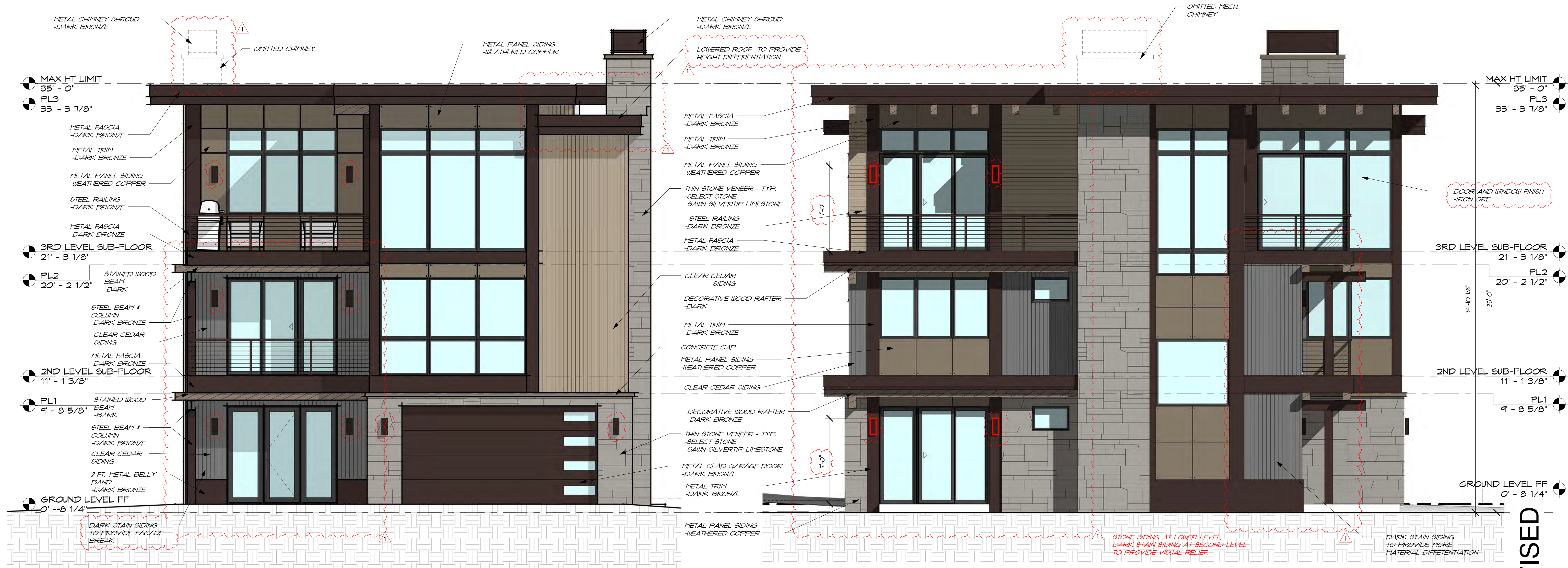
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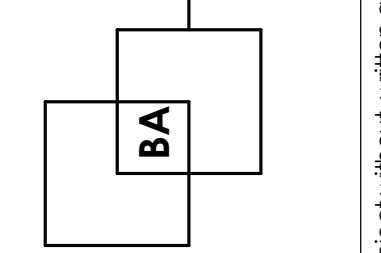
1 UNIT "B" WEST ELEVATION
A8 1/4" = 1'-0"

2 UNIT "B" NORTH ELEVATION
A8 1/4" = 1'-0"

UNIT B

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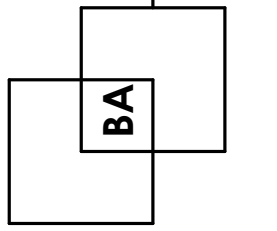
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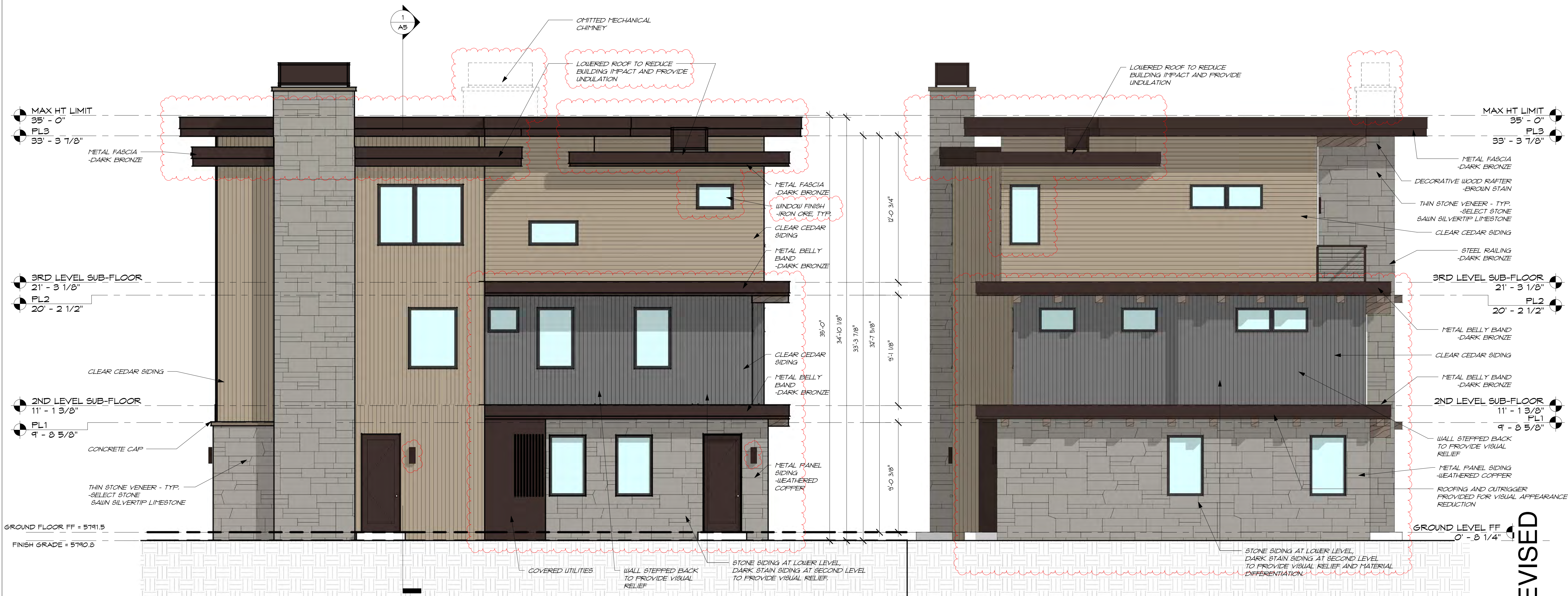
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A9

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2
A9 UNIT "B" SOUTH ELEVATION
 1/4" = 1'-0"

1
A9 UNIT "B" EAST ELEVATION
 1/4" = 1'-0"

UNIT B



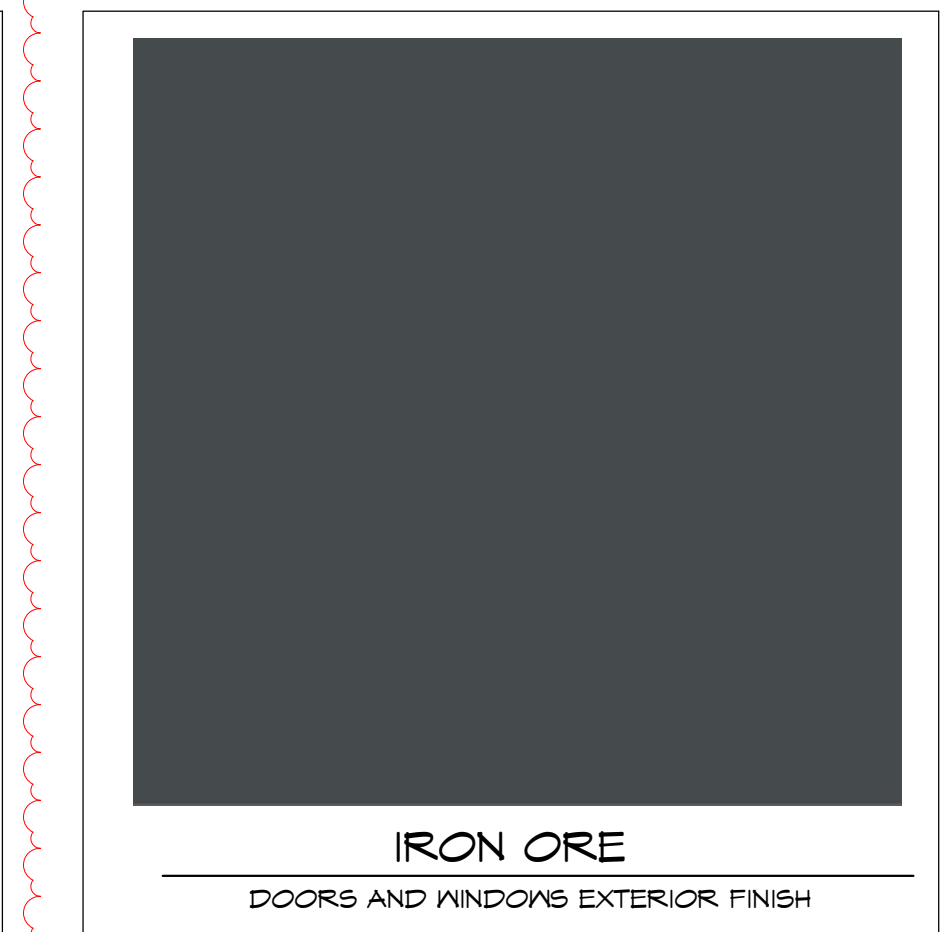
SPANISH MOSS STAIN
SIDING 1



BARK STAIN
WOOD RAFTERS



DARK BRONZE METAL
METAL FASCIAS, CHIMNEY SHROUD, STEEL RAILING



IRON ORE
DOORS AND WINDOWS EXTERIOR FINISH



WALL IS STEPPED BACK TO HELP BREAK MASSING

FLAT ROOF TO CREATE MORE ARTICULATION ON THE FACADE

FLAT ROOF TO CREATE MORE ARTICULATION ON THE FACADE

STONE VENEER IS PROPOSED TO PROVIDE MATERIAL DIFFERENTIATION

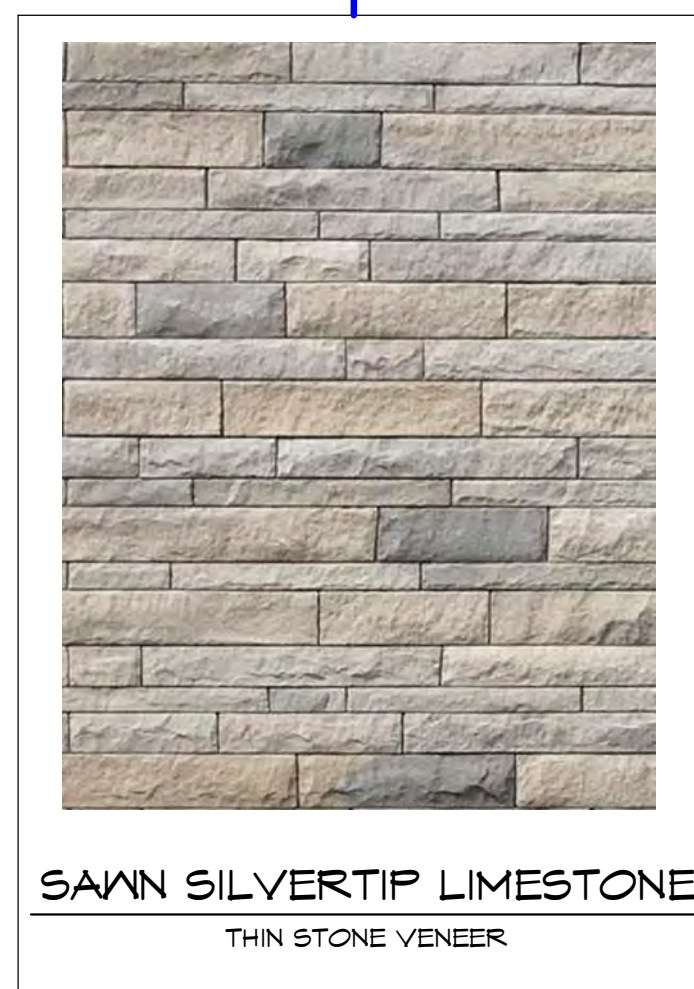
ROOF IS STEPPED BACKED AND COLUMN HAS BEEN OMITTED TO PROVIDE MORE ARTICULATION AT UPPER LEVEL DECK. METAL PANEL SIDING IS PROPOSED TO PROVIDE MATERIAL DIFFERENTIATION FROM LOWER LEVELS



DARK BRONZE METAL
GARAGE DOOR/METAL BELLY BAND



WEATHERED COPPER METAL PANEL
METAL PANEL SIDING



SAWN SILVERTIP LIMESTONE
THIN STONE VENEER

LUNA
1668BZ
MEDIUM WALL MOUNT LANTERN

Luna is a modern collection of solid aluminum fixtures offered in a unique combination of contemporary styles, including sleek wall lanterns. Luna also offers chic pocket wall sconces and compact ceiling mounts that are ideal for indoors or out.

DETAILS	
FINISH:	Bronze
MATERIAL:	Aluminum
GLASS:	Etched Lens

DIMENSIONS	
WIDTH:	6"
HEIGHT:	16.3"
WEIGHT:	5lb.
BACK PLATE:	4.5" Sq.
EXTENSION:	3.5"
TOP TO OUTLET:	8.25"

LIGHT SOURCE	
LIGHT SOURCE:	Socket
WATTAGE:	2-20w GU10
VOLTAGE:	120v

SHIPPING	
CARTON LENGTH:	19"
CARTON WIDTH:	9.5"
CARTON HEIGHT:	6"
CARTON WEIGHT:	6"



- PRODUCT DETAILS:
- Suitable for use in wet (outdoor direct rain or sprinkler) locations as defined by NEC and CEC; Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
 - Fixture is Dark Sky compliant and engineered to minimize light glare upward into the night sky
 - Fixture is ADA compliant and adheres to the standards and guidelines listed by the Americans with Disabilities Act
 - 2 year finish warranty
 - Bold lines and a clean, minimalist style complement contemporary architecture
 - Warm rich light bronze tone

HINKLEY
EXTERIOR LIGHTING

HINKLEY 33000 Pin Oak Parkway Avon Lake, OH 44012 PHONE: (440) 653-6600 hinkley.com Toll Free: 1 (800) 446-5539

LED LAMP SPECIFICATIONS

FEIT ELECTRIC

Softwhite 2700K

Ideal For
Track Lighting

Features

- Instant On To Full Brightness
- Suitable for Damp Locations
- Dimmable
- UL Listed
- FCC Compliant
- RoHS Compliant
- 100% Mercury Free
- 5 Year Warranty
- Softwhite
- Title 20 Compliant

Benefits

- Full Range Dimming
- No Ultraviolet - Safe for artwork
- Color Consistency
- Low Heat
- Durable
- Long Life

Item Number	Input Power (Watts)	Incandescent Equiv. (Watts)	Input Line Voltage
MR16GU10Q27LED/CAN	4	35	120
Base Type	Lumens	Lumen Efficiency (lm/W)	CCT
GU10	300	75	2700K
CRI	Beam Angle	MOL	Diameter
90+	38°	2.2"	2"
Life Hours	Minimum Starting Temperature		
25,000	-13°F		

Feit Electric Company 4901 Gregg Rd. Fico Rivera, CA 90660 1-800-543-Feit www.feit.com

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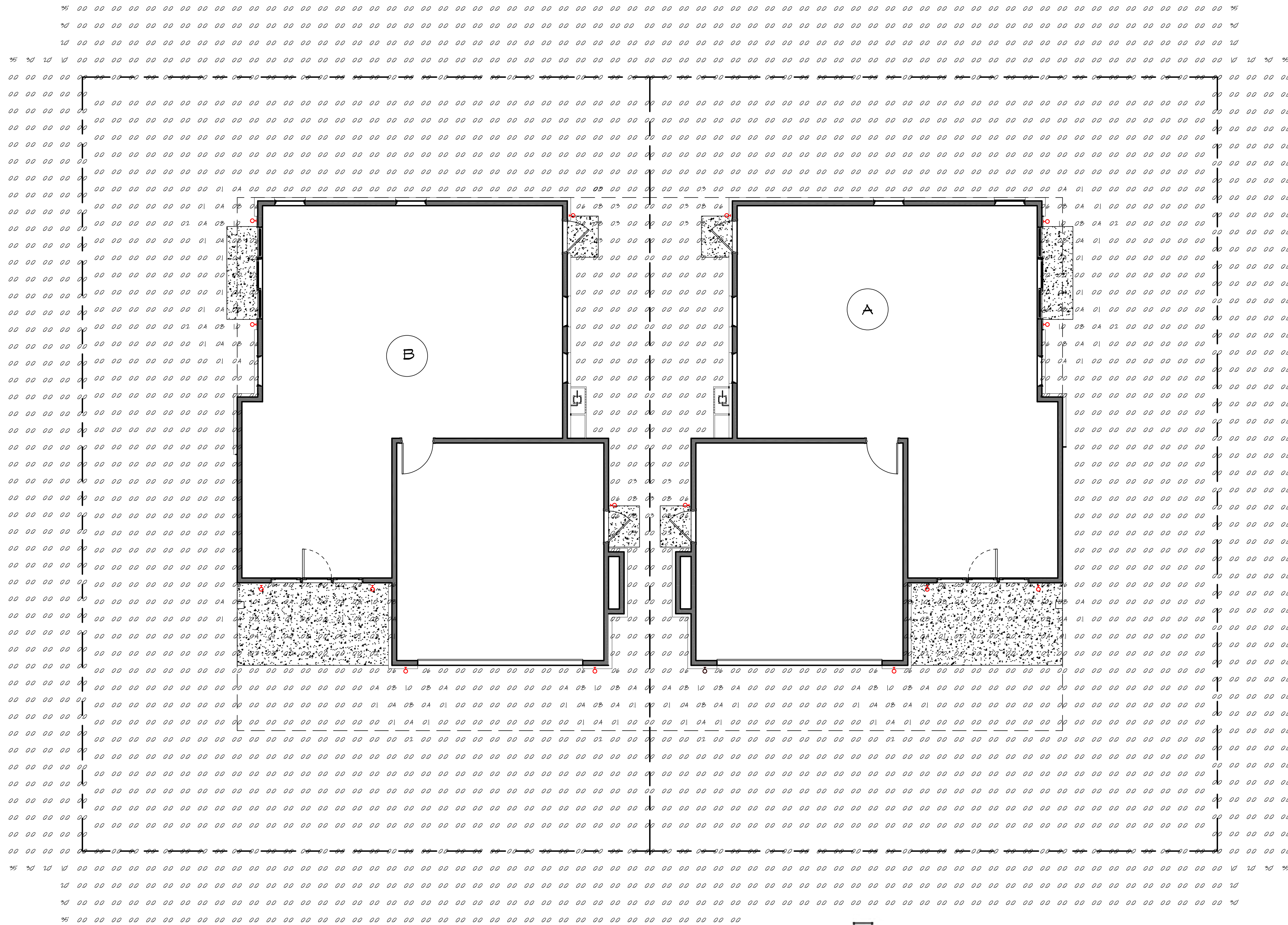
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A10



PHOTOMETRIC STUDY

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

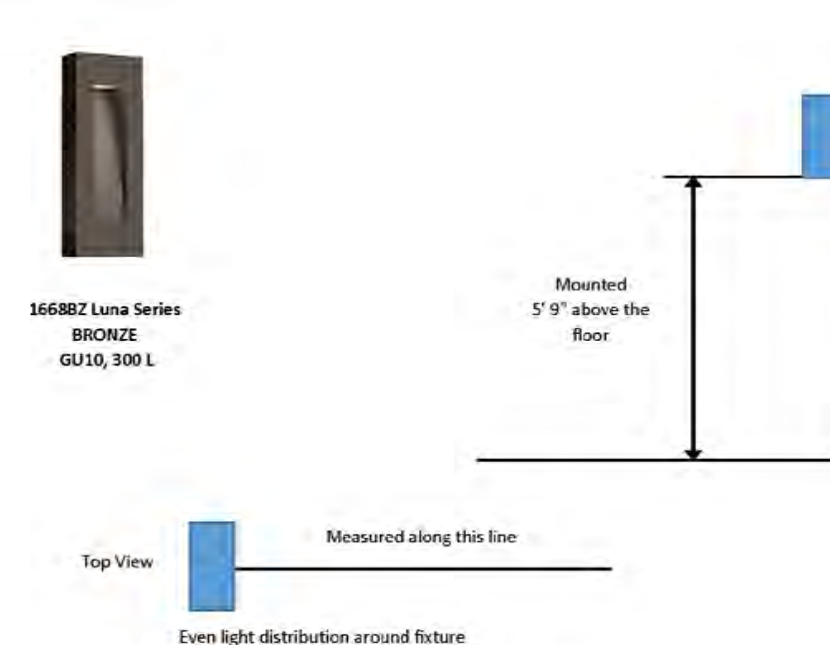
GENERAL NOTES:

- EXTERIOR LIGHTING
- * ALL FIXTURE ARE SHOWN @ 1'-0" AFF.
- * PHOTOMETRIC LEVELS ARE REFLECTED AT GROUND LEVEL.



FIXTURE LOCATION

1668BZ	
Distance from Light	Foot Candles
1'	0.865
2'	0.978
3'	0.920
4'	0.750
5'	0.549
6'	0.380
7'	0.280
8'	0.202
9'	0.155
10'	0.072
11'	0.094
12'	0.079
13'	0.065
14'	0.056
15'	0.005



HINKLEY LIGHTING

FIXTURE PHOTOMETRICS

LED LAMP SPECIFICATIONS

Ideal For
Track Lighting

Softwhite
2700K

Features

- Instant On to Full Brightness
- Suitable for Down Lighting
- Dimmable
- UL Listed
- FCC Compliant
- RoHS Compliant
- 100% Mercury Free
- 5 Year Warranty
- Ballastless
- ETL Compliant

Benefits

- Full Range Dimming
- No Ultrasound - Safe for artwork
- Color Consistency
- Low Heat
- Durable
- Long Life

Specifications

Item Number	Input Power (watt)	Incandescent Equiv. (watt)	Input Line Voltage
MR16GU10S27LEDICAN 4	4	35	120
Base Type	Lumens	Lumen Efficiency (lm)	CCT
GU10	300	75	2700K
CRI	Beam Angle	MOL	Diameter
80+	30°	2.2"	2"
Life Hours	Minimum Starting Temperature		
25,000	-13°F		

Feit Electric Company 4701 Gregg Rd. Fico Rivers, CA 95640 1-800-543-Feit www.feit.com

LUNA 1668BZ
MEDIUM WALL MOUNT LANTERN

Luna is a modern collection of solid aluminum lanterns offered in a unique combination of contemporary styles, including sleek wall lanterns. Luna also offers this product with scones and compact ceiling mounts that are ideal for indoors or out.

DETAILS	
Finish	Brass
Material	Aluminum
Glass	Etched Lens

DIMENSIONS	
Width	6"
Height	16 1/4"
Weight	9lb
Back Plate	4 1/2"
Extension	3 1/2"
Top to Outlet	8 3/4"

LIGHT SOURCE	
Light Source	Socket
Wattage	270w/3000lm
Voltage	120v

SHIPPING	
Carton Length	18"
Carton Width	8 1/2"
Carton Height	6"
Carton Weight	8"

PRODUCT DETAILS:

- Suitable for use in wet (location listed on or optional) locations as defined by NEC and CEC.
- Glass is made of tempered safety glass.
- Product is RoHS Compliant.
- Fixture is ETL listed and registered to UL listing.
- Fixture is ADA compliant and adheres to the standards and guidelines listed by the Americans with Disabilities Act.
- 2 year finish warranty.
- Made from solid aluminum.
- Warm white light source lamp.

HINKLEY HINKLEY 2000 Per. Dist. Parkway, Avon Lake, OH 44012 PHONE: (440) 835-5000, (800) 448-9539 hinkley.com

LIGHT FIXTURE

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A11

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Tel: 208-729-1935
Email: info@blincoearchitecture.com

BA

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AR 984802

Chad E. Blincoe

CHAD E. BLINCOE
STATE OF IDAHO

7TH ST TOWNHOMES

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City of Ketchum

Attachment C: Townhouse Preliminary Plat Application Materials & supporting documents



City of Ketchum
Planning & Building


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P21-032
S McCallum
#1050

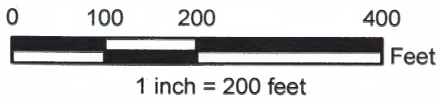
Subdivision Application

Submit completed application and payment to the Planning and Building Department electronically to planningandzoning@ketchumidaho.org. Once your application has been received, we will review it and contact you with next steps. 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: 7TH STREET TOWNHOMES	
Owner of Record: MMDM12 LLC.	
Address of Owner: PO Box 2028, SUN VALLEY, ID 83353	
Representative of Owner: BRUCE SMITH, PLS ALPINE ENTERPRISES INC.	
Legal Description: KETCHUM TOWNSITE, BLOCK 6B, LOT 3	
Street Address: NONE ASSIGNED	
SUBDIVISION INFORMATION	
Number of Lots/Parcels: 2 TOWNHOUSE SUBLOTS	
Total Land Area: 8,238 SQ. FT., 0.19 AC.	
Current Zoning District: GR-L, GENERAL RESIDENTIAL LOW-DENSITY	
Proposed Zoning District: GR-L, GENERAL RESIDENTIAL LOW-DENSITY	
Overlay District: NONE	
TYPE OF SUBDIVISION	
Condominium <input type="checkbox"/>	Land <input type="checkbox"/>
PUD <input type="checkbox"/>	Townhouse <input checked="" type="checkbox"/>
Adjacent land in same ownership in acres or square feet: NONE	
Easements to be dedicated on the final plat: 10' P.U.E. ALONG W. 7TH ST. ROW, 5' P.U.E. ALONG ALLEY R.O.W., AND MUTUAL RECIPROCAL UTILITY EASEMENTS ON SUBLOTS 1 AND 2 FOR USE, MAINTENANCE, AND REPAIR.	
Briefly describe the improvements to be installed prior to final plat approval: CONSTRUCT BUILDINGS, INFRASTRUCTURE, AND LANDSCAPING.	
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 to planningandzoning@ketchumidaho.org	

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 tortuous conduct of city or its officials, agents or employees. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

 ALPINE ENTERPRISES INC. 11 APR 22
 Applicant Signature Date
 REPRESENTATIVE
 Once your application has been received, we will review it and contact you with next steps. No further action is required at this time.



A Vicinity Map Showing
7th Street Townhomes
City of Ketchum
Blaine County, Idaho

ALPINE ENTERPRISES INC.
PO Box 2037
660 Bell Drive, Unit 1
Ketchum, Idaho
208-727-1988

April 2022



OWNER'S POLICY OF TITLE INSURANCE

Policy Number **OX 13546069**

Issued by Old Republic National Title Insurance Company

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a Florida Corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from:
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protectionif a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal

bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
(i) to be timely, or
(ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.

10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

Issued through the Office of:

First American Title Company

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

A Stock Company

400 Second Avenue South, Minneapolis, Minnesota 55401

(612) 371-1111



Authorized Signature

By



President

Attest



Secretary

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

CONDITIONS AND STIPULATIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Insured": The Insured named in Schedule A.
 - (i) The term "Insured" also includes
 - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
 - (C) successors to an Insured by its conversion to another kind of Entity;
 - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title
 - (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,
 - (2) if the grantee wholly owns the named Insured,
 - (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
 - (4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.
 - (ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
- (e) "Insured Claimant": An Insured claiming loss or damage.
- (f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
- (g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- (h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
- (i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.
- (j) "Title": The estate or interest described in Schedule A.
- (k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a

condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

- (a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.
- (b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.
- (c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

- (a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.
- (b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Insurance.
To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.
Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.
- (b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.
 - (i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under

this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

- (ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

- (a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of
 - (i) the Amount of Insurance; or
 - (ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.
- (b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,
 - (i) the Amount of Insurance shall be increased by 10%, and
 - (ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.
- (c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

- (a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.
- (b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.
- (c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

- (a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the

exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

- (b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

- (a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.
- (b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.
- (c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.
- (d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

- (a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located. Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.
- (b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at 400 Second Avenue South, Minneapolis, Minnesota 55401-2499.

SCHEDULE A

**First American Title Company
120 2nd Avenue Suite 101, PO Box 7999
Ketchum, ID 83340**

File No.: **912512K**
Address Reference: **Lot 3 Blk 68 Ketchum Ketchum, ID
83340**

Policy No.: **OX 13546069**

Amount of Insurance: **\$825,000.00**
Date of Policy: **January 11, 2021 at 12:42 P.M.**

Premium: **\$2,618.00**

1. Name of Insured:

MMDM12, LLC, an Idaho limited liability company

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple

3. Title is vested in:

MMDM12, LLC, an Idaho limited liability company

4. The Land referred to in this policy is described as follows:

**Lot 3 in Block 68 of the REPLAT OF BLOCK 68, TOWN OF KETCHUM, according to the
official plat thereof, recorded as Instrument No. 185154, records of Blaine County,
Idaho.**

SCHEDULE B

Policy No.: OX 13546069

File No. 912512K

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Any lien, or rights to a lien, for services, labor or materials theretofore or hereafter furnished, imposed by law and not shown by the public records.
7. 2021 taxes are an accruing lien, not yet payable.
8. Levies and Assessments for service charges of the City of Ketchum Water and Sewer Department.
9. Easement and Notes, as shown on the plat of REPLAT OF BLOCK 68, TOWN OF KETCHUM, recorded as Instrument No. 185154, records of Blaine County, Idaho.
10. Restrictive Covenants, executed by CASA BLANCA COMPANY, recorded 3-29-1979 as Instrument No. 192290, records of Blaine County, Idaho.
11. Underground Power Line Easement, in favor of Idaho Power Company, recorded 11-12-1978, Instrument No. 289842, records of Blaine County, Idaho.
12. Deed of Trust dated January 08, 2021, to secure an original indebtedness of \$552,500.00, and any other amounts and/or obligations secured thereby.
Recorded: January 11, 2021, as Instrument No. 678102
Grantor: MMDM12, LLC, an Idaho limited liability company
Trustee: First American Title Company
Beneficiary: Mountain West Bank, Division of Glacier Bank



FACTS	WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: <ul style="list-style-type: none"> • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions When you are no longer our customer, we continue to share your information as described in this notice.
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title Share?	Can you limit this sharing?
For our everyday business purposes – such as to process your transactions, maintain your accounts(s), or respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes – to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes – information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes – information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For non-affiliates to market to you	No	We don't share

Questions	Go to www.oldrepublictitle.com (Contact Us)
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Who we are	
Who is providing this notice?	Companies with an Old Republic Title names and other affiliates. Please see below for a list of affiliates.
What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit http://www.OldRepublicTitle.com/newnational/Contact/privacy .
How does Old Republic Title collect my personal information?	We collect your personal information, for example, when you: <ul style="list-style-type: none"> • Give us your contact information or show your driver's license • Show your government-issued ID or provide your mortgage information • Make a wire transfer We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.

Why can't I limit all sharing?	<p>Federal law gives you the right to limit only:</p> <ul style="list-style-type: none"> • Sharing for affiliates' everyday business purposes - information about your creditworthiness • Affiliates from using your information to market to you • Sharing for non-affiliates to market to you <p>State laws and individual companies may give you additional rights to limit sharing. See the "Other important information" section below for your rights under state law.</p>
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Definitions

Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • <i>Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., Mississippi Valley Title Services Company, and The Title Company of North Carolina.</i>
Non-affiliates	<p>Companies not related by common ownership or control. They can be financial and non-financial companies.</p> <ul style="list-style-type: none"> • <i>Old Republic Title does not share with non-affiliates so they can market to you</i>
Joint marketing	<p>A formal agreement between non-affiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> • <i>Old Republic Title doesn't jointly market.</i>

Affiliates Who May Be Delivering This Notice

American First Abstract, LLC	American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.
eRecording Partners Network, LLC	Genesis Abstract, LLC	Kansas City Management Group, LLC	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mara Escrow Company	Mississippi Valley Title Services Company	National Title Agent's Services Company
Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.	Old Republic Exchange Company	Old Republic National Title Insurance Company	Old Republic Title and Escrow of Hawaii, Ltd.
Old Republic Title Co.	Old Republic Title Company of Conroe	Old Republic Title Company of Indiana	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma
Old Republic Title Company of Oregon	Old Republic Title Company of St. Louis	Old Republic Title Company of Tennessee	Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.
Old Republic Title, Ltd.	Republic Abstract & Settlement, LLC	Sentry Abstract Company	The Title Company of North Carolina	Title Services, LLC
Trident Land Transfer Company, LLC				

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
120 2nd Avenue Suite 101, PO Box 7999
Ketchum, ID 83340

Instrument # 678101

HAILEY, BLAINE, IDAHO
01-11-2021 12:42:49 PM No. of Pages: 2
Recorded for: FIRST AMERICAN TITLE - KETCHUM
JOLYNN DRAGE Fee: \$15.00
Ex-Officio Recorder Deputy: JB
Electronically Recorded by Simplifile

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **912512K (smw)**

Date: **January 04, 2021**

For Value Received, **Andrew C. Fehr as his sole and separate property**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **MMDM12, LLC, an Idaho limited liability company**, hereinafter called the Grantee, whose current address is **PO Box 2028, Sun Valley, ID 83353**, the following described premises, situated in **Blaine County, Idaho**, to-wit:

Lot 3 in Block 68 of the REPLAT OF BLOCK 68, TOWN OF KETCHUM, according to the official plat thereof, recorded as Instrument No. 185154, records of Blaine County, Idaho.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

3 - # 9227

RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS that Casa Blanca Company, a general partnership, hereby covenants and agrees with all persons, firms or corporations hereafter acquiring any property or lots described as Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 68, City of Ketchum, State of Idaho, all of which lots are presently owned by Casa Blanca Company, are hereby subjected to the following restrictions as to the use thereof running with said property by whomsoever owned, to-wit:

1. Each and every owner of the whole or any portion of said lots shall comply with the City of Ketchum Zoning Ordinance together with any and all other governmental regulations regarding said lots.

2. No trailers or temporary residences shall be used for any purpose and no temporary building of any kind shall be used except during the actual course of construction.

3. No trash cans or clothes lines shall be visible but shall be protected by enclosures or fences.

4. No power, utility or television lines shall be above the surface of the ground and no radio or television antennae shall be allowed.

5. Fences four feet high shall be allowed on boundary lines and to within ten feet of the street line; boundary fences may be increased in height to a maximum of six feet if the consent of the adjoining owner is given, and screen fences of six feet may be allowed around patios connected to the residence. (All materials used shall be submitted to the Design Committee for approval.)

6. No exposed cinder-block construction shall be allowed, except as shall be allowed by the Grantor or such committee designated thereby.

7. No single family residence shall be constructed on these premises of less than 1500 square feet of floor space plus a double car garage. No multi-family unit shall be constructed on these premises of less than 1000 square feet per unit plus a double car garage.

8. No trash or weeds shall be allowed to accumulate on the premises, and the full lot shall be landscaped according to the Master Plan developed by Casa Blanca Company.

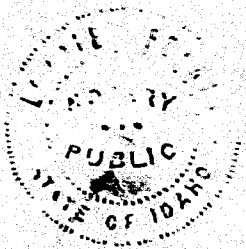
9. No signs shall be allowed, except a sign indicating the number of the residence, the name of the resident, or such temporary signs as "for sale" signs.

10. All structures shall be stained or painted with natural or earth tone color to be approved by Design Committee, and all roofs shall be wood shingle or shake.

11. Grantors or their designated committee comprised of Lot owners, shall act as a design review board. Each Lot shall be given one vote with five a majority. Each residence shall be located within the building envelope designated by Grantors. All building plans, site plans, landscaping plans and all structures to be placed on said premises shall be specifically approved by said board previous to any construction or development. Approval of said plans shall not be unreasonably withheld.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1999, at which time said covenants shall be automatically extended for successive periods to ten years unless by vote of two-thirds of the then-owners of the lots, it is agreed to change said covenants in whole or in part.

Dated this March 23, 1979



By: *Emil J. Capiak*
EMIL J. CAPIK

By: *Alex Higgins*
ALEX HIGGINS

STATE OF IDAHO }
County of Blaine)

On this 28th day of March, 1979 before me, the undersigned Notary Public in and for said State, personally appeared EMIL J. CAPIK and ALEX HIGGINS, known to me to be the Individuals, and acknowledged to me that they executed the within instrument.

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

Louis Lewis
NOTARY PUBLIC for IDAHO

Residing at *Ketchum, Idaho*

My commission expires *7/1*

Sawtooth title Co
3:45
March 29, 1979

Misc
MARIE ME LUYA
Hazel Barber
L. J. Boyd

No: 198290

Idaho Power Company UNDERGROUND POWER LINE EASEMENT

Emil J. CAPIK and BARBARA R. CAPIK
 his wife, Grantor(s) of BLAINE County, State of IDAHO do hereby
 grant and convey to IDAHO POWER COMPANY, a corporation, with its principal office located at 1220 Idaho Street,
 Boise, Idaho, its licensees, successors and assigns, Grantee, for One Dollar and other valuable considerations, receipt of
 which is hereby acknowledged, a permanent and perpetual easement and right of way, sufficient in width to install and
 maintain an underground electric power line, including the perpetual right to enter upon the real estate hereinafter de-
 scribed, at all reasonable times, to construct, maintain and repair underground power lines over, through, under and
 across said lands, together with the right, at the sole expense of Grantee, to excavate and refill ditches and trenches for
 the location of said power lines, and the further right to remove trees, bushes, sod, flowers and shrubbery and other ob-
 structions and improvements, interfering with the location, construction and maintenance of said power lines, over, on and
 across the following premises, belonging to the said Grantor(s) in Blaine County,
 State of Idaho, in the following location, to-wit:

A parcel of land in the SE1/4 Section 13, T4N, R17E, B.M., Blaine County, Idaho.
 Said parcel is located in Lot 3, Replat of Block 68, Keckra Townsite as shown
 on the official plat thereof now on file and of record in the office of the
 County Recorder of Blaine County, Idaho. More particularly described as
 follows:

A 10.0 foot strip of land being 5.0 feet on each side of the following described
 line:

Commencing at the Western most corner of said Lot 3 and running thence
 S 44° 43' E a distance of 5 feet to the REAL POINT OF BEGINNING; thence
 N 45° 17' E a distance of 75 feet to the point of terminus....

The electrical system generally will consist of buried power wires, transformers, junction boxes and other
 equipment, part of which may extend above ground, necessary to serve electric power to these premises and adjacent
 premises.

Executed and delivered this 4 day of MAY, 19 87
[Signature]
Barbara R. Capik

STATE OF IDAHO
 County of BLAINE } ss.

On this 4 day of MAY, 19 87, before me, DAVID D. JOHNSON
EMIL J. CAPIK
 a Notary Public, personally appeared AND BARBARA R. CAPIK and
 instrument and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes
 therein mentioned.

(Notarial Seal)

David D. Johnson
 Notary Public, residing at HAILEY
 Commission expires MARCH 20, 19 92

536-2M-10 77

48-05

PLAINE CO
 REQUEST
 1987 MAY 12 AM 11 42
 DEPUTY
 289842

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF
THE 7TH STREET TOWNHOMES**

THIS DECLARATION is made on the date hereunder set forth by **MMDM12, LLC**, an Idaho limited liability company, hereinafter referred to as "Declarant".

RECITALS

This Declaration is made in contemplation and furtherance of the following facts and purposes:

- A. Declarant is the owner of certain real property located in the City of Ketchum, Blaine County, State of Idaho, more particularly described as follows: Lot 3 in Block 68 of the REPLAT OF BLOCK 68 Town of Ketchum, as shown on the official plat thereof recorded as Instrument No. 185154, records of Blaine County, Idaho (hereinafter sometimes referred to as "Subdivision.
- B. The Lot, and all improvements and structures to be erected and maintained thereon, is a Townhome project developed pursuant to applicable zoning, subdivision and land use ordinances of the City of Ketchum, Idaho.
- C. It is the intent of the Declarant to create a quality residential Townhome project in Ketchum for the enjoyment and convenience of persons living within said project, and to secure said objectives through the covenants, conditions and restrictions hereinafter set forth.

DECLARATION

Declarant hereby declares that The 7th Street Townhomes, and all real property, parcels, lot, Townhome sub-lots and common area now or hereafter situated within, or otherwise made subject hereto, shall all be held, conveyed, encumbered, leased and used subject to the following covenants, conditions, restrictions and equitable servitudes hereinafter set forth or provided for, which shall run with said land and be binding upon, and benefit, all parties now or hereafter having or acquiring any right, title or interest therein, or to any part thereof.

**ARTICLE I
DEFINITIONS**

Unless the context otherwise specifies or requires, the following words and phrases when used herein shall have the following meaning:

Section 1. "Architectural Design Committee" shall mean the committee created pursuant to Article VII hereof.

Section 2. "Articles" shall mean the Articles of Incorporation of the 7th Street Townhomes Owners Association, Inc.

Section 3. "Assessments" shall mean assessments described in Article VI.

Section 4. "Association" shall mean and refer to The 7th Street Townhomes Owners Association, Inc., a non-profit corporation organized pursuant to Article V of this Declaration under the laws of the State of Idaho, its successors and assigns.

Section 5. "Common Area" means the roadways, driveways and other properties so designated as "common area" on the townhouse unit plat map, a copy of which is attached hereto as Exhibit "A", as well as any other lots or real property purchased by Association.

Section 6. "Lot" shall mean and refer to a Townhome Sub-lot as shown on the official plat of the development.

Section 7. "7th Street Townhomes Owners Association, Inc." shall mean and refer to the association of owners of Townhome Sub-lots within the Subdivision.

Section 8. "Member" shall mean a member of the Association, who shall be an Owner and shall qualify for membership in the Association in the manner hereinafter set forth.

Section 9. "Owner" shall mean and refer to the record owner, whether one or more persons or entities of a fee simple title to either Townhome Sub-lot; provided, however, that the term "Owner" shall not include those having only a security interest in either Lot through a lien, encumbrance, deed of trust or mortgage, or other similar security instrument.

Section 10. "Property" shall mean and refer to the real property within either Sub-lot.

Section 11. "Townhome" shall mean and refer to a Townhome residential unit, as that term is defined in the applicable land use ordinances of the City of Ketchum, Idaho, to be built and maintained on each Sub-lot as depicted on the plat.

ARTICLE II PROJECT DEVELOPMENT

Section 1. Development of Sub-lots. Declarant has or shall construct, or cause to be constructed, pursuant to plans and specifications approved by the City of Ketchum, Idaho, a Townhome on each Sub-lot.

Section 2. Common Area. Any Common Area shown on the Plat for the Townhomes shall be deeded by the Declarant to the Association, to be held, improved, maintained, managed and used by the Association for the common benefit, use and enjoyment of the Owners and their respective family members, guests and invitees subject to the provisions of this Declaration. Prior to being deeded to the Association, the Declarant, at its sole cost and expense, shall improve or make appropriate provisions for the improvement of the Common Area in a manner consistent with the official Plat for the Subdivision and specifications approved by the City of Ketchum, Idaho.

ARTICLE III TOWNHOME RESTRICTIONS

Section 1. Residential Purposes. Sub-lots shall be restricted exclusively to residential use. No structures of a temporary character, trailer, tent, shack, carport, garage or other similar improvement shall be used as a residence, either temporarily or permanently, on either Sub-lot.

Section 2. Exterior Changes and Alterations. No changes or alterations to the exterior of any Townhome or other improvement on either Sub-lot may be made or undertaken without the prior approval of the Architectural Design Committee of the 7th Street Townhomes; provided, however, that this provision shall not preclude exterior painting provided there is no change in existing color, or the replacement or repair of broken or damaged exterior windows, siding, roofing, trim, decking, sidewalks, driveways, fences, exposed structural members or foundations, if the same does not alter the size of the Townhome, the configuration of its exterior, or the architectural features of the Townhome, including the size and shape of windows, or the pitch or configuration of roof lines, eaves and exposed gables.

Section 3. Animals and Pets. No animals, livestock or poultry of any kind shall be raised, bred or kept on either Sub-lot, except that not more than a total of two (2) dogs, cats, or other household pets may be kept by Owners, provided they are not kept, bred or maintained for any commercial purpose, do not endanger the health of other residents, are not allowed outside the Townhome except when kenneled in an approved dog run, leashed or otherwise under someone's direct control, and do not unreasonably disturb the occupants of any other Townhome, or the owners, occupants or residents of the 7th Street Townhomes. The term "household pets" is defined as dogs and cats.

Section 4. Signs and Business Activities. No advertising signs, billboards, or commercial equipment or supplies shall be erected, placed, or permitted to remain on either Sub-lot or Common Area, nor shall any Sub-lot or Common Area be used in any way or for any purpose which may endanger the health or unreasonably disturb the Owner or occupant of either Townhome.

Section 5. Service Facilities. No outside clotheslines shall be permitted, and all garbage cans, maintenance tools, and similar items shall be kept screened or enclosed to conceal them from the view of the neighboring Sub-lot.

Section 6. Exterior Antennas. No exterior television or radio antennas or similar communication installations shall be placed on any Lot without prior written approval from the Architectural Design Committee of the 7th Street Townhomes.

Section 7. Nuisances. No rubbish, waste or debris of any kind shall be placed or permitted to accumulate upon any Sub-lot, and no odor shall be permitted to arise therefrom so as to render any such property or any portion thereof unsanitary, unsightly, offensive or detrimental to the other Sub-lot or to the occupants of either residence within the 7th Street Townhomes. No exterior lights or noise, including but not limited to, noise created by people, animals, equipment and/or machinery, shall be permitted to exist, emanate from, or operate upon either Sub-lot or Common Area so as to be offensive or detrimental to the other Sub-lot, or its occupants, or to the occupants of any residence within the 7th Street Townhomes.

Section 8. Hazardous Activities. No activities shall be conducted, and no improvements shall be constructed on either Sub-lot or Common Area which are or might be unsafe or hazardous to any person or property. Without limiting the foregoing, no firearms shall be discharged upon either Sub-lot or Common Area and no open fires shall be lighted or permitted except in a contained barbecue unit while attended and in use for cooking purposes, or within a safe and well designed interior fireplace or stove.

Section 9. Unsightly Articles. No unsightly articles shall be permitted to remain on either Sub-lot so as to be visible from the adjoining Sub-lot, including, without limitation, trailers, campers, motorhomes, boats, tractors, vehicles, inoperable vehicles, snowmobiles, and snow removal, garden, or maintenance equipment.

Section 10. Exterior Maintenance. The Association shall at all times keep the exterior of each Townhome and appurtenant exterior decks, fences, sidewalks, porches and patios in good condition and repair, and shall not let the condition thereof deteriorate to the point where it has a negative impact on the value, use or enjoyment of the other Townhome, Common Area, or properties within the 7th Street Townhomes. For the common good of the Owners, it is the intent of this provision that both Townhomes and related improvements be maintained in a first class manner. Every Owner, by accepting a deed to a Sub-lot, is deemed to grant unto the Association such easements, rights to access and other authorizations as may be necessary to permit the Association, or their designated agents, to complete the necessary exterior repairs and maintenance, and upon completion, to recover any costs reasonably incurred therefor, through the levy of annual or special assessments as provided for in Article VI hereinafter.

Section 11. Townhome Alterations. Notwithstanding anything to the contrary herein contained, no Townhome shall be increased in size, exterior, configuration or square footage through any remodel, addition or replacement, or through the conversion or enclosure of any storage areas, porches, patios, decks or garage space into residential living area.

Section 12. Garage Use. Garages are intended and shall be used primarily for the parking and temporary storage of automobiles belonging to the owners of said garages. No garage shall be used for any storage or other purpose which would prevent its use for such automobile parking or temporary storage.

ARTICLE IV COMMON AREA

Section 1. Conveyance to the Association. Prior to the sale of either Sub-lot, the Declarant at its sole cost and expense shall improve or make appropriate provision for the improvement of said Common Area in a manner consistent with the plat and development plans approved by the City of Ketchum, and deed the same to the Association, which the Association shall accept, at no cost to it, free and clear of all liens and encumbrances other than easements of record.

Section 2. Snow storage areas have been provided for the project. However, in the event a heavy snowfall necessitates removal of the snow by hauling it away, such expense shall be deemed a common area expense of the Association.

Section 3. Enjoyment of Common Area. Subject to the following provisions and limitations, each Owner shall have a non-exclusive right and easement of enjoyment, in common with all other Owners, in and to any Common Area, and such right and easement shall be appurtenant to and pass with the title to each Sub-lot:

- A. The right of Association to assess reasonable fees for operation, repairs and maintenance of the Common Area.
- B. The right of the Association to suspend the voting rights and right to use Common Area by an Owner for any period during which said Owner remains delinquent in the payment of any assessment duly levied against any Sub-lot owned by said Owner.
- C. The right of the Association to promulgate reasonable rules and regulations governing the use and enjoyment of Common Area by Owners, their family members, and guests.
- D. The right of the Association, in accordance with its Articles and Bylaws, to borrow money for the purpose of further improving Common Area and related facilities; and in aid thereof to place a mortgage, deed of trust or other security instrument upon the Common Area.

Section 4. Improvement of Common Area. The Association may, from time-to-time, further modify, improve, or equip the Common Area for the benefit of the Owners, and make such

Assessments or borrow such funds therefor as may be reasonably necessary, subject to the provisions and limitations set forth herein.

Section 5. Common Area Obstructions. Notwithstanding anything to the contrary herein contained, the Common Area shall not be used for the storage of equipment, recreational vehicles (including boats, trailers, campers, watercraft, snowmobiles, motorcycles and similar vehicles), inoperable automobiles and trucks, trash, debris, or other items which may impede the use of the paved access of the Common Area for access and temporary vehicular parking.

ARTICLE V THE ASSOCIATION

Section 1. Membership. Each Owner shall be entitled and required to be a Member of the Association. If title to a Lot is held by more than one person or entity, the membership related to that Lot shall be shared by all such persons or entities in the same proportionate interest and by the same type of tenancy in which title to the Lot is held. An Owner shall be entitled to one membership for each Lot owned by that Owner. No person or entity other than an Owner may be a member of the Association.

Section 2. Voting Rights. The Declarant shall have two (2) votes for every Sub-lot unit it owns. The total number of votes which may be cast by all Members of the Association shall be the same as the total number of Sub-lots, and each membership shall be entitled to one (1) vote, except as pointed out above.

Section 3. Governance. The Association shall be governed by a Board of Directors and officers in accordance with its Articles of Incorporation and Bylaws. The Board of Directors shall be composed of two directors each of whom shall be appointed by each of the Sub-lot owners.

Section 5. Management of the Common Area. The Association shall be responsible for exclusive management and control of the Common Area. All driveways, parking areas, landscaping and other improvements situated on or included in Common Area, shall be kept in good condition and repair and all driveways and parking areas belonging to the Association shall be kept reasonably free of debris, obstructions, and snow by the Association. The Association shall keep the Common Area and its improvements fully insured against reasonable risks of casualties, and shall maintain public liability insurance coverage on the Common Area in an amount the Board of Directors deems appropriate.

Section 6. Miscellaneous Services. The Association may obtain and pay for the services of any person or entity to manage the Association's affairs, or any part thereof, to the extent the Association deems advisable, as well as such other personnel as the Association shall determine to be necessary or desirable for the proper operation of its purposes and obligations, whether such personnel are furnished or employed directly by the Association or any person or entity with whom the Association contracts. The Association may obtain and pay for legal and accounting services

necessary or desirable in connection with the operation of the Property, or the enforcement of this Declaration. The Association may arrange with others to furnish insurance, electricity, water, sewer, snow removal, trash collection, landscaping, or other services for the Common Area or other property owned or managed by the Association pursuant to this Declaration.

Section 7. Rules and Regulations. The Association may make reasonable rules and regulations governing the use of the Common Area, which rules, and regulations shall be consistent with the rights and duties established in this Declaration. Such rules and regulations may include, without limitation, govern the use of all driveways and parking areas owned or controlled by the Association for the benefit of the Owners. The Association may also take judicial action against any Owner to enforce compliance with any of its rules or regulations, or the other terms or provisions of this Declaration.

Section 8. Assessments. The Association shall be empowered to levy, enforce, and collect annual assessments and special assessments, against Townhomes and the Owners thereof in the manner and amounts set forth in Article VI hereinbelow.

Section 9. Implied Rights. The Association may exercise any other right or privilege given to the Association expressly by this Declaration or by law, and every other right or privilege reasonably to be implied from the existence of any right or privilege given to the Association herein or reasonably necessary to effectuate any such right or privilege.

ARTICLE VI ASSESSMENTS

Section 1. Agreement to Pay Assessments. Declarant, for each Sub-lot owned by the Declarant, hereby covenants, and each subsequent Owner of either Sub-lot, by the acceptance of a deed therefor, whether or not it be so expressed in said deed, shall be deemed to covenant and agree with each other and with the Association, to pay to the Association the assessments provided for in this Declaration. In the case of joint or co-ownerships, this liability shall be joint and several. Such assessments shall be levied against Sub-lots and collected from time-to-time in the manner provided in this Article VI.

Section 2. Annual Assessments. Annual assessments against the Sub-lots are hereby authorized which shall be based upon advance annual estimates of cash requirements by the Association to provide for the payment of all estimated expenses to be incurred in the ensuing twelve-month period in the conduct of the Association's affairs. Such expenses may include, among other things, those incurred for taxes, fire and casualty insurance, liability insurance, legal and accounting services, road maintenance, snow removal, landscaping installation and maintenance, Common Area utilities, Common Area improvements and equipment, the repair, maintenance and replacement of Common Area improvements and equipment, the repair and maintenance of the exterior components of Townhomes, and the creation of a reasonable contingency reserve, surplus and/or sinking fund for

capital improvements, replacements and repair.

Section 3. Special Assessments. In addition to the annual assessments authorized hereinabove, the Association may levy at anytime a special assessment payable over such a period as the Association may determine for the purpose of defraying in whole or in part the unanticipated cost of any expenses duly incurred or to be incurred as provided in this Declaration, but not adequately provided for by the annual assessment. This section shall not be construed as independent authority for the Association to incur expenses, but shall be construed to prescribe an alternative manner of assessing for expenses authorized in other sections hereof.

Section 4. Apportionment of Assessments. Unless otherwise provided to the contrary herein, annual and special assessments shall be apportioned equally among the Owners and their respective Sub-lots.

Section 5. Exemption from Assessment. Notwithstanding anything to the contrary herein contained, no annual or special assessments shall be levied against either Sub-lot owned by the Declarant, nor be payable by, or collected from the Declarant.

Section 6. Notice of Assessments and Time for Payment Thereof. The Association shall establish an annual assessment each year, the exact date to be determined by its Board of Directors, and shall further establish and levy special assessments whenever circumstances, in the opinion of the Board of Directors, require it to meet the financial obligations and necessities of the Association. Such assessments shall be payable annually, quarterly, monthly, or in a lump sum, as the Association from time-to-time determines. The Association shall provide each Owner with notice specifying the amount of the assessment levied against its Sub-lot and the date or dates of payment of the same. No payment shall be due less than 15 days after said written notice has been given and each assessment shall bear interest at the rate of 12 percent per annum from and after the date it becomes due and payable if not paid within 30 days after such date. Failure of the Association to give notice of the assessment shall not affect the liability of the Owner for such assessment, but the date when payment shall become due in such a case shall be deferred to a date 15 days after such notice has been given.

Section 7. Lien of Assessment. All sums assessed against any Sub-lot shall be secured by a lien on said Sub-lot in favor of the Association upon recordation of a notice of assessment as herein provided. Such lien shall be superior to all other liens and encumbrances on said Sub-lot, with exception of: (a) valid tax and assessment liens imposed by governmental entities; (b) the lien of prior mortgages, deeds of trust or other security instruments perfected and recorded in Blaine County, Idaho; and (c) valid prior labor and materialman's liens duly perfected and recorded in Blaine County, Idaho.

To create a lien for sums assessed pursuant to this Declaration, the Association may prepare a written notice of said assessments, setting forth the amount thereof, the date due, the unpaid balance, the name of the record Owner of the Sub-lot the legal description of said Sub-lot. Such notice shall

be signed by an officer of the Association and may be recorded in the office of the County Recorder of Blaine County, Idaho. No such notice of assessment shall be recorded until there is a delinquency in the payment of the assessment to which it relates. The priority date of the lien shall be the date of its recordation, and it may be foreclosed and enforced in the manner permitted for consensual liens by the laws of the State of Idaho. In addition to all other sums which may be due and owing for which a lien is recorded, the Owner shall be obligated to pay all costs and expenses incurred by the Association in preparing, filing, foreclosing said lien, or otherwise collecting the assessment to which it is related, including all attorney's fees. All such costs and expenses shall be deemed to be secured by the lien being foreclosed.

Unless sooner satisfied and released, or the enforcement initiated as provided earlier in this section, any lien created pursuant to this section shall expire and be of no further force or effect one year from the date of recordation of said notice of assessment; provided, however, said one year period may be extended by the Association for an additional period not to exceed one year by a written extension signed by an officer of the Association and recorded in the office of County Recorder of Blaine County, Idaho, prior to the expiration of the initial one year period.

Section 8. Personal Obligation of Owner. The amount of any assessment against either Sub-lot shall be the personal obligation of the Owner thereof to the Association. A suit to recover a money judgment for such obligation can be maintained by the Association without foreclosure or waiver of the lien securing the same, and no owner may avoid or diminish such personal obligation by waiver of the use and enjoyment of any of the common area, or by the sale or abandonment of the Sub-Lot.

Section 9. Personal Liability of Purchasers. Subject to the provisions of Section 7 immediately hereinabove, the purchaser of a Sub-lot shall be jointly and severally liable with the seller for all unpaid assessments appurtenant thereto including any such assessments due and owing prior to said purchaser's acquisition of said Sub-lot.

ARTICLE VII

REVOCATION OR AMENDMENT

Section 1. Method of Revocation or Amendment. This Declaration may be amended or revoked, in part in whole, by an instrument duly executed by the record Owners of both Sub-lots to the provisions of this Declaration on the effective date of the amendment or revocation, and by all mortgagees and deed of trust beneficiaries under any mortgage or deed of trust encumbering either Sub-lot appearing of record at the time of revocation or amendment. Any such revocation or amendment duly adopted shall be binding upon every Owner and Sub-lot, whether the burdens thereon are increased or decreased by any such amendment or revocation, and whether or not the Owner consents thereto.

ARTICLE VIII

MISCELLANEOUS

Section 1. Compliance. Each Owner shall comply with the provisions of this Declaration, the Articles of Incorporation and Bylaws of the Association, and all rules and regulations duly enacted by the Association. Failure to comply shall be grounds for an action to recover sums due for damages or injunctive relief, or both, maintainable by the Association or any Owner.

Section 2. Mailing Address. Each Owner shall provide the Association with such Owner's mailing address, which address shall be used for the mailing or other service of any and all notices, assessments or communications from the Association. Any notice referred to in this section shall be deemed given by the Association when it has been deposited in the United States mail, postage prepaid, addressed to the Owner at the given address.

Section 3. Transfer of Rights. Any right or interest reserved hereby to the Declarant may be transferred or assigned by the Declarant to any person or entity.

Section 4. Number and Gender. Whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

Section 5. Severability. If any of the provisions of this Declaration, or any clause, paragraph, sentence, phrase or word or the application thereof in any circumstance shall be invalidated, such invalidity shall not affect the validity of the remainder of this Declaration, and the application of any such provision, paragraph, sentence, clause, phrase or word in any other circumstance shall not be affected thereby.

Section 6. Prevailing Law. The provisions of this Declaration shall be construed and enforced pursuant to the laws of the State of Idaho, and all applicable statutes of the City of Ketchum, Idaho.

Section 7. Third Party Beneficiaries. The 7th Street Townhomes Homeowners Association, Inc., and each of its Members, are hereby declared to be expressed beneficiaries of this Declaration, and all covenants, conditions and restrictions herein contained, and may enforce the same by injunction or other appropriate equitable or legal action in the event of a default or failure to perform by the 7th Street Townhomes Owners Association, Inc., or any Owner. Any and all costs, including attorney fees, incurred by 7th Street Townhomes Homeowners Association or any of the members may be recovered from the 7th Street Townhomes Owners Association, Inc.

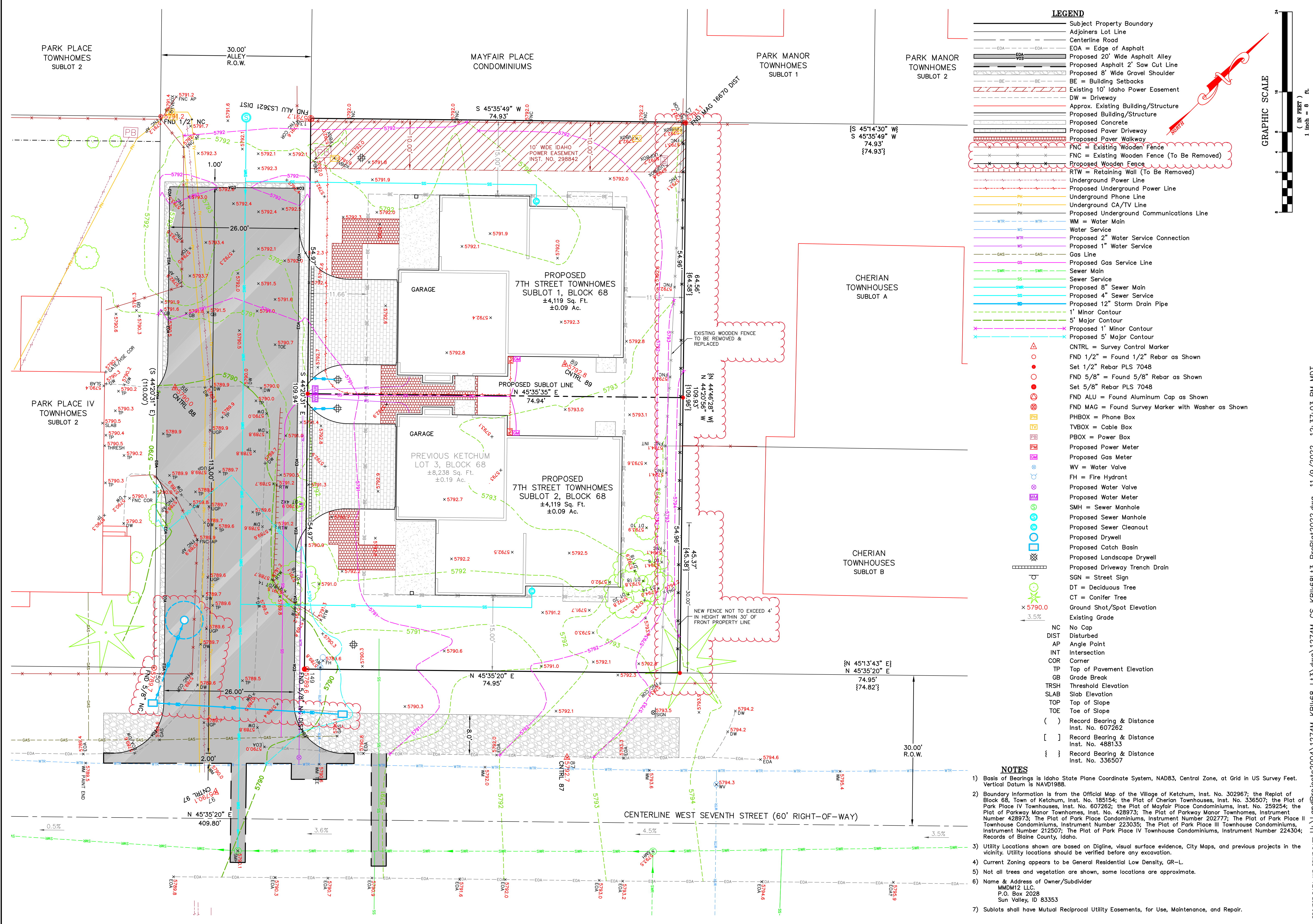
Section 8. Enforcement. This Declaration, and each and every covenant, condition and restriction herein contained, may be enforced by all legal and equitable means available by any Owner; by the Association, by and through its Board of Directors; or by the 7th Street Townhomes Homeowners Association, Inc., by and through its Board of Directors.

This Declaration is executed this _____ day of _____, 2023.



City of Ketchum

Attachment D: Townhouse Preliminary Plat

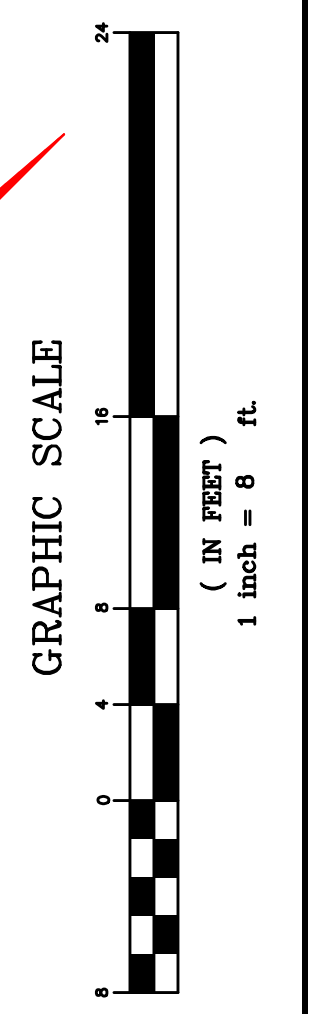


LEGEND

- Subject Property Boundary
- Adjoiners Lot Line
- Centerline Road
- EOA = Edge of Asphalt
- Proposed 20' Wide Asphalt Alley
- Proposed Asphalt 2' Saw Cut Line
- Proposed 8' Wide Gravel Shoulder
- BE = Building Setbacks
- Existing 10' Idaho Power Easement
- DW = Driveway
- Approx. Existing Building/Structure
- Proposed Building/Structure
- Proposed Concrete
- Proposed Paver Driveway
- Proposed Paver Walkway
- FNC = Existing Wooden Fence
- EX = Existing Wooden Fence (To Be Removed)
- Proposed Wooden Fence
- RTW = Retaining Wall (To Be Removed)
- Underground Power Line
- Proposed Underground Power Line
- Underground Phone Line
- Underground CA/TV Line
- Proposed Underground Communications Line
- WM = Water Main
- Water Service
- Proposed 2" Water Service Connection
- Proposed 1" Water Service
- Gas Line
- Proposed Gas Service Line
- Sewer Main
- Sewer Service
- Proposed 8" Sewer Main
- Proposed 4" Sewer Service
- Proposed 12" Storm Drain Pipe
- 1' Minor Contour
- 5' Major Contour
- Proposed 1' Minor Contour
- Proposed 5' Major Contour
- CNTRL = Survey Control Marker
- FND 1/2" = Found 1/2" Rebar as Shown
- Set 1/2" Rebar PLS 7048
- FND 5/8" = Found 5/8" Rebar as Shown
- Set 5/8" Rebar PLS 7048
- FND ALU = Found Aluminum Cap as Shown
- FND MAG = Found Survey Marker with Washer as Shown
- PHBOX = Phone Box
- TVBOX = Cable Box
- PBOX = Power Box
- Proposed Power Meter
- Proposed Gas Meter
- WW = Water Valve
- FH = Fire Hydrant
- Proposed Water Valve
- Proposed Water Meter
- Proposed Sewer Manhole
- Proposed Sewer Manhole
- Proposed Sewer Cleanout
- Proposed Drywell
- Proposed Catch Basin
- Proposed Landscape Drywell
- Proposed Driveway Trench Drain
- SGN = Street Sign
- DT = Deciduous Tree
- CT = Conifer Tree
- Ground Shot/Spot Elevation
- Existing Grade
- NC = No Cap
- DIST = Disturbed
- AP = Angle Point
- INT = Intersection
- COR = Corner
- TP = Top of Pavement Elevation
- GB = Grade Break
- TRSH = Threshold Elevation
- SLAB = Slab Elevation
- TOP = Top of Slope
- TOE = Toe of Slope
- () Record Bearing & Distance
Inst. No. 607262
- [] Record Bearing & Distance
Inst. No. 488133
- { } Record Bearing & Distance
Inst. No. 336507

NOTES

- 1) Basis of Bearings is Idaho State Plane Coordinate System, NAD83, Central Zone, at Grid in US Survey Feet. Vertical Datum is NAVD1988.
- 2) Boundary information is from the Official Map of the Village of Ketchum, Inst. No. 302967; the Replat of Block 68, Town of Ketchum, Inst. No. 185154; the Plat of Cheriann Townhomes, Inst. No. 336507; the Plat of Park Place IV Townhomes, Inst. No. 607262; the Plat of Mayfair Place Condominiums, Inst. No. 259254; the Plat of Parkway Manor Townhomes, Inst. No. 428973; the Plat of Parkway Manor Townhomes, Instrument Number 428973; the Plat of Park Place Condominiums, Instrument Number 202777; the Plat of Park Place II Townhouse Condominiums, Instrument Number 223035; the Plat of Park Place III Townhouse Condominiums, Instrument Number 212507; the Plat of Park Place IV Townhouse Condominiums, Instrument Number 224304; Records of Blaine County, Idaho.
- 3) Utility Locations shown are based on Digline, visual surface evidence, City Maps, and previous projects in the vicinity. Utility locations should be verified before any excavation.
- 4) Current Zoning appears to be General Residential Low Density, GR-L.
- 5) Not all trees and vegetation are shown, some locations are approximate.
- 6) Name & Address of Owner/Subdivider
MMDM12 LLC.
P.O. Box 2028
Sun Valley, ID 83353
- 7) Sublots shall have Mutual Reciprocal Utility Easements, for Use, Maintenance, and Repair.



PROJECT PATH AND PRINT DATE: U:\LandProjects\2004\1274M_KBik68_Lit3.dwg\1274M_CS_KBik68Lit3_PrefPlat2022.dwg 11/9/2022 12:37:03 PM MDT

A PRELIMINARY PLAT SHOWING
7TH STREET TOWNHOMES ON LOT 3, BLK 68, KETCHUM TOWNSITE
WITHIN S13, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR MMDM12 LLC.

Alpine Enterprises Inc.
Surveying, Mapping, Civil Engineering,
and Natural Hazards Consulting
660 Bell Dr., Unit 1
P.O. Box 2037, Ketchum, ID 83340 USA
(208) 727-1888
email: bamt@alpineenterprisesinc.com

NO	DATE	BY
1	24AUG22	AHN
2	09NOV22	AHN

REVISIONS

REVISOR

DATE

BY

NO

SHEET 1 OF 1



City of Ketchum

Attachment E: Draft Findings of Fact, Conclusions of Law, and Decision (Design Review)



City of Ketchum
Planning & Building

IN RE:)	
)	
7 th Street Townhomes	)	KETCHUM PLANNING & ZONING COMMISSION
Design Review	)	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Date: April 11, 2023	)	DECISION
)	
File Number: 22-031)	

PROJECT: 7th Street Townhomes

APPLICATION TYPE: Design Review

FILE NUMBER: P22-031

ASSOCIATED APPLICATIONS: Townhouse Subdivision Preliminary Plat (P22-031A)

REPRESENTATIVE: Chad Blincoe, Blincoe Architecture (Architect)

OWNER: MMDM12, LLC

LOCATION: Lot 3, Block 68, Ketchum Townsite

ZONING: General Residential Low Density (GR-L)

OVERLAY: None

RECORD OF PROCEEDINGS

The City of Ketchum received the application for Design Review and Preliminary Plat on May 31, 2022. The Planning Department provided comments and requested revisions to the plan set to the applicant on July 18, 2022. The applicant submitted revised plans on October 4, 2022. The Final Design and Preliminary Plat applications were reviewed concurrently and deemed complete on February 13, 2023, after one review for completeness. Following receipt of the application, staff routed the application materials to all city departments for review. City Department comments were provided to the applicant on October 25, 2022. The applicant submitted a revised plan set on November 11, 2022, and a final plan set on February 3, 2023. A letter of completeness was sent to the applicant on February 13, 2023. As of the date of this letter, all department comments have been resolved or addressed through conditions of approval recommended below.

A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on March 22, 2023. The public hearing notice was published in the Idaho Mountain Express on March 22, 2023. A notice was published on the project site and on the city website on April 4, 2023. Story poles were documented on the project site as of April 4, 2023.

The Planning and Zoning Commission considered the 7th Street Townhomes Design Review (Application File No. 22-031) and Townhouse Subdivision Preliminary Plat (Application File No. 22-031A) applications during their regular meeting on April 11, 2023. The development applications were considered concurrently, and the associated public hearings were combined in accordance with Idaho Code §67-6522. After considering Staff’s analysis, the applicant’s presentation, and public comment, the Planning & Zoning Commission approved the Design Review (Application File No. P22-031) and recommended approval of the Townhouse Subdivision Preliminary Plat (Application File No. P22-031A) application to the City Council.

FINDINGS OF FACT

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

BACKGROUND

The applicant is proposing two new 3,713 square foot three-story detached townhomes with attached two-car garages (the “project”), located at Lot 3, Blok 68, Ketchum Townsite (the “subject property”). The subject property is zoned General Residential – Low Density (GR-L) and the lot is currently vacant. Detached townhomes are a permitted use within the GR-L zone district provided that all dimensional standards are met. The project proposes to subdivide the property into two townhouse sublots and construct a new detached dwelling unit on each of the newly created sublots.

The project will construct improvements in the right-of-way per the City of Ketchum improvement standards. The project proposes access to both sublots from the alley off 7th Street. The project proposes paver driveways with no snowmelt for both driveways. All improvements to the right-of-way have been preliminarily reviewed by the Streets Department and the City Engineer. Final review of the proposed improvements will be conducted by the City Engineer and Streets Department prior to issuance of building permit.

FINDINGS REGARDING COMPLIANCE WITH ZONING CODE AND DIMENSIONAL STANDARDS

Ketchum Municipal Code Standards and Staff Comments				
Yes	No	N/A	KMC §	Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Minimum Lot Area and Lot Width
			Staff Comments	Required: Minimum lot area of 8,000 square feet, minimum lot width average of 80 feet Existing: Lot Area – 8,238 square feet per topographic survey submitted with project plans

				Lot Width – 74.95 feet along the front property line and 82.76 feet along the rear property line
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Lot Coverage
			Staff Comments	<p>Permitted Lot Coverage: 35%</p> <p>Proposed: Total Lot Area – 8,238 SF Building Coverage – 1,441 x 2 = 2,883 SF Lot Coverage – 35%</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Minimum Building Setbacks
			Staff Comments	<p>Permitted: Front (7th Street/east): 15 feet Street Side (alley/south): The greater of 1' for every 3' in building height, or 5' ¹ Interior Sublot Line: 0 feet Side (north): The greater of 1' for every 3' in building height, or 5' ¹ Rear (west): The greater of 1' for every 3' in building height, or 15' ¹</p> <ul style="list-style-type: none"> - In measuring the rear yard of a principal building where the rear lot line abuts an alley, measurement may be made to the centerline of the alley, provided no building is located within the right-of-way of the alley. <p>Building Height: Sublot 1 and Sublot 2 are both 34'-10 1/8" (11.33-foot setback required)</p> <p>Proposed: Front (7th Street/east): 15 feet Street Side (alley/south): 19.7 feet, 32.7 feet to centerline of the alley Side (north): 11.66 feet Rear (west): 15 feet</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Building Height
			Staff Comments	<p>Permitted: 35 feet</p> <p>Height of building: The greatest vertical distance measured at any point from the roof to natural, existing, or finished grade, whichever is lowest. The maximum vertical distance from the lowest exposed finished floor to the highest point of the roof (regardless of vertical alignment) shall be no more than five feet greater than the maximum height permitted in the zoning district (see illustration B on file in the office of the City Clerk). No facade shall be greater than the maximum height permitted in the zoning district. (See definition of "facade" in this section and illustration B on file in the office of the City Clerk.) Facades which step up or down hillsides shall be set back from the lower facade a minimum of 50 percent of the height of the lower facade; except, that roof overhangs may extend up to three feet into this area (see illustration B on file in the office of the City Clerk). This building height provision shall apply to parapets, Boston roofs and any other portion of a building roof, but shall not apply to flagpoles, lightning rods, weather vanes, antennas or chimneys.</p> <p>Proposed:</p>

				As shown on Sheets A6, A8, and A9 of the project plans, the total building height for both sublots is 34'-10 1/8" from existing grade to the top of the roof.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.03.H	Curb Cut
			Staff Comments	<p>Permitted: A maximum of thirty five percent (35%) of the linear footage of any street frontage may be devoted to access off street parking.</p> <p>Proposed: The street frontage for Sublot 1 and Sublot 2 is 7th Street, but both are accessed from internal driveways off the alley. Alley Curb Cut: 109.94 linear feet of frontage, 34-foot driveway (17 feet each), 31% curb cut</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.040	Parking Spaces
			Staff Comments	<p>Required: Detached townhomes are considered multi-family dwelling units: Units up to 2,000 square feet require 1 parking space Units 2,001 square feet and above require 2 parking spaces</p> <p>The project proposes a total of 2 detached townhome units that are 3,713 square feet each, which requires 2 parking spaces each.</p> <p>Proposed: As shown on Sheet L3.0 and A1 of , each detached townhome has a two-car garage, meeting all parking requirements for the development.</p>

FINDINGS REGARDING COMPLIANCE WITH DESIGN REVIEW STANDARDS

Improvements and Standards (KMC §17.96.060)				
Yes	No	N/A	KMC §	Standards and Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.A1 Streets	The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development.
			<i>Commission Findings</i>	The project will remove all existing trees, shrubs and other obstructions within the right-of-way and construct street improvements per the city's requirements. All improvements to the right-of-way will be at the expense of the applicant.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.A2 Streets	All street designs shall be approved by the City Engineer.
			<i>Commission Findings</i>	No new streets are proposed for the project, however, all required improvements to the right-of-way as shown on the project plans has been reviewed by the City Engineer. Final review of all improvements to the right-of-way will be completed prior to issuance of a building permit for the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.B1 Sidewalks	All projects under 17.96.010(A) that qualify as a "Substantial Improvement" shall install sidewalks as required by the Public Works Department.
			<i>Commission Findings</i>	KMC 17.124.140 outlines the zone districts where sidewalks are required when substantial improvements are made, which include the CC, all tourist zone districts,

				and all light industrial districts. The subject property is within the GR-L zone district, which is not a district where sidewalks are required per the development standards.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B2 Sidewalks	Sidewalk width shall conform to the City's right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.
			<i>Commission Findings</i>	This standard is not applicable as sidewalks are not required for the project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B3 Sidewalks	Sidewalks may be waived if one of the following criteria is met: a. The project comprises an addition of less than 250 square feet of conditioned space. b. The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.
			<i>Commission Findings</i>	This standard is not applicable as sidewalks are not required for the project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B4 Sidewalks	The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.
			<i>Commission Findings</i>	This standard is not applicable as sidewalks are not required for the project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B5 Sidewalks	New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.
			<i>Commission Findings</i>	This standard is not applicable as sidewalks are not required for the project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B6 Sidewalks	The City may approve and accept voluntary cash contributions in-lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in-lieu contribution shall be paid before the City issues a certificate of occupancy.
			<i>Commission Findings</i>	This standard is not applicable as sidewalks are not required for the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C1 Drainage	All storm water shall be retained on site.
			<i>Commission Findings</i>	Stormwater management was reviewed for the entire site during department review. The preliminary grading plan shows all stormwater being retained on site. The City Engineer will review the final grading and drainage plan at the time of building permit review.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C2 Drainage	Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.

			<i>Commission Findings</i>	Drainage improvements associated with improvements to the right of way have been designed for the full length of the property along the 7 th Street frontage as shown in the project plans.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C3 Drainage	The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.
			<i>Commission Findings</i>	During department review, the Streets Department and City Engineer identified potential drainage improvements required in the alley. These improvements will be finalized during the building permit review process to ensure drainage of the surrounding area is properly managed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C4 Drainage	Drainage facilities shall be constructed per City standards.
			<i>Commission Findings</i>	The proposed drainage improvements to the right-of-way are designed to meet city standards. Final design will be reviewed and approved by the City Engineer prior to issuance of a building permit.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.D1 Utilities	All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.
			<i>Commission Findings</i>	The applicant is the responsible party for improvements and installation of utilities for the project. The applicant is responsible for all expenses related to these improvements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.D2 Utilities	Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.
			<i>Commission Findings</i>	The project proposes to underground all utilities. A 5-foot public utility easement along the western property boundary is being dedicated through the subdivision process to accommodate the Idaho Power infrastructure required for the project. This meets the criteria for underground utilities as all new structures within the project will be served with underground utilities.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.D3 Utilities	When extension of utilities is necessary all developers will be required to pay for and install two (2") inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with city of Ketchum standards and at the discretion of the City Engineer.
			<i>Commission Findings</i>	Extension of utilities is not required for the project; therefore, this standard does not apply.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.E1 Compatibility of Design	The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.
			<i>Commission Findings</i>	The property is located in close proximity to downtown and is just south of Atkinson's Park. The surrounding properties primarily consist of townhouses and a few vacant lots. Most existing developments are two stories in height with a more traditional pitched roof, however, some of the more recent projects to the west/southwest are three stories in height with flat roofs. Many of the buildings to the north and west are of an older vintage with a variety of colors and natural materials on the exterior of the buildings including natural wood or brown shades of siding and stucco to lighter shades of grey and beige. The project proposes two three-story structures with flat roofs and a mix of wood, stone, and metal siding. As shown in the project plans, the color palette for the

				project includes dark bronze, iron, and copper metal features, limestone siding and chimney, and medium and dark wood. The units are identical in size and layout. The project proposes a section of lowered roof and wall step backs to reduce the building height and mass and to provide undulation.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.E2 Compatibility of Design	Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.
			<i>Commission Findings</i>	The subject property does not include significant landmarks; therefore, this standard does not apply.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.E3 Compatibility of Design	Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.
			<i>Commission Findings</i>	The proposed project does not include an addition to an existing building; therefore, this standard does not apply.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F1 Architectural	Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.
			<i>Commission Findings</i>	The new detached townhouse has pathways from the building to the alley by the driveway and a separate walkway. As discussed above, sidewalks are not required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F2 Architectural	The building character shall be clearly defined by use of architectural features.
			<i>Commission Findings</i>	The building is intended to have a mountain modern character defined by a flat roof, clean lines, and a mix of rustic and industrial materials such as wood and stone siding, and metal fascia and garage doors. The project also proposes a tall stone chimney and metal panel siding features.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F3 Architectural	There shall be continuity of materials, colors and signing within the project.
			<i>Commission Findings</i>	The project proposes a consistent use of materials including wood and stone siding, metal accents, and black trimmed windows.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F4 Architectural	Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.
			<i>Commission Findings</i>	The project proposes paver walkways and driveways and a four-foot wooden fence, both features are complimentary to the primary building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F5 Architectural	Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.
			<i>Commission Findings</i>	The new detached townhouse is a three-story structure with flat roofs. Each unit includes roof step backs and lowered roof sections of the units to reduce the perceived mass of the structure. There is a fairly large cutout on the front and a smaller cutout on the side of third level for balconies. The second level also includes a smaller cutout for a balcony. The building façade also steps back on the second level along the building with a material change that accentuates the undulation. This project is unique because, even though the units are identical in size and layout, only one is visible from 7 th Street and the other is tucked into the alley. This placement of the structures re-emphasizes the one-off architectural style of developments in the neighborhood.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F6 Architectural	Building(s) shall orient towards their primary street frontage.
			<i>Commission Findings</i>	The front property line is 7 th Street; however, the property is accessed via the alley. The proposed structures both face the alley.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F7 Architectural	Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.
			<i>Commission Findings</i>	Garbage will be stored within the garage and no satellite receivers are anticipated.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F8 Architectural	Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.
			<i>Commission Findings</i>	The new detached townhouse proposes flat roofs, sloped to drain, with a six-inch curb on the perimeter of the roofs to ensure snow does not slide onto pedestrian areas or adjacent properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G1 Circulation Design	Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.
			<i>Commission Findings</i>	The project provides pedestrian access to 7 th Street. As this street is considered a residential street, all pedestrian, equestrian and bicycle movements are contained within the street. There are no easements or pathways in the area requiring connectivity to the project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.G2 Circulation Design	Awnings extending over public sidewalks shall extend five (5') feet or more across the public sidewalk but shall not extend within two (2') feet of parking or travel lanes within the right of way.
			<i>Commission Findings</i>	The project does not propose any building feature encroachments into the right-of-way.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G3 Circulation Design	Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.
			<i>Commission Findings</i>	Sidewalks are not required for this project. The alley improvements have been reviewed by the City Engineer. Final review of all right-of-way improvements will be completed prior to issuance of a building permit for this project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G4 Circulation Design	Curb cuts and driveway entrances shall be no closer than twenty (20') feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right of way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.
			<i>Commission Findings</i>	The project proposes two driveways off the alley from 7 th Street. Neither of the proposed driveways are within 20 feet of the intersection.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G5 Circulation Design	Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.
			<i>Commission Findings</i>	Access for emergency vehicles, snowplows, garbage trucks, and delivery vehicles is from 7 th Street and the alley. 7 th Street is classified as a residential street, requiring a minimum right-of-way of 60 feet. The right-of-way for 7 th Street is 60 feet. The

				alley is classified as a local road directly serving dwelling units with no through or collector traffic, requiring a minimum right-of-way of 26 feet. The right-of-way for the alley is 26 feet. Final civil drawings for right-of-way improvements will be reviewed and approved by the City Engineer and Streets Department prior to issuance of a building permit.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.H1 Snow Storage	Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.
			<i>Commission Findings</i>	Both sublots are required to provide their own snow storage. There is a total of 1,040 SF of driveway and pedestrian areas. The project proposes a total of 350 square feet of snow storage divided evenly between the two lots commensurate of driveway and pedestrian areas. This amounts to 34% of snow storage.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.H2 Snow Storage	Snow storage areas shall be provided on-site.
			<i>Commission Findings</i>	As shown in the project plans, all snow storage is provided on-site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.H3 Snow Storage	A designated snow storage area shall not have any dimension less than five (5') feet and shall be a minimum of twenty-five (25) square feet.
			<i>Commission Findings</i>	As shown in the project plans, the snow storage areas for both sublots meet these dimensional requirements.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.H4 Snow Storage	In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.
			<i>Commission Findings</i>	Snow storage is being provided, therefore no snowmelt or hauling of snow will be required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I1 Landscaping	Landscaping is required for all projects.
			<i>Commission Findings</i>	The project plans include a comprehensive landscape plan, and planting plan for the proposed project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I2 Landscaping	Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.
			<i>Commission Findings</i>	Proposed plant materials are drought tolerant and are consistent with landscaping of surrounding properties within the neighborhood.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I3 Landscaping	All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.
			<i>Commission Findings</i>	All proposed plant materials are drought tolerant.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I4 Landscaping	Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.
			<i>Commission Findings</i>	The landscape plan for the project provides buffer between the new detached townhouses to the surrounding properties to the north, west, and east.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.J1 Public Amenities	Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.
			<i>Commission Findings</i>	This standard is not applicable as sidewalks are not required.

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum Municipal Code (“KMC”) and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which City Ordinances govern the applicant’s Design Review application for the development and use of the project site.
2. The Commission has authority to hear the applicant’s Design Review Application pursuant to Chapter 17.96 of Ketchum Municipal Code Title 17.
3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Ketchum Municipal Code §17.96.080.
4. The Design Review application is governed under Ketchum Municipal Code Chapters 17.96, 17.124, 17.08, 17.12, 17.18, and 17.128.
5. The 7th Street Townhomes Design Review application meets all applicable standards specified in Title 17 of Ketchum Municipal Code.

DECISION

THEREFORE, the Commission **approves** this Design Review Application File No. P22-031 this Tuesday, April 11, 2023, subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. Final civil drawings prepared by an engineer registered in the State of Idaho which include specifications for right-of-way, utilities, and drainage improvements shall be submitted for review and approval by the City Engineer, Streets, and Utilities departments prior to issuance of a building permit for the project.
2. The term of Design Review approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations.
3. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.

Findings of Fact **adopted** this 11th day of April 2023.

Neil Morrow, Chair
City of Ketchum
Planning and Zoning Commission



City of Ketchum

Attachment F: Draft Findings of Fact, Conclusions of Law, and Decision (Townhouse Preliminary Plat)



City of Ketchum
Planning & Building

IN RE:)	
)	
7 th Street Townhomes	)	KETCHUM PLANNING & ZONING COMMISSION
Townhouse Subdivision – Preliminary Plat	)	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Date: April 11, 2023	)	DECISION
)	
File Number: 22-031A)	

PROJECT: 7th Street Townhomes

APPLICATION TYPE: Townhouse Subdivision Preliminary Plat

FILE NUMBER: P21-031A

ASSOCIATED APPLICATIONS: Design Review (P22-031)

REPRESENTATIVE: Chad Blincoe, Blincoe Architecture (Architect)

OWNER: MMDM12, LLC

LOCATION: Lot 3, Block 68, Ketchum Townsite

ZONING: General Residential Low Density (GR-L)

OVERLAY: None

RECORD OF PROCEEDINGS

The City of Ketchum received the application for Design Review and Preliminary Plat on May 31, 2022. The Planning Department provided comments and requested revisions to the plan set to the applicant on July 18, 2022. The applicant submitted revised plans on October 4, 2022. The Final Design and Preliminary Plat applications were reviewed concurrently and deemed complete on February 13, 2023, after one review for completeness. Following receipt of the application, staff routed the application materials to all city departments for review. City Department comments were provided to the applicant on October 25, 2022. The applicant submitted a revised plan set on November 11, 2022, and a final plan set on February 3, 2023. A letter of completeness was sent to the applicant on February 13, 2023. As of the date of this letter, all department comments have been resolved or addressed through conditions of approval recommended below.

A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on March 22, 2023. The public hearing notice was published in the Idaho Mountain Express on March 22, 2023. A notice was published on the project site and on the city website on April 4, 2023. Story poles were documented on the project site as of April 4, 2023.

The Planning and Zoning Commission considered the 7th Street Townhomes Design Review (Application File No. 22-031) and Townhouse Subdivision Preliminary Plat (Application File No. 22-031A) applications during their regular meeting on April 11, 2023. The development applications were considered concurrently, and the associated public hearings were combined in accordance with Idaho Code §67-6522. After considering Staff’s analysis, the applicant’s presentation, and public comment, the Planning & Zoning Commission approved the Design Review (Application File No. P22-031) and recommended approval of the Townhouse Subdivision Preliminary Plat (Application File No. P22-031A) application to the City Council.

FINDINGS OF FACT

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

BACKGROUND

The applicant is proposing two new 3,713 square foot three-story detached townhomes with attached two-car garages (the “project”), located at Lot 3, Blok 68, Ketchum Townsite (the “subject property”). The subject property is zoned General Residential – Low Density (GR-L) and the lot is currently vacant. Detached townhomes are a permitted use within the GR-L zone district provided that all dimensional standards are met. The project proposes to subdivide the property into two townhouse sublots and construct a new detached dwelling unit on each of the newly created sublots.

The project will construct improvements in the right-of-way per the City of Ketchum improvement standards. The project proposes access to both sublots from the alley off 7th Street. The project proposes paver driveways with no snowmelt for both driveways. All improvements to the right-of-way have been preliminarily reviewed by the Streets Department and the City Engineer. Final review of the proposed improvements will be conducted by the City Engineer and Streets Department prior to issuance of building permit.

FINDINGS REGARDING COMPLIANCE WITH TOWNHOUSE SUBDIVISION REQUIREMENTS

Townhouse Plat Requirements				
Compliant			Standards	
Yes	No	N/A	City Code	City Standards
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.080.B	Townhouse Owners' Documents: The subdivider of the townhouse project shall submit with the preliminary plat application a copy of the proposed party wall agreement and any proposed document(s) creating an association of owners of the proposed townhouse sublots, which shall adequately provide for the control and maintenance of all commonly held facilities, garages, parking and/or open spaces. Prior to final plat approval, the subdivider shall submit to the city a final copy of such documents and

				shall file such documents prior to recordation of the plat, which shall reflect the recording instrument numbers.
			<i>Commission Findings</i>	The project proposes detached townhouses; therefore, no party wall agreement is required. The applicant has provided draft covenant documents as part of the application materials.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.C.1	<p>Preliminary Plat Procedure: Townhouse developments shall be administered consistent with the procedures and design and development regulations established in §16.04.030 and §16.04.040 and the standards of this subsection.</p> <p>All townhouse developments shall be platted under the procedures contained in the subdivision ordinance in effect and shall be required to obtain design review approval prior to building permit issuance.</p>
			<i>Commission Findings</i>	The applicant submitted a Design Review application for the project in conjunction with the townhouse subdivision application. Both applications were reviewed and approved by the Planning and Zoning Commission at the April 11, 2023, meeting.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.C.2	The subdivider may apply for preliminary plat approval from the commission pursuant to subsection 16.04.030D of this chapter at the time application is made for design review approval pursuant to title 17, chapter 17.96 of this code. The commission may approve, deny or conditionally approve such preliminary plat upon consideration of the action taken on the application for design review of the project.
			<i>Commission Findings</i>	The applicant submitted a Design Review application for the project in conjunction with the townhouse subdivision application. Both applications were reviewed and approved by the Planning and Zoning Commission at the April 11, 2023, meeting.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.C.3	The preliminary plat, other data, and the commission's findings may be transmitted to the council prior to commencement of construction of the project under a valid building permit issued by the City. The council shall act on the preliminary plat pursuant to subsection 16.04.030E and F of this chapter.
			<i>Commission Findings</i>	Following adoption of the Findings of Fact for the Townhouse Subdivision application, staff will transmit the application and findings to the City Council for review and approval prior to issuance of a building permit for the project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.080.C.4	In the event a phased townhouse development project is proposed, after preliminary plat is granted for the entirety of a project, the final plat procedure for each phase of a phased development project shall follow §16.04.030.G and comply with the additional provisions of §16.04.110 of this code.
			<i>Commission Findings</i>	A phased townhouse development is proposed. The phased development agreement was reviewed and recommended for approval to the City Council as part of the review of this townhouse preliminary plat.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.D	D. Final Plat Procedure:

			<p>1. The final plat procedure contained in subsection 16.04.030G of this chapter shall be followed. However, the final plat shall not be signed by the city clerk and recorded until the townhouse has received either:</p> <p>a. A certificate of occupancy issued by the city of Ketchum for all structures in the townhouse development and completion of all design review elements as approved by the planning and zoning administrator; or</p> <p>b. Signed council approval of a phased development project consistent with §16.04.110 herein.</p> <p>2. The council may accept a security agreement for any design review elements not completed on a case by case basis pursuant to title 17, chapter 17.96 of this code.</p>
		<i>Commission Findings</i>	Following receipt of a certificate of occupancy, the applicant shall submit an application for final plat following all procedures as outlined in Title 16 of the Ketchum Municipal Code.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.04.080.E. 1</p> <p>Required Findings: In addition to all Townhouse Developments complying with the applicable provisions of Title 17 and this Subdivision Chapter (§16.04), the Administrator shall find that</p> <p>All Townhouse Developments, including each individual subplot, shall not exceed the maximum building coverage requirements of the zoning district.</p>
		<i>Commission Findings</i>	The maximum building coverage in the GR-L zone district is 35% of the lot. The subject property is 8,238 square feet. The proposed detached townhomes have a building coverage of 2,883 square feet. This results in a total building coverage of 35% of the lot.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.04.080.E. 2</p> <p>Garage: All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots; provided, that the ownership of detached garages is tied to specific townhouse units on the townhouse plat and in any owner's documents, and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development.</p>
		<i>Commission Findings</i>	Both sublots include two car garages. Staff recommends condition of approval #3 to include a plat note stating the garages may not be subdivided and sold separately and shall only be used for vehicle parking and household storage.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.04.080.E. 3</p> <p>General Applicability: All other provisions of this chapter and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse subdivisions. (Ord. 1061 § 3, 2009: Ord. 879 § 4, 2001: Ord. 460 § 2, 1987)</p>
		<i>Commission Findings</i>	During department review of the Design Review application, staff reviewed the project for compliance with the Zoning Regulations, dimensional standards, and development standards for the City of Ketchum. As conditioned, the townhouse subdivision application meets all applicable regulations.

FINDINGS REGARDING PRELIMINARY PLAT SUBDIVISION REQUIREMENTS

Preliminary Plat Requirements					
Compliant					
Ye s	No	N/A	City Code	City Standards	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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.	
			<i>Commission Findings</i>	The City of Ketchum Planning and Building Department received the subdivision application and all applicable application materials on May 31, 2022.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J	Contents Of Preliminary Plat: The preliminary plat, together with all application forms, title insurance report, deeds, maps, and other documents reasonably required, shall constitute a complete subdivision application.	
			<i>Commission Findings</i>	The subdivision application was deemed complete on February 13, 2023.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.1	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: The scale, north point and date.	
			<i>Commission Findings</i>	This standard is met as shown on the preliminary plat.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.2	The name of the proposed subdivision, which shall not be the same or confused with the name of any other subdivision in Blaine County, Idaho.	
			<i>Commission Findings</i>	As shown on the preliminary plat, the subdivision is named "7 th Street Townhomes" which is not the same as any other subdivision in Blaine County, Idaho.	
<input checked="" type="checkbox"/>	<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.	
			<i>Commission Findings</i>	As shown on the preliminary plat, the owner and subdivider is MMDM12, LLC. The plat was prepared by Bruce Smith of Alpine Enterprises Inc.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.4	Legal description of the area platted.	
			<i>Commission Findings</i>	The legal description of the area platted is not shown on the preliminary plat. Staff recommends condition of approval #4 requiring the final plat to include a Certificate of Ownership.	
<input checked="" type="checkbox"/>	<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.	
			<i>Commission Findings</i>	The preliminary plat indicates the boundary lines of the adjoining lots including condominium lots and townhouse lots.	
<input checked="" type="checkbox"/>	<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 five feet (5') to show the configuration of the land based upon	

				the United States geodetic survey data, or other data approved by the city engineer.
			<i>Commission Findings</i>	The preliminary plat shows the contour lines for the subject property.
<input checked="" type="checkbox"/>	<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.
			<i>Commission Findings</i>	The preliminary plat shows the location of the proposed units and all adjacent streets and easements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J .8	Boundary description and the area of the tract.
			<i>Commission Findings</i>	The preliminary plat provides the boundary description of the area and includes square footage and acreage of both sublots.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J .9	Existing zoning of the tract.
			<i>Commission Findings</i>	Plat note #4 of the preliminary plat lists the existing zoning of the subject property.
<input checked="" type="checkbox"/>	<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.
			<i>Commission Findings</i>	The preliminary plat shows the locations and lot lines for the proposed townhouse sublots. No new streets or blocks are being proposed with this application.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.
			<i>Commission Findings</i>	This standard is not applicable as there is no requirement or proposal for land dedicated for public or common use.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			<i>Commission Findings</i>	As shown on the preliminary plat, each detached townhouse will have separate services for sewer and water from the main lines on 7 th Street.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J .13	The direction of drainage, flow and approximate grade of all streets.
			<i>Commission Findings</i>	This standard does not apply as no new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.
			<i>Commission Findings</i>	This standard does not apply as no new drainage canals or structures are proposed.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J .21	All percolation tests and/or exploratory pit excavations required by state health authorities.
			<i>Commission Findings</i>	This standard does not apply as no addition tests are required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			<i>Commission Findings</i>	A draft for the 7 th Street Townhomes Covenants, Conditions and Restrictions is included in the project plans.
<input checked="" type="checkbox"/>	<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 and collector streets.
			<i>Commission Findings</i>	The project plans include a vicinity map sheet that satisfies this requirement.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J .16	The boundaries of the floodplain, floodway and avalanche zoning district shall also be clearly delineated and marked on the preliminary plat.
			<i>Commission Findings</i>	The subject property is not within a floodplain, floodway, or avalanche zone district.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
			<i>Commission Findings</i>	A building envelope is not required as the subject property is not within the floodway, floodplain, or avalanche zone. The subject property is not adjacent to the Big Wood River, Trail Creek, or Warm Springs. The subject property does not contain slopes greater than 25% and is not adjacent to an intersection.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J .18	Lot area of each lot.
			<i>Commission Findings</i>	As shown on the preliminary plat, the area of Sublot 1 is 4,119 square feet and the area of Sublot 2 is 4,119 square feet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J .19	Existing mature trees and established shrub masses.
			<i>Commission Findings</i>	As shown on the preliminary plat, there are a variety of trees and shrubs existing on the property and within the right-of-way.
<input checked="" type="checkbox"/>	<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.
			<i>Commission Findings</i>	The applicant provided a title report issued by Old Republic National Title Insurance Company dated January 11, 2021, recorded at Instrument Number Ox 13546069 and a warranty deed issued by First American Title Company dated January 4, 2021 recorded at Instrument Number 678101 with the initial application.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J .24	A digital copy of the preliminary plat shall be filed with the administrator.

			<i>Commission Findings</i>	The City of Ketchum received a digital copy of the preliminary plat at the time of application.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.A	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. Construction design plans shall be submitted and approved by the city engineer. All such improvements shall be in accordance with the comprehensive plan and constructed in compliance with construction standard specifications adopted by the city. 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.
			<i>Commission Findings</i>	All proposed improvements to the public right-of-way are shown in the project plans. The applicant also submitted a set of preliminary construction design plans for review by the City Engineer. Final review and approval of the right-of-way improvements will be conducted during building permit review per the conditions of approval. The subject property does not include any watercourses, rock outcroppings, shrub masses or historic areas.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.B	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.
			<i>Commission Findings</i>	This standard does not apply as this is a preliminary plat application, not a final plat application.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.C	Performance Bond: 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.
			<i>Commission Findings</i>	This standard does not apply as this is a preliminary plat application, not a final plat application.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
			<i>Commission Findings</i>	This standard does not apply as this is a preliminary plat application, not a final plat application.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
			<i>Commission Findings</i>	This standard does not apply as this is a preliminary plat application, not a final plat application.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.F	Lot Requirements: <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

			<p>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:</p> <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. <p>3. Corner lots 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.</p> <p>4. Side lot lines shall be within twenty degrees (20°) to a right angle or radial line to the street line.</p> <p>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.</p> <p>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.</p>
		<i>Commission Findings</i>	<ol style="list-style-type: none"> 1. The proposed townhouse subdivision meets all dimensional standards as outlined in the GR-L zone district for the parent lot. The minimum lot size is 8,000 square feet and the parent lot is 8,238 square feet. The new detached townhouses meet minimum setback requirements in the GR-L for the front, side, and rear. There are no minimum setbacks to the interior lot line of a townhouse lot. 2. Building envelopes are not required as the subject property is not within the floodplain/floodway, avalanche zone, does not contain slopes greater than 25%, nor is it located adjacent to an intersection of two streets. 3. The subject property is a not a corner lot. 4. The parent lot of the townhouse subdivision and the newly created subplot lot line is within 20 degrees to a right angle to the street lot line along 7th Street. 5. The subject property is not a double frontage lot. 6. Both Sublots have a minimum of 20 feet of frontage on 7th Street.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>16.04.040.G</p> <p>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.

			<p>2. Blocks shall be laid out in such a manner as to comply with the lot requirements.</p> <p>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.</p> <p>4. Corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the intersection of the streets.</p>
			<p><i>Commission Findings</i></p> <p>This standard does not apply as no new blocks are being created.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>16.04.040.H</p> <p>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; 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; 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; 4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods; 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; 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; 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; 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

			<p>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;</p> <p>9. Streets shall be planned to intersect as nearly as possible at right angles, but in no event at less than seventy degrees (70°);</p> <p>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;</p> <p>11. Streets with centerline offsets of less than one hundred twenty five feet (125') shall be prohibited;</p> <p>12. A tangent of at least one hundred feet (100') long shall be introduced between reverse curves on arterial and collector streets;</p> <p>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 commission before submitting same to council for preliminary plat approval;</p> <p>14. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills;</p> <p>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;</p> <p>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;</p> <p>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;</p> <p>18. Street lighting may be required by the commission or council where appropriate and shall be installed by the subdivider as a requirement improvement;</p> <p>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;</p> <p>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;</p> <p>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</p>
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				<p>subdivider. Such construction or improvement shall be in accordance with adopted standard specifications;</p> <p>22. Sidewalks, curbs and gutters may be a required improvement installed by the subdivider; and</p> <p>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.</p>
				This standard does not apply as no new streets are proposed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.I	<p>Alley Improvement Requirements: Alleys shall be provided in business, 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 prohibited. 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.</p>
			<i>Commission Findings</i>	A 26-foot alley exists off 7 th Street. Access for the detached townhouses is proposed off the alley. The project will improve the alley to meet city standards triggered by the clearing and grubbing of existing vegetation in the alley and the necessity to manage drainage within the right-of-way and alley appropriately.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.J	<p>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> <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> <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> <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</p>

			<p>natural vegetation and wildlife along the riverbank and to protect structures from damage or loss due to riverbank erosion.</p> <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> <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>
			<p><i>Commission Findings</i></p> <p>As shown on the preliminary plat, an existing 10-foot-wide Idaho Power easement exists along the northern property line. An additional 5-foot-wide public utilities easement is proposed along the western property line to accommodate the Idaho Power infrastructure required for the project. Standards 2-6 do not apply to the project as the property is not adjacent to any of the listed waterways, not adjacent to Warm Springs, does not contain any irrigation infrastructure, and does not include pedestrian or equestrian pathways.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>16.04.040.K</p> <p>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. 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>
			<p><i>Commission Findings</i></p> <p>This standard does not apply as this application does not create a new subdivision. Both sublots are directly connected to the City of Ketchum sewer system main found in 7th Street.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>16.04.040.L</p> <p>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</p>

				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.
			<i>Commission Findings</i>	This standard does not apply as this application does not create a new subdivision. Both sublots are directly connected to the City of Ketchum water system main found in 7 th Street.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.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.
			<i>Commission Findings</i>	This standard does not apply as this application does not create a new subdivision. There are no incompatible uses adjacent to the proposed townhouse sublots.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.N	<p>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> <ol style="list-style-type: none"> 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. 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: <ol style="list-style-type: none"> 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. 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. 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>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> <p>6. Where cuts, fills, or other excavations are necessary, the following development standards shall apply:</p> <ul style="list-style-type: none"> a. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability. 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). c. Cut slopes shall be no steeper than two horizontal to one vertical (2:1). Subsurface drainage shall be provided as necessary for stability. d. Fill slopes shall be no steeper than three horizontal to one vertical (3:1). Neither cut nor fill slopes shall be located on natural slopes of three to one (3:1) or steeper, or where fill slope toes out within twelve feet (12') horizontally of the top and existing or planned cut slope. e. Toes of cut and fill slopes shall be set back from property boundaries a distance of three feet (3'), plus one-fifth (1/5) of the height of the cut or the fill, but may not exceed a horizontal distance of ten feet (10'); tops and toes of cut and fill slopes shall be set back from structures at a distance of at least six feet (6'), plus one-fifth (1/5) of the height of the cut or the fill. Additional setback distances shall be provided as necessary to accommodate drainage features and drainage structures.
			<p><i>Commission Findings</i></p> <p>This standard does not apply as this application is the subdivision of an existing lot. On-site grading for the new detached townhouses meets all grading requirements and all disturbance will be revegetated per the landscape plan included in the project plans.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.04.040.O</p> <p>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,</p>

				driveways or improved public easements and shall extend across and under the entire improved width including shoulders.
			<i>Commission Findings</i>	The applicant submitted a site grading and drainage plan with the townhouse subdivision application showing drainage for each subplot. No common drainage courses are utilized or disturbed. The grading and drainage plan meets all requirements and each subplot is managing stormwater runoff independently, not impacting adjacent properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.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.
			<i>Commission Findings</i>	All utilities are proposed underground per the KMC requirements. During the due diligence stages of the project, Idaho Power reviewed the project for electrical service to the project and determined that additional infrastructure would be required. The project is providing a 5-foot-wide public utility easement along the western property line in addition to the 10-foot-wide Idaho Power easement along the northern property line to accommodate the Idaho Power infrastructure required for the project. The utility easements are shown in the landscape plan, civil plan, and subdivision applications.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.Q	Off Site Improvements: Where the offsite 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.
			<i>Commission Findings</i>	The proposed townhouse development does not create substantial additional traffic; therefore, no improvements are required.

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum Municipal Code (“KMC”) and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which City Ordinances govern the applicant’s Townhouse Preliminary Plat application for the development and use of the project site.
2. The Commission has authority to review and recommend approval of the applicant’s Townhouse Subdivision Preliminary Plat Application pursuant to Chapter 16.04 of Ketchum Code Title 16.

3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Ketchum Municipal Code §16.04.030.
4. The Townhouse Subdivision Preliminary Plat application is governed under Chapter 16.04 of Ketchum Municipal Code.
5. The 7th Street Townhouse Subdivision Preliminary Plat application meets all applicable standards specified in Title 16 of Ketchum Municipal Code.

DECISION

THEREFORE, the Commission **recommends approval** of this Townhouse Preliminary Plat Application File No. P22-031A to City Council this Tuesday, April 11, 2023, subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. The preliminary plat is subject to all conditions of approval associated with Design Review approval P22-031.
2. 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.
3. The applicant shall add a plat note to the Townhouse Final Plat stating the garage shall not be subdivided and sold separately and shall only be used for parking of vehicles and household storage.
4. The applicant shall add a Certificate of Ownership to the Townhouse Final Plat.

Findings of Fact **adopted** this 11th day of April 2023.

Neil Morrow, Chair
City of Ketchum
Planning and Zoning Commission



City of Ketchum

Attachment G: Phased Development Agreement Application Materials & supporting documents



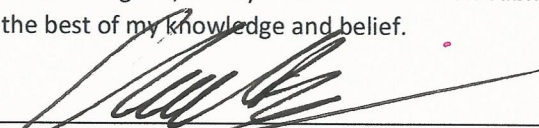
City of Ketchum
Planning & Building

OFFICIAL USE ONLY
File Number:
Date Received:
By:
Approved Date:
Denied Date:
By:

Development Agreement Amendment Application

ORIGINAL DEVELOPMENT AGREEMENT	
Project Name: 7Th St Townhomes	
Development Agreement: Phased Development	
Phone: 208-622-5502	Email: info@hscorp.com
Mailing Address: PO Box 2028 Sun Valley, ID 83353	
Representative: Chad Blincoe	
Mailing Address: PO Box 4424 Ketchum ID, 83340	
Phone: 208-720-1325	Email: chad@ba-idaho.com
PROJECT INFORMATION	
Legal Land Description: Lot 3 Blk 68	
Street Address: N/A	
Lot Area: 8,238 sq ft	
Zoning District: GR-L	
Overlay District: <input type="checkbox"/> Flood <input type="checkbox"/> Avalanche <input type="checkbox"/> Mountain	
Anticipated Use: Residential	
SECOND AMENDMENT	
Date of Agreement:	
Parties Named in Original Agreement:	
Summary of Significant Changes:	
THIRD AMENDMENT	
Date of Agreement:	
Parties Named in Original Agreement:	
Summary of Significant Changes:	
OTHER AMENDMENTS	
Date of Agreement:	
Parties Named in Original Agreement:	
Summary of Significant Changes:	

I, the undersigned, certify that all information submitted with and upon this application form is true and accurate to the best of my knowledge and belief.



Signature of Owner/Representative

2/3/23

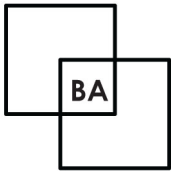
Date

Once your application has been received, we will review it and contact you with next steps. No further action is required at this time.

COMMENTS:

191 5th St. West | P.O. Box 2315 | Ketchum, ID 83340 | main
208.726.7801 | fax 208.726.7812

Facebook/CityofKetchum | twitter.com/Ketchum_Idaho |
www.ketchumidaho.org



7th St Townhomes Phased Development Lot 3 Blk 68

In addition to the application, this letter is to provide an outline for the phased development for 7th St Townhomes project located in a property on 7th St in Ketchum which legally described as Lot 3 in Block 68 of the Replat of Block 68 within the City of Ketchum.

The owner would like to construct infrastructure improvements to City standards and assume private maintenance of the improved alleyway known as 7th Street City Alley accessing Sublots 1A and 1B and water and sewer lines within the preliminary plat.

In line with the aforementioned circumstances, the Owner is applying for a phased development. First phase of the development to start in the beginning of June 2023 will include all the site utility work for both units, alley way and right of way improvements, excavation and foundation work for both Sublots, Unit B Certificate of Occupancy ready structure, and Sublot 1B landscapes and hardscapes to be completed first.

Second Phase of the development will include the completion of Sublot 1A final work, Unit A Certificate of Occupancy ready structure, finish all landscape work and finish all right of way improvements.



City of Ketchum

Attachment H: Draft Phased Development Agreement

<p>RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:</p> <p>City Clerk, City of Ketchum PO Box 2315 Ketchum Idaho, 83340</p>	
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(Space Above Line For Recorder’s Use)

**7TH STREET TOWNHOMES
PHASED TOWNHOUSE SUBDIVISION AGREEMENT #22844**

THIS PHASED TOWNHOUSE SUBDIVISION AGREEMENT (“Agreement”) is made and entered into as of the __ day of _____ 2023, by and between the City of Ketchum, an Idaho municipal corporation (“City”) and MMDM12, LLC, an Idaho limited liability company (“Owner”).

RECITALS

WHEREAS, Owner owns that certain real property located on 7th Street in Ketchum, Idaho, and legally described as Lot 3, Block 68, Ketchum Townsite, according to the official plat recorded under Instrument Number 185154, on file in the office of the County Recorder of Blaine County, Idaho (the “Property”); and

WHEREAS, Owner has submitted a Design Review application for the development of the Property with two detached townhomes (the “Project”) and requests a phased development agreement for the development of the Project under the provisions of Section 16.04.110 – *Phased Development Projects* within Title 16 of the Ketchum Municipal Code.

WHEREAS, Owner has submitted an application for a townhouse preliminary plat to create two townhome sublots referred to as Sublot 1 and Sublot 2 (the “Townhouse Preliminary Plat”), included as Exhibit A.

WHEREAS, Owner proposes to construct all required right-of-way infrastructure improvements including paver driveways with no snowmelt, drainage in the alley, grading along 7th Street, and water and sewer utility services to each subplot in one phase. All required improvements will be constructed to City standards and Owner assumes maintenance responsibilities of the paver driveway, grading, drainage, and water and sewer service lines to each subplot, for the full width of the alleyway and for the length of the subject property.

AGREEMENT

NOW THEREFORE, in consideration of the above recitals and the mutual covenants and agreements herein contained and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Maintenance Responsibilities.

A. *Owner.*

- (1) *Water Service Lines Serving Sublots 1 and 2.* Owner and all successors in interest are responsible for the installation, maintenance, repair, and other costs associated with the private water lines serving the Project. The private water line is from the point of the meter on 7th Street to each detached townhouse unit.
- (2) *Sewer Service lines Serving Sublots 1 and 2.* Owner and all successors in interest are responsible for the installation, maintenance, repair, and other costs associated with the private sewer lines serving the Project. The private sewer line is from the point of the meter to each detached townhouse unit.
- (3) *Paver Driveway.* Owner and all successors in interest are responsible for the installation, maintenance, repair, and other costs associated with the private driveways serving Sublots 1 and 2.
- (4) *Alley.* Owners and all successors in interest are responsible for the installation, maintenance, repair, and other costs associated with the alleyway serving both sublots. A separate Alley Maintenance Agreement must be approved by City Council concurrent with the Townhouse Final Plat. The Alley Maintenance Agreement must be recorded prior to or in conjunction with recording of the Townhouse Final Plat and shall be referenced by note on the Townhouse Final Plat.

2. Construction and Completion Schedule.

- A. All townhouse units on Sublots 1 and 2 shall be completed no later than three years from the date of issuance of a building permit for the first townhouse unit, as evidenced by issuance of a Certificate of Occupancy for each townhouse unit.
- B. Prior to issuance of a Certificate of Occupancy for the first detached townhouse unit, each subplot shall be adequately served by both water and sewer services as generally depicted on Exhibit A, as affirmed in writing by the City. The City must approve the timing of water and sewer connections to the existing system.
- C. Prior to obtaining Certificate of Occupancy for the first townhouse unit, the following improvements as generally depicted on Exhibit B shall be completed and/or extended to each Sublot:

- (1) Dry utility services (power, gas, cable, etc); and
- (2) All hardscape pathways and access points for adequate and safe egress from the unit; and
- (3) 7th Street right of way improvements consistent with Ketchum Municipal Code, Title 12.04.030.H.1 and current right of way standards completed and installed to the satisfaction of the City Engineer; and
- (4) Alley surfacing and drainage improvements; and
- (5) Water and sewer mains and services serving sublots 1 and 2; and

D. Prior to obtaining a Certificate of Occupancy for the last detached townhouse unit, all landscaping as generally depicted in Exhibits A and B shall be installed.

- 3. Building Permits for Each Townhouse Unit. Owner shall apply for individual building permits for each townhouse unit to be constructed. Each townhouse unit shall obtain a separate Certificate of Occupancy. The first building permit shall include plans and improvements as identified in Sections 2A and B of this Agreement.
- 4. Townhouse Sublot Final Plat. The City agrees to accept and process a townhouse final plat application for approval by City Council provided a Certificate of Occupancy has been issued for the first townhouse unit on the Property should Owner comply with all above recitals.
- 5. Owners' Association Assumption of Responsibilities. Upon the recording of the Townhouse Sublot Final Plat, Owner may assign and transfer its maintenance responsibilities and obligations under this Agreement to the 7th Street Townhomes Homeowner's Association.

6. General Provisions.

A. *Recitals and Construction.* The City and Owner incorporate the above recitals into this Agreement and affirm such recitals are true and correct.

B. *Effective Date.* This Agreement is effective as of the date on which the last of the City and Owner execute this Agreement. Neither party shall have any rights with respect to this Agreement until both have executed this Agreement.

C. *Owner Representations.* Owner represents and warrants to City that (a) Owner holds fee simple title to the Property, and (b) no joinder or approval of another person or entity is required with respect to Owner's authority to make and execute this

Amendment.

D. *Neutral Interpretation.* City and Owner acknowledge they and, if they so choose, their respective counsel have reviewed this Agreement and the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party will not be employed in the interpretation of the Agreement, or any exhibits, attachments and addenda to the Agreement.

E. *Counterparts.* This Agreement may be executed in multiple counterparts, each of which taken together shall constitute one and the same agreement binding upon the parties. Signatures transmitted by facsimile or via e-mail in a "PDF" format shall have the same force and effect as original signatures on this Amendment. The Original of this Amendment shall be recorded with the Blaine County Recorder.

IN WITNESS WHEREOF, the parties, having been duly authorized, have hereunder caused this Agreement to be executed, the same being done after public notice and statutory requirements having been fulfilled.

"CITY":

"OWNER":

CITY OF KETCHUM,

MMDM12, LLC

an Idaho municipal corporation

By: _____

By: _____

Neil Bradshaw, Mayor

Print: _____

Member

ATTEST:

Trent Donat, City Clerk

ACKNOWLEDGEMENT FOR CITY

STATE OF IDAHO)
) ss.
COUNTY OF BLAINE)

On this _____ day of _____, 2023, before me, the undersigned Notary Public in and for said State, personally appeared NEIL BRADSHAW, known or identified by me to be the Mayor of the City of Ketchum, Idaho, and the person who executed the foregoing instrument and acknowledged to me that he executed the same on behalf of such city.

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

Notary Public for the State of _____
Residing at _____
My Commission Expires _____

ACKNOWLEDGEMENT FOR OWNER

STATE OF _____)
) ss.
COUNTY OF _____)

On this _____ day of _____, 2023, before me, a Notary Public in and for said State, personally appeared _____, known to me to be the owner of certain real property at Lot 3, Block 68, Ketchum Townsite, and known to me to be the person whose name is subscribed to 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 in this certificate first above written.

Notary Public for the State of _____
Residing at _____
My Commission Expires _____



City of Ketchum

Attachment I: Public Comment

March 3, 2023

Dear Planning and Zoning Commissioners,

We object to the proposed Seventh Street Townhouses. We live at 211 Seventh Street West. We bought this property knowing that the vacant lots south of us and adjacent to us on the west would be built on at some time. However, we did not anticipate that the buildings would be so big they would destroy the ambiance of living there.

If the townhouses to the west are built as proposed we will be boxed in as if we live in a big city apartment. We will have lost all views. WE will have no natural sunlight and the joy we have had sitting on our deck will be greatly diminished. Instead of looking at the mountains we will be looking at a wall only a few feet away from our deck.

We think it is a real shame that developers are allowed to destroy the charm of living in Ketchum. We wrongly assumed appropriate residences like those built before the ones agree the street to the south would be built on the vacant lots.

If the townhouses are built as designed it is likely the dryer and bathroom vents will impact our quality on our deck. Additionally, because of the height of these buildings their lighting, even if consistent with the dark sky ordinance, will allow light to shine into the west side of our home.

As it is now, we frequently cannot easily access our driveway because the developers' workers park their vehicles over our property line. The developers used the lot next door to stage the townhouses across the street. We know from experience they will unlikely consider their impact on us as neighbors.

Most importantly, we own the property inside the existing fence . Through adverse possession and boundary by agreement which will require reduction to the bulk and scale of their design.

Please do not allow these townhouses to be built as designed. Their height and width need to be diminished to appropriately blend into the neighborhood as it existed before the development of the townhouses on the south side of 7th Ave W. the west side of 2nd Ave.

Sincerely,

Becky and Dick Worst

Dick Worst (Richard W. Worst)
Becky Worst (Rebecca B. Worst)

3/3/23

3/3/23

From: [Participate](#)
To: [Heather Nicolai](#)
Subject: Fwd: Seventh Street Townhouses
Date: Saturday, March 25, 2023 8:20:54 AM

Public comment.

Sent from my iPhone

Begin forwarded message:

From: Ben Worst <ben@benworstlaw.com>
Date: March 24, 2023 at 9:31:14 AM GMT-7
To: Participate <participate@ketchumidaho.org>
Subject: FW: Seventh Street Townhouses

Please confirm that you received the email below and that it has been included in the official record.

Thank you.

Ben Worst

From: Ben Worst <ben@benworstlaw.com>
Sent: Thursday, February 23, 2023 1:22 PM
To: Participate <participate@ketchumidaho.org>
Cc: Ben Worst <ben@benworstlaw.com>
Subject: Seventh Street Townhouses

Dear Planning and Zoning Commissioners,

We are writing this letter in opposition to the proposed Seventh Street Townhouses. We have lived at 711 Second Avenue North for 19 years. This is one of the few neighborhoods left in Ketchum that is predominantly populated with year around residents. Our back yard abuts the back yard of the proposed project which will be southwest of our home.

If approved, the proposed project will consist of two massive blocks rising 35 feet straight up less than 12 feet from our back fence. The blocks will tower over us eliminating almost all of our sunlight, views and privacy. The proposed project is incompatible with the surrounding homes in both bulk and height. It is simply too massive for this neighborhood.

Please help us by reducing the bulk of the proposed project. Require undulation of the massive wall facing our home at the rear of the property. Step the top floors back and create notches in the second floors with corner decks to mitigate

loss of views and sunlight. Last, please prohibit any and all venting, laundry or otherwise, at the rear.

With your reasonable corrections, this project can be an asset to our neighborhood, not a liability.

Thank you.

Sincerely,

Ben and Susan Worst

BENJAMIN W. WORST, P.C.
671 First Avenue North
P.O. Box 6962
Ketchum, Idaho 83340
Tel. (208) 622-6699
Fax (208) 726-1187

NOTICE: This email, including attachments, constitutes a confidential attorney-client communication. It is not intended for transmission to, or receipt by, or use by any unauthorized persons. If you have received this communication in error, do not read it. Please delete it from your system without copying it, and notify the sender by reply e-mail or by calling (208) 622-6699, so that our record can be corrected. Thank you.

IRS CIRCULAR 230 DISCLOSURE: To comply with certain U.S. Treasury regulations, we inform you that, unless expressly stated otherwise, any U.S. Federal tax advice contained in this e-mail, including attachments, is not intended or written to be used, and cannot be used, by any person for the purpose of avoiding any penalties that may be imposed by the Internal Revenue Service.

From: [Participate](#)
To: [Heather Nicolai](#)
Subject: FW: 7th Street Townhomes - Comments for P&Z Commission Meeting 4/11/23
Date: Tuesday, April 11, 2023 11:00:54 AM

Public comment.

LISA ENOURATO | CITY OF KETCHUM

Public Affairs & Administrative Services Manager

P.O. Box 2315 | 191 Fifth St. W. | Ketchum, ID 83340

o: 208.726.7803 | f: 208.726.7812

lenourato@ketchumidaho.org | www.ketchumidaho.org

From: Rebecca Bundy <rebecca@RFBUNDYDESIGN.COM>
Sent: Monday, April 10, 2023 8:25 PM
To: Participate <participate@ketchumidaho.org>
Subject: 7th Street Townhomes - Comments for P&Z Commission Meeting 4/11/23

Dear Commissioners,

We live at 220 W 8th Street, Unit 2, just to the north of the proposed project. While nobody appreciates a new, large building on an adjacent lot that has been always been vacant, we understand that, in order to control what were to be built on that lot, we would have had to buy it. We didn't. We also understand that market forces drive what the developer needs to do to realize a profit, so, while we would have loved to see inexpensive, little cottages to serve working, local, full-time residents, we know that's not realistic.

Of course, the building is larger than us neighbors would like, and it will block some of our views and sunlight, but the proposed design appears to meet the City's design review and subdivision standards. The buildings are very handsome, and the proposed materials are beautiful.

We do appreciate the undulation in the north and west façades, which will be what we see from our home. We also like that the building will utilize the existing alley as its driveway (rather than accessing off of 7th Street), which is more aesthetically pleasing and safer. We also appreciate that an attempt has been made not to massively shade our little fruit and vegetable garden to the southwest of our garage.

We do have one request of the developer: We have a large, healthy Colorado spruce to the south of our home that will serve as a visual buffer to benefit us and the buyers of Unit B. We request that the developer agree to a condition of approval that care shall be taken during construction to avoid damage to the tree's root system, so that it remains healthy and can continue to serve as a much needed buffer.

Thank you for your consideration.

Rebecca F. Bundy and Kurt Maurer

220 W 8th Street, Unit 2

Ketchum, ID 83340

From: [Participate](#)
To: [Heather Nicolai](#)
Subject: FW: 7th St Townhomes
Date: Tuesday, April 11, 2023 10:59:46 AM

For you ...

LISA ENOURATO | CITY OF KETCHUM

Public Affairs & Administrative Services Manager

P.O. Box 2315 | 191 Fifth St. W. | Ketchum, ID 83340

o: 208.726.7803 | f: 208.726.7812

lenourato@ketchumidaho.org | www.ketchumidaho.org

From: Gretchen Flint <gretchenflint@gmail.com>

Sent: Tuesday, April 11, 2023 9:03 AM

To: Participate <participate@ketchumidaho.org>

Subject: 7th St Townhomes

question for P&Z, what is the possibility of vacating the ally? There is no through access to 8th st (I assume it's that's been vacated) why not vacate the entire ally from 7th st to 8th or make it through access?

The square footage of the proposed townhomes should be required to have ample snow storage and parking for vehicles. What's the ratio of parking spaces to square footage, do they have a parking space for a full sized vehicle? Each townhome has 5 bedrooms, you could easily have 4 vehicles per townhome, not to mention boats, camp trailers, snowmobiles, where is all that stuff going to go.....on the street?

--

Gretchen Flint

Idaho Mountain Real Estate

251 First Avenue North

Ketchum, Idaho 83340

gretchenflint@gmail.com

208-720-6429



**City of Ketchum
Planning & Building**

**STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
MEETING OF APRIL 11, 2023**

Refined Scope of Work for the Permanent Adoption of Interim Ordinance 1234

Introduction

The Planning & Building Department is working on two major efforts to update the city's land use regulations: (1) the permanent adoption of Interim Ordinance 1234 (the "interim ordinance") and (2) the comprehensive plan update and zoning code rewrite. During their March 8, 2023 meeting, the Planning and Zoning Commission ("Commission") discussed the scope of work for the permanent adoption of the interim ordinance. Staff presented an initial assessment of interim ordinance standards that warrant further analysis and refinement. This initial assessment was based on staff's evaluation of new development projects for conformance with the interim ordinance as well as ongoing feedback gathered from key stakeholders and the city's Technical Advisory Group ("TAG"). In addition to the initial assessment of interim ordinance standards, staff identified zoning code technical corrections, text clarifications, and amendments to address in the short-term through the permanent ordinance while the city's land use regulations are rewritten over the next three years. The Commission recommended that staff prioritize further analysis and refinement of interim ordinance standards rather than expending significant time and effort on additional code amendments to adopt through the permanent list.

The staff report identifies interim ordinance standards that warrant further analysis and refinement as well as the code amendments that have been removed from the list of permanent ordinance additions. The purpose of this discussion is to finalize the scope of work for the permanent adoption of interim ordinance standards and additional zoning code amendments.

Analysis & Refinement of Interim Ordinance Standards

Idaho's Local Land Use Planning Act authorizes local jurisdictions to enact interim ordinances establishing temporary zoning standards effective up to one year while long-term land use regulations are analyzed and prepared. Interim ordinances provide an opportunity for cities to trial run temporary land use regulations and gauge their effectiveness. The purpose of the interim ordinance is to encourage projects that contribute to the community, enhance downtown vibrancy, support and strengthen Ketchum's economy, and increase housing production. The interim ordinance was adopted in October of 2022 and the temporary standards will expire on October 19, 2023 unless the code is amended through the adoption of a permanent ordinance.

Technical expertise is needed to assist staff with the commercial demand analysis and architectural feasibility studies that will inform further refinement of interim ordinance standards. At their April 3, 2023 meeting, the City Council approved professional services contracts for Economic and Planning Systems ("EPS") to conduct the commercial demand analysis and for Holst Architecture to evaluate development feasibility. The commercial demand analysis will build an inventory of existing commercial space, document rental rates and vacancy data, and assess current and future commercial demand. In addition, EPS will create two prototypes to model the financial feasibility of development

Adjustment of Requirements through Conditional Use Permit

Section 12 of the interim ordinance states that requirements may be adjusted through a Conditional Use Permit (“CUP”) reviewed and approved by the Commission. Stakeholders have provided feedback that the CUP process increases uncertainty for developers. Additionally, the CUP criteria are broad and challenging to apply to the adjustment of interim ordinance standards. Staff is exploring alternatives to the CUP to evaluate alternative methods to consider adjustments to interim ordinance standards, including crafting a specific waiver with associated criteria. The goal of this alternative method is to provide a clear, transparent, and predictable process to consider adjustments to interim ordinance standards.

55% Commercial Ground-Floor Requirement

Section 11A of the interim ordinance states, “For mixed-use developments, a minimum of 55% of the gross floor area, as defined in KMC 17.08.020, of the ground floor must be commercial use(s).” Recent development trends in Ketchum have prioritized low-density, large, luxury residential units for second homeowners over commercial uses. Market-rate residential units have been prioritized in mixed-use developments above commercial uses as evidenced by residential amenities, including large lobbies, private garages, and storage areas, that occupy large areas on the ground floor of mixed-use developments. The intent of this interim ordinance standard is to promote the prioritization of commercial uses on the ground floor and limit the area dedicated to luxury residential amenities. Based on staff evaluations of recent downtown development projects for conformance with the interim ordinance, most new mixed-use buildings do not comply with the 55% commercial requirement. Refinement of this standard will be informed by the architectural evaluation and feasibility analysis prepared by Holst Architecture.

Parking Exceptions and Standards

Section 8 of the interim ordinance provides a parking exemption for office uses. Staff has received feedback that the city should consider providing a parking exception for personal service uses like beauty salons that provide services with a short time duration resulting in more transient customer parking. In addition to the parking exception provided for offices, section 11D of the interim ordinance states, “Developments shall not provide a total number of parking spaces above the minimum requirements per KMC §17.125.040-Off Street Parking and Loading Calculations, unless the additional parking spaces are designated for public parking use only or for deed restricted community housing.” The Commission has expressed concerns with downtown parking availability and the loss of existing on-street parking spaces resulting from new sidewalk improvements and bulb-outs.

The city and industry expert Dixon Resources are developing a downtown parking action plan that provides management strategies to increase



Figure 2: Downtown Ketchum Parking Map

efficiency and address the parking needs of various users, including workers, shoppers, and tourists. The city has been collecting data through license plate recognition technology that indicates downtown parking availability block by block, duration, and turnover ratio. This data will inform the city’s parking policies, regulations, rates, and management strategies to maximize the efficient use of existing parking spaces and future parking supply. The city’s ongoing development of the downtown parking action plan will assist in the evaluation and refinement of interim ordinance parking standards and exceptions.

Minimum Residential Densities

Section 4 of the interim ordinance establishes minimum residential densities for new development projects that exceed a total floor area ratio of 1.0. Recent development trends in Ketchum have resulted in low-density residential development in areas the comprehensive plan envisions for medium- to high-density residential and mixed-use developments. Luxury residential penthouse units owned by second homeowners are unoccupied most of the year resulting in developments with little to no human activity, which decreases downtown vibrancy. In addition to recent low-density residential development trends, the city is experiencing a significant population increase and severe housing shortage. The city needs between 660 to 980 preserved, converted, or new homes in the next 10 years to meet demand. Goal 2 of the city’s Housing Action Plan (“HAP”) is to update policy to promote housing. Priority actions to support this goal include, “enact interim ordinance while permanent regulations are developed to increase the production of housing.” The minimum residential density requirements support this HAP goal. The city has received feedback that achieving the minimum residential densities on interior Ketchum townsite lots may not be feasible due to building code requirements for zero-lot-line developments. The architectural analysis and yield studies prepared by Holst Architecture will inform further refinement of minimum density residential requirements.

No Net Loss of Dwelling Units

Section 6 of the interior ordinance states, “No demolition permit shall be issued pursuant to Chapter 15.16 of the KMC that results in the net loss in the total number of residential units currently existing on a property.” Recent development trends in Ketchum have demolished older, high-density multi-family developments to accommodate large single-family homes and luxury townhomes. Many older, high-density multi-family residential developments support naturally occurring affordable housing that is unsubsidized but remains affordable regardless of market rent.

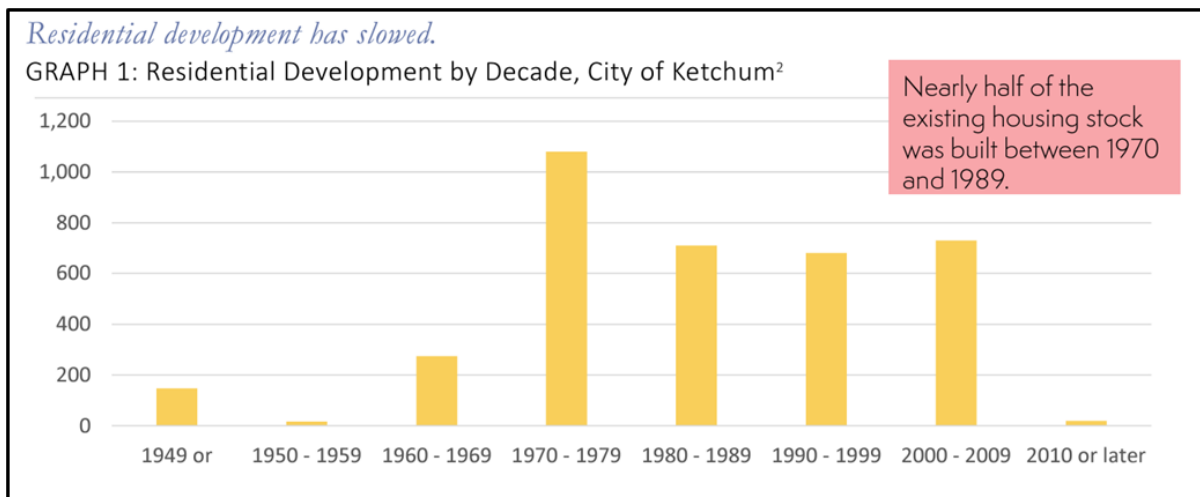


Figure 3: HAP Graph 1 (Page 10)

Ketchum lost 475 long-term rental and ownership housing units from 2000 to 2019. The no net loss of dwelling units regulation will be revised to clarify that the standard applies to all building permit and land use applications submitted for redevelopment projects.

Maximum Size for Penthouse Residential Units

Section 11C of the interim ordinance states that, “individual residential dwelling units cannot exceed a total square footage of 3,000 square feet.” The intent of this interim ordinance standard is to encourage more dwelling units with a variety of sizes, room layouts, and configurations within a building. The city has received multiple inquiries for CUPs to adjust this requirement. The mass, yield, and financial feasibility studies will guide further refinement of this interim ordinance standard.

Code Amendment Additions

Staff’s initial list of zoning code technical corrections, text clarifications, and amendments to address in the short-term through the permanent ordinance is provided in the March 8, 2023 staff report included as Attachment A. Certain code amendment additions originally identified by staff require more extensive analysis and community outreach. Based on the Commission’s direction to prioritize further analysis and refinement of interim ordinance standards, Staff has removed the code amendment additions that will be more challenging to implement due to the limited timeframe provided for the permanent adoption of the interim ordinance.

A workshop is scheduled on the agenda for the April 11, 2023 Planning and Zoning Commission Meeting to clarify Mountain Overlay Design Review criteria and construction regulations on hillsides with 25% or greater slope. Staff recommends these clarifications be memorialized through a formal Commission interpretation, which would provide more time to clarify and refine Mountain Overlay Design Review criteria and hillside development standards through the full code rewrite.

Staff’s initial list of code amendment additions included clarifying green building standards for snowmelt, pools, and hot tubs. During their meeting on April 3, 2023, the City Council provided policy direction regarding snowmelt systems installed as permanent encroachments within the public right-of-way. The City Council is supportive of snowmelt systems installed for downtown development projects as these systems provide a public benefit by keeping sidewalks clear of snow and ice during winter providing a safe pathway for pedestrians. The City Council will not approve future Right-of-Way Encroachments for residential snowmelt systems unless the system is required by the Fire Department for nonconforming driveways with steep slopes or required by the Streets Department to increase the safety, functionality, and street maintenance operations of substandard roadways. In addition to City Council policy direction, the Idaho Legislature recently passed House Bill 287 that prohibits local governments from adopting energy codes that differ from state requirements and eliminates the grandfather clause that has allowed local governments with existing energy efficiency code requirements stricter than what the state allows to remain in place. As a result of City Council policy direction and House Bill 287, staff has removed clarifying green building standards for snowmelt, pools, and hot tubs from the list of interim ordinance additions.

The initial list code amendment additions included clarifying process and standards for when and how performance bonds can be accepted. Performance bonds are referenced in multiples sections of Ketchum Municipal Code, including Title 15—Buildings and Construction, Title 16—Subdivision Regulations, Title 13—Public Services, Title 12—Streets, Sidewalks, Public Utility Easements and Public

Places, and Title 17—Zoning Regulations. Amending the code to clarify the process and standards for performance bonds would require significant time and effort. This code clarification has been removed from the list of interim ordinance additions. Staff is developing an internal system for the acceptance of performance bonds that will improve the process.

Staff is evaluating a zoning code amendment to allow Tiny Homes on Wheels (THOWs) and park model recreation vehicles (RVs) as ADUs. Siting of THOWs and RVs on residential properties in Ketchum is currently prohibited. Staff is considering the potential impacts of permitting THOWs as ADUs and evaluating the effort, including staff analysis and community outreach, that would be required to implement this code amendment. Staff is gathering feedback on THOWs from the Fire and Building departments and will provide the Commission with a recommendation for whether this code amendment should be addressed through the permanent ordinance.

The Commission recommended amending the definition for multi-family dwelling unit to require more density. KMC §17.08.020 defines *dwelling, multiple-family* as, “a building, under single or multiple ownership, containing two or more dwelling units used for residential occupancy.” Staff does not recommend amending the definition for multi-family dwelling unit as it applies to low-density residential and light industrial zoning district and would create multiple that would require significant staff effort to resolve in the zoning code. Staff believes that the goal to increase housing production is adequately addressed through interim ordinance standards, including minimum residential density requirements.

Section 11B of the interim ordinance prohibits the siting of community housing units in basements. During their March 8, 2023 discussion, the Commission recommended that community housing livability standards be added as a code amendment to address through the permanent ordinance. Mountain communities like Teton County, Wyoming and the City of Boulder, Colorado have adopted livability standards for affordable housing. These standards range in scope and detail and may include unit size requirements, room layout and configuration design standards, and regulations for kitchen countertops and cabinets, storage areas, appliances, floor coverings, and windows. While livability requirements help improve the quality of affordable housing, Staff does not recommend the addition of community housing livability standards to the permanent ordinance at this time. The city is currently working to: (1) determine how well current efforts are meeting the community’s housing needs and preferences and has recently launched a survey to gather input and (2) expand and verify the 2022 housing needs assessment with more recent data. The city’s Housing Director has recommended that the community housing livability standards be developed at a later date so that the requirements may be informed by these ongoing efforts.

Staff Recommendation

Due to the short timeframe provided to adopt the permanent ordinance, staff requests the Commission provide final feedback on the proposed code amendment additions (see Attachment A). Moving forward, no additional code amendments will be considered for inclusion in the permanent ordinance.

Next Steps

EPS will present preliminary findings from commercial demand analysis to the TAG during their upcoming meeting on May 4th, 2023. Commission work sessions to review certain interim ordinance

standards and code amendment additions will begin in May. Staff is coordinating an interactive community workshop that will be scheduled for mid-June.

Attachments

- A. March 8, 2023 Staff Report: Interim Ordinance 1234 Revisions & Prioritization of Additional Code Amendments Discussion
- B. Economic & Planning Systems Scope of Work for Commercial Demand Analysis & Financial Feasibility Case Study
- C. Holst Architecture Scope of Services for Architectural Evaluation and Feasibility Studies

Attachment A

March 8, 2023 Staff Report:

Interim Ordinance 1234

Revisions & Prioritization

of

Additional Code Amendments

Discussion



City of Ketchum Planning & Building

STAFF REPORT KETCHUM PLANNING AND ZONING COMMISSION SPECIAL MEETING OF MARCH 8, 2023

INTRODUCTION

As outlined in the City of Ketchum Planning and Building Department workplan, the city is working on two efforts focused on updating the city's land use regulations. The first effort is the permanent adoption of Interim Ordinance 1234. The second is a full rewrite of the city's land use regulations including Title 16 – *Subdivision Regulations*, Title 17 – *Zoning Regulations*, and focused updates to Title 12 – *Streets, Sidewalks, Public Utility Easements and Public Places* and Title 15 – *Buildings and Construction* to ensure consistency of regulations.

During the January 10, 2023 meeting of the Planning and Zoning Commission (the "Commission"), members expressed concern for the length of time it will take to execute the full rewrite of the code following an audit and update of the comprehensive plan. As such, staff committed to identify certain updates to the land use regulations that can be achieved during the development of the permanent ordinance this year. The report below provides an overview of code issues identified through discussions with the development community, City Council, Commission, Historic Preservation Commission, and staff. As anticipated, the list is quite long and many of the items require not only extensive evaluation but also warrant comprehensive community engagement.

The goals of the permanent ordinance include:

- Address negative development trends in housing supply, housing variety, and commercial development
- Increase housing supply within the City of Ketchum
- Increase opportunities for commercial development in the downtown
- Reduce regulatory barriers for accessory dwelling unit development
- Implement process improvements to provide clarity and increased certainty
- Clarify code requirements to decrease inconsistencies in the code and application of code provisions

To achieve these goals, staff will evaluate existing elements of the interim ordinance based on additional data and analysis and refine elements of the interim ordinance that may be unclear or overly complicated to reduce confusion. Staff is also identifying third party consultants to assist the city in the following analysis to inform the revisions of the interim ordinance:

- Commercial demand analysis – the city will contract with a consultant to conduct a comprehensive commercial demand analysis for the entire city and a specific analysis of the community core. This information will outline key baseline indicators including commercial inventory by type, vacancy rates, and future demand based on general growth trends.
- Architectural Analysis – the city will contract with a consultant to conduct architectural evaluations of ground floor commercial square footage and feasible residential densities on single Ketchum townsite lots (corner and interior)

As outlined in the Planning & Building Department 2023 workplan, staff anticipates the following general schedule for the permanent ordinance:

- Permanent Ordinance Scope and Goals (February-Beginning of April)

- Data Gathering (Now-May)
- Public Engagement & Commission, TAG, and Stakeholder Feedback and Work Sessions (April-June)
- Synthesize Data and Feedback (June 2023)
- Draft Permanent Ordinance (June and July 2023)
- Adoption Process (August through October)

The purpose of this discussion is for the Commission to:

- Evaluate the interim ordinance and identify elements for further evaluation.
- Review the list of additional changes identified and prioritize what items should be addressed through the permanent ordinance.
- Identify other potential changes not mentioned below for incorporation into the permanent ordinance.

BACKGROUND

The Ketchum City Council adopted Interim Ordinance 1234 on October 17, 2022 (Attachment A). The interim ordinance adopted changes to the city’s land-regulations and established:

- Minimum residential densities for projects that exceed a total Floor Area Ratio (FAR) of 1.0 within the Community Core, Tourist, and General Residential High-Density zoning districts.
- Additional standards and process changes for the review and approval of lot consolidations.
- Requirements that ensure redevelopment projects result in no net loss of residential units.
- Parking exemptions for retail and office uses.
- Permitted and conditionally permitted uses for certain properties along River Street in the Tourist Zone District.
Restrictions on the ground floor residential for certain properties within the Community Core.
- Development standards for the size of commercial uses and residential units, the location of community housing units, and restrictions for exceeding minimum parking requirements.
- Design Review criteria requiring conformance with the comprehensive plan.
- Terms for Pre-Applications requiring that applicants submit final Design Review applications within 6 months of the Commission’s review.

ANALYSIS

Interim Ordinance Revisions

Since the adoption of the interim ordinance, staff has evaluated all new development projects, including projects that are vested under the current zoning code, for conformance with the interim ordinance. These evaluations have provided information on the feasibility of development projects under the interim ordinance standards. The implementation of the interim ordinance has allowed the city to track its effectiveness and determine if the desired outcomes are achieved. Staff has provided the evaluations of new development projects for interim ordinance conformance as Attachment B.

Planning staff has also gathered ongoing feedback from key constituents in the community, including realtors, developers, and design professionals through one-on-one meetings and interviews. The city has also formed a Technical Advisory Group (TAG) of key stakeholders from the design and development community. During their first meeting on February 22, 2023, the city’s TAG provided initial feedback on the interim ordinance.

Based on what city staff has heard so far, the following elements of the interim ordinance need to be revisited:

- Expansion of the area where ground floor commercial is required – evaluate the need for the expanded ground floor commercial area
- Conditional Use Permit (CUP)- Requirements of the interim ordinance standards may be adjusted subject to the review and approval of a CUP by the Planning and Zoning Commission. Staff has received feedback that the CUP process increases uncertainty and developers may choose not to proceed with the project instead of applying for a CUP as the criteria is very broad.

- % of Commercial Space on the Ground Floor – some projects meeting it, most are not.
- Parking Exemption for Office and Other Commercial Uses– the city receives inquiries for CUPs to allow for the placement of on-site parking for office uses and has received feedback that the city should consider providing a parking exemption for “Personal Service” uses
- Minimum Density Requirements for Interior Single Ketchum Townsite Lots – the city received feedback that these densities may not be feasible based on zero lot line and building code requirements
- No Net Loss of Dwelling Units – clarify that this standard applies to building permits and other permits as well.
- Maximum Size for Penthouse – the city receives inquiries for CUPs to allow for increased sizes of top floor penthouse uses

Permanent Ordinance Additions

At the January 10, 2023 meeting of the Commission, there was concern expressed that the full code rewrite would take too long and that the city should address additional items in the code in the short term. Additions to the permanent ordinance can include technical corrections, text clarifications, and amendments to standards/regulations or processes that are critical for new development and redevelopment in the next three years while the comprehensive code rewrite is underway, but relatively easy to achieve without requiring extensive analysis or comprehensive community outreach.

Below is a list for potential inclusion identified based on feedback gathered from individual interviews, the TAG meeting, and staff discussions:

Process Improvements

- Clarify Pre-Application versus Design Review intent and application materials
- Clarify process and standards for when and how performance bonds can be accepted
- Clarify timeframes for when applications can be resubmitted following a denial
- Add clause for process of handling applications that have had no activity for a long time (dormant applications)
- Clarify Building Permit process for extensions and when permits expire
- Clarification of Administrative Design Review vs. what is exempt from Design Review

General Code Clarifications

- Clarify the dimensional standards for rooftop features within the Community Core
 - Clarify what qualifies as a non-habitable amenity and add a definition for non-habitable structure
 - Clarify setback requirements for rooftop solar – a past interpretation allows for placement anywhere on the roof provided that the solar panels do not exceed the parapet height
- Clarify where side façade setback is measured from when measuring building height in the Community Core (façade versus property line)
- Clarify standards for when tandem parking configurations are permitted for commercial uses
- Clarify green building code standards for snowmelt, pools, and hot tubs
- Clarify what is considered a below grade encroachment
- Clarify the definition of open space
- Add definition for net-livable floor area
- Clarify what “common and public areas” mean for calculation of gross floor area for nonresidential parking calculation

Codification of Planning and Zoning Commission and Administrator Determinations and Interpretations

- Clarify construction regulations on hillsides within 25% and greater slopes and codification of Zoning Interpretation 22-001 regarding redevelopment of disturbed Mountain Overlay building sites
- Clarification of number of detached structures permitted per lot in residential zoning districts.

- Clarification on required setbacks for detached, accessory structures.
- Clarification of “structure” vs “building” and what is permitted within setbacks and/or outside building envelope
- Clarification of how retaining walls are regulated – through “fences/hedges/walls” or “structure”

Removing Regulatory Barriers to Accessory Dwelling Unit (ADU) Development

- Tiny Homes on Wheels
- Clarification of how the ADU lot coverage bonus is applied – existing development or new development
- Clarification of ADU and condominium/townhouse storage requirements
- Clarification of ADU design review requirement – code references

Other Changes Considered

Building on the foundation of the short-term changes, the following long-term changes can be considered. Implementation of these changes is more complex, requiring detailed analysis of the proposed change and the potential impacts on infrastructure, community character, and other city policy initiatives. These changes should be developed through analysis and comprehensive community outreach before final decisions are made. The following list contains hot button issues that staff and the Commission have grappled with over the past two years but will require more complex analysis. Based on timeframe, staff capacity, and resources, staff recommends the following be addressed through the full code rewrite rather than the permanent ordinance:

- Permitting ADUs as an accessory use for multi-family residential uses
- Height, setback, building coverage bonuses to incentivize ADU construction
- Permitting more than one ADU be constructed per residential lot
- Clarification of Mountain Overlay Design Review criteria and standards and standards to minimize excavation, fill, and vegetation standards
- Livability standards for community housing units, including minimum size requirements
- Community Core Dimensional Standards
 - Third floor setback
 - Permissibility of elevator over-runs and parameters for rooftop mechanical equipment
- Rework of Design Review criteria and standards
- Pulling dimensional requirements out of the definitions section

NEXT STEPS

Following feedback from the Commission, staff will provide an overview to the City Council on potential revisions and additions to the interim ordinance. Staff will then return to the Commission with a refined list of interim ordinance revisions and additions for more discussion.

Comprehensive Plan Audit/Update and Code Rewrite

As outlined in the workplan, the city anticipates the following general schedule for implementation of the audit/update of the comprehensive plan and rewrite of the city’s land use regulations:

- March - Process and timeline review with Commission and City Council (draft RFP)
- April-June – RFP publication and selection of consultant team
- June-Nov – Project scoping exercise and data gathering
- Oct 2023-Mar 2024 – Comprehensive Plan Audit and identification of amendments or clarifications
- January 2024 – December 2025 (2 years) – rewrite timeframe

Staff recommends a multi-phased approach to the project as follows:

- Phase 1 – Request for Qualifications to identify consultant
- Phase 2 – Project Scoping Exercise and Data Gathering – rather than setting the scope of the project in a vacuum, staff recommend identification of a qualified consultant first (phase 1). Once that consultant

is identified, the city would conduct workshops with the consultant, City Council, Commission, and HPC to develop the process and scope of work for the project. This exercise would include discussions of community engagement expectations and process, scope of revisions to the comprehensive plan, and approach to revision and adoption of the code (one full adoption or adoption in pieces). This phase will also include identification of data gaps that need to be filled prior to execution of the project and efforts to obtain that data.

- Phase 3 – Audit and Update of the Comprehensive Plan – based on the outputs of phase 2, this phase will consist of efforts focused on evaluating the current comprehensive plan, identification of potential updates, and implementation of those updates.
- Phase 4 – Rewrite of the Land Use Regulations – again, based on outputs of phase 2, this phase will consist of the rewriting of Title 16, Title 17, and select revisions of Title 12 and Title 15.

It is important to note that community engagement will be conducted in all phases of the process. Staff welcomes feedback on the proposed approach for the project as outlined above.

STAFF RECOMMENDATION

Staff requests the Commission consider the information above and provide directions on: (1) revisions to the interim-ordinance standards and (2) additional code changes, regulations, and standards to incorporate into the permanent ordinance.

ATTACHMENTS:

- A. Interim Ordinance 1234
- B. Evaluations of New Development Projects for Interim Ordinance Conformance
- C. 2023 Planning & Building Department Workplan

Attachment B

Economic & Planning Systems
Scope of Work for Commercial
Demand Analysis & Financial
Feasibility Case Study



303 623 3557

epsys.com

Denver | Los Angeles | Oakland | Sacramento



About Economic & Planning Systems

Economic & Planning Systems, Inc. (EPS) is a land economics consulting firm experienced in the full spectrum of services related to real estate development, the financing of public infrastructure and government services, land use and conservation planning, and government organization.

EPS was founded on the principle that real estate development and land use-related public policy should be built on realistic assessment of market forces and economic trends, feasible implementation measures, and recognition of public policy objectives, including provisions for required public facilities and services.

AREAS OF EXPERTISE

- ▶ Real Estate Economics
- ▶ Public Finance
- ▶ Land Use & Transportation
- ▶ Economic Development & Revitalization
- ▶ Fiscal and Economic Impact Analysis
- ▶ Housing Policy
- ▶ Public-Private Partnership (P3)
- ▶ Parks and Open Space Economics

Clients Served

Since 1983 EPS has provided consulting services to hundreds of public- and private-sector clients in Colorado and throughout the United States. Clients include cities, counties, special districts, multi-jurisdictional authorities, property owners, developers, financial institutions, and land use attorneys.

Staff Capabilities

The professional staff includes specialists in public finance, real estate development, land use and transportation planning, government organization, and computer applications. The firm excels in preparing concise analyses that disclose risks and impacts, support decision making, and provide solutions to real estate development and land use-related problems.

Real Estate Economics

EPS advances realistic and achievable land use and development programs with rigorous market and financial analysis.

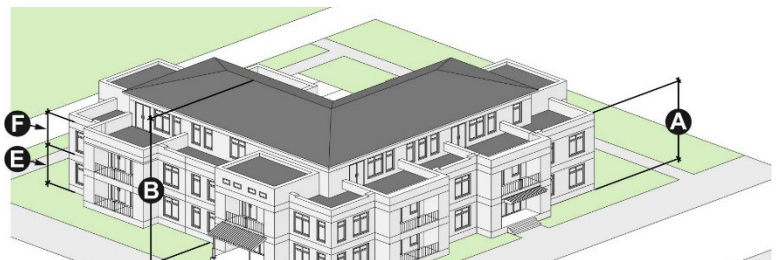
- Market Studies** – EPS provides a research-based assessment of market fundamentals to determine the viability of land use plans and real estate projects. Our analyses consider the full range of factors affecting real estate demand and supply, including socioeconomic trends, real estate performance, and consumer preferences. Our expertise covers the full range of real estate product types, including residential, retail, office, R&D, industrial, hospitality, and entertainment.
- Financial Feasibility Analysis** – EPS financial feasibility analyses evaluate the expected economic performance of real estate development projects, drawing on market research concerning product values, analysis of construction costs, and an understanding of investor objectives. Our feasibility work relies on pro forma cash flow models that test feasibility under a range of project alternatives, market assumptions, financing alternatives, partnership options, disposition strategies, and measures of financial return.
- Highest and Best Use Analysis** – EPS highest and best use analyses rely on market research and financial analysis to determine the most profitable use of a site, whether vacant land or an improved property. These studies consider the range of legally permissible and physically possible projects, assessing the likely market and financial performance of each viable land use option.

Project Profiles

Downtown Littleton Design and Zoning Guidelines

Littleton, Colorado

As part of an update to the City of Littleton’s design and zoning guidelines for the City’s downtown area, the City requested that EPS develop a financial model that could be used to better understand the impact of specific changes to the design and zoning guidelines on development feasibility. This analysis provided staff and the City Council with a more comprehensive understanding of the impact of specific design and zoning requirements on the feasibility of specific uses in the downtown area. EPS specifically tested the impact of alternative design requirements, such as setback and stepback, and zoning requirements, such as parking ratios, on development



DESCRIPTION	Baseline	Reduced Parking	Reduced Stepback	Reduced Parking and Stepback
Building Height	3-Story	3-Story	3-Story	3-Story
Parking Solution	Tuck Under / Surface	Tuck Under / Surface	Tuck Under / Surface	Tuck Under / Surface
Max stories within 20' of property line	2	2	3	3
Residential Parking Ratio	1.5/unit	1.0/unit	1.5/unit	1.0/unit
Retail Parking Ratio	5.0/1,000 sf	2.0/1,000 sf	5.0/1,000 sf	2.0/1,000 sf
Office Parking Ratio	N/A	N/A	N/A	N/A
Yield on Cost				
Target	6.23%	6.22%	6.17%	6.28%
Actual	5.93%	6.35%	5.96%	6.55%
Internal Rate of Return				
Target	9.20%	9.20%	9.15%	9.25%
Actual	8.62%	9.56%	8.78%	9.90%

feasibility for a range of uses. The results of this analysis allowed Council to fully understand the impact of specific regulations and align zoning and design guidelines with current market conditions in the downtown area.

Nashville Music Row TDR Feasibility Study

Nashville, Tennessee

EPS was contracted by the City of Nashville to study the feasibility of creating and utilizing a transfer of development rights (TDR) program in Music Row to preserve its rich history and present of more than 200 music-related businesses. Music Row is a national treasure, an official designation received from the National Trust for Historic Preservation, one of several agencies and community groups that have been working with Metro planners and Music Row stakeholders over the past three years to shape Music Row's future.

EPS made a series of 25 recommendations to the City leveraging best practices from TDR programs around the U.S., extensive market and economic analysis, and modeling of parcels within potential sending and receiving area scenarios. The recommendations gave guidance to the City on creating this regulatory tool, administrative procedures, a phasing of sending and receiving areas, an enhanced transfer ratio, guidance for documenting transactions, timing issues, potential zoning and market challenges, as well as a general gauge for likely pricing of development rights.

Boulder University Hill Feasibility Study

Denver, Colorado

The University Hill General Improvement District (UHGID) manages parking in the University Hill commercial district adjacent to the University of Colorado campus. UHGID had previously commissioned a study of the future build out of the University Hill area and concluded that additional parking would be needed to accommodate future growth. UHGID and the City of Boulder received an unsolicited proposal to develop one of UHGID's surface parking lots into a new parking garage with student oriented for-rent apartments above it. The City and UHGID engaged EPS to complete a feasibility analysis of the proposed project.

EPS evaluated the development proposal and designed a pro forma financial model to determine: 1) if the proposed project is feasible and provides a reasonable return to the City and the developer; and 2) what are the costs and benefits of building a parking garage through the proposed project as opposed to the City itself building the garage? Based on the analysis, the City determined there was a reasonable basis to move forward to negotiate a potential project with the developer. Since the initial review, the developer proposed a modified project due to zoning changes in the area that restrict student housing. EPS also reviewed the revised project proposal to assess return and impact on UHGID.

Project Understanding

The City of Ketchum adopted an interim ordinance (Ordinance 1234) in October of 2022. The ordinance is aimed at requiring development projects in certain zone districts to build a minimum density with amount of housing and commercial space to address housing needs in the community and achieve the vision for the community. The ordinance, so far, has been working successfully to produce greater housing density and housing units out of new development, but the impact on commercial space needs is unclear. The City is seeking to make the interim regulations permanent and wants additional analysis on the demand for commercial space in the City to support the ordinance requirements. The City also wants to help illustrate the impacts on development feasibility of the ordinance to address any barriers to development generated by the ordinance.

The City currently lacks reliable and comprehensive market data on commercial space to assess commercial conditions. To make an informed policy decision, the city is seeking a commercial demand analysis to assess needs of the community. The desired outcomes of the study are to:

- Develop an inventory of commercial space in the City.
- Data related to rental rates and vacancy rates of commercial space.
- Recommendations for how to create an on-going approach to tracking commercial space.
- An understanding of current demand for commercial space and estimate for future demand for commercial space based on historic growth rates.

The primary focus of the study is intended to be the “retail core” and “mixed-use core” areas of the city, which are the primary focus of Ordinance 1234. However, the City would also like to understand citywide commercial conditions and demand.

Additionally, the City wants to understand the impacts on feasibility of development projects impacted by the ordinance to address concerns of the ability to continue to build housing the City’s core. The City is planning to begin drafting a permanent ordinance in the summer with plans for seeking city council adoption in the fall. To support drafting, preliminary findings, at a minimum, are needed.

Scope of Work

The below scope of work was designed to address the city's needs and respond to the timing considerations.

Task 1 – Project Initiation and Outreach

EPS will meet with the city staff to gather all relevant data related to commercial space and infill development within the city. For commercial space, we will be building off the initial inventory being developed from county assessor data. EPS will also reach out to economic development, real estate brokers, and development professionals active in the city to obtain any available data. EPS will also utilize the Focus Group formed by the city related to Ordinance 1234 to gain input and feedback on the study.

Task 2 – Commercial Space Inventory

The following steps are envisioned to build the commercial inventory.

- The first step will be to build a data-based commercial space inventory for the City of Ketchum. EPS will build off of county assessor parcel data, available local real estate resources and listings, city business license data, and secondary data providers (such as CoStar and ESRI Business Analyst). A systematic approach to the inventory will be used and documented in order for the city or partner agency to maintain the inventory going forward. The inventory will be built using ESRI ArcMap GIS and Microsoft Excel. The inventory will have two primary areas of focus: the community core (inclusive of the retail core and mixed use core) and the rest of the city.
- The second step will include a site visit and tour to confirm visually and through interviews the initial inventory. Refinements to the inventory will be made based on the site tour.
- The third step will include vetting of the inventory with stakeholders in the community to address any additional issues and to gain feedback on on-going tracking of space in the city.
- The last step will be to document data related to rental rates and vacancy based on the inventory development. EPS may recommend the use and/or development of survey tool to track and document conditions over time.

Task 3 – Commercial Demand Analysis

The commercial demand analysis will assess the current demand for commercial space based on the existing household base, visitation totals, and employment based demand. The following steps are anticipated.

- Trade Area Definition - EPS will identify trade areas in order to estimate demand for the city and the community core. EPS anticipates assessing demand at the County, City, and Community Core geographies. The socioeconomic characteristics of the trade areas will then be profiled including population, households, income, housing tenure, employment by industry, hotel and "hot bed" inventory, and visitor data.
- Retail Sales Flows and Commercial Demand - EPS will first estimate the total retail spending potential of the trade areas, which will be based on household and visitor demand, and employment generated sales/demand. We will quantify existing sales flows in the county into and out of the city and community core including the number of sales captured by existing stores in each trade area by category and the number of unmet sales potentials represented by outflow or retail leakage.
- Future Retail/Commercial Demand - Additional retail sales and commercial space demand associated with new household and employment growth will also be estimated for a five and ten-year forecast period. The amount of additional retail space by store category supportable in the trade areas will then be estimated based on average sales per store and per square foot.

Task 4 – Infill Feasibility Analysis

To support the adoption of the permanent ordinance, EPS will model the financial feasibility of infill development projects subject to the ordinance. EPS will work with staff to identify two sites to create prototype development programs to test the impacts of the ordinance versus what was allowed prior to the ordinance.

Task 4.A – Market Inputs and Development Prototypes

Task 4.A will help establish basic proforma inputs and to gauge demand for different types of real estate. The following research and analysis is expected to be done.

- Growth trends and projections – Population, housing, and job trends and forecasts.
- Market inputs – Trends in and snapshots of home prices, rents, and vacancy levels.
- Recent development – Concise case studies of 2 to 4 recent development projects that typify the issues in the study.
- Market demand for possible building types – Estimate annual demand for attached and multifamily housing in the focus areas for feasibility modeling.
- Development costs – Estimates of hard costs (materials and labor) and soft costs (fees, financing costs, design and permitting costs), and parking costs for common construction types.

The market research will be summarized into a PowerPoint format for review and outreach to the development community. Stock imagery or local photographs will be used to enable people to visualize the building types.

Task 4.B – Proforma Models and Testing

Next, we will construct proforma feasibility models for the 2 prototypes. The proformas are expected to be static models, not time series models. A static model estimates costs, revenues, and financial performance at completion. For static proformas, the primary metrics will be profit (for-sale projects) and return on cost for income producing properties (net operating income divided by cost). EPS will reach out to local development community stakeholders to confirm proforma inputs and to vet findings to match with local market conditions and realities.

Task 5 – Final Reports and Commercial Space Inventory Database

EPS will develop two final deliverables. A final report for the commercial demand study will be created that will include a summary of the commercial space inventory, the methodology for developing the inventory and direction for how to maintain the inventory going forward and estimates of current and future commercial space demand. EPS will also provide a GIS based inventory of commercial space with associated data within Excel. The second deliverable will be a report documenting the findings of the infill development feasibility analysis.

Project Schedule

EPS proposes a five-month schedule for the project with a major mid-course milestone to support ordinance drafting using two project phases.

- The first phase (April through June) will focus on building an initial inventory and estimating current commercial space demand. EPS will work to develop an initial comparison of current commercial space demand with existing commercial space and business/retail mix. Estimates of future commercial demand will also be developed to assist with assessment requirements for commercial space in the ordinance. The infill development prototypes will be developed, including gathering all needed proforma inputs, in this phase in order to produce initial findings for review. EPS site tour will occur in this phase.
- The second phase (June through August) will focus on refining the inventory, finalizing an approach to maintaining the inventory, and completing the assessment of commercial market conditions in the city. Refinements to the financial feasibility models will also be made in this phase. The final deliverables will also be produced. EPS anticipates a workshop (or interviews) with a stakeholder group to vet the inventory and findings.

Estimated Budget

The following budget was developed based on above scope of work. EPS proposes to complete the scope of work on a time and materials basis with a not-to-exceed limit of \$45,000.

Table 1 Proposed Budget

Description	Principal Prosser	Vice President Shindman	Research / Production	Total
Billing Rate	\$250	\$195	\$95	
Labor				
Task 1 - Project Initiation and Outreach	8	8	0	\$3,560
Task 2 - Commercial Space Inventory	12	32	40	\$13,040
Task 3 - Commercial Demand Analysis	24	4	16	\$8,300
Task 4 - Infill Feasibility Analysis	24	32	24	\$14,520
Task 5 - Final Report and Inventory Database	6	6	4	\$3,050
Total Labor	74	82	84	\$42,470
Direct Expenses				
Travel	\$1,000	\$1,000	\$0	\$2,000
Data				\$530
Total Direct Expenses				\$2,530
<hr/> Total Cost	\$19,500	\$16,990	\$7,980	\$45,000

Source: Economic & Planning Systems

Attachment C
Holst Architecture
Scope of Services
for
Architectural Evaluation
and
Feasibility Studies

MORGAN LANDERS, AICP
DIRECTOR OF PLANNING & BUILDING
CITY OF KETCHUM
191 5TH STREET WEST
KETCHUM, ID 83340

03.24.2023

RE: PROPOSAL FOR SERVICES: CITY OF KETCHUM ORDINANCE 1234

Morgan and Abby,

Thank you for the opportunity to provide this proposal for Architectural Services. We are pleased propose the scope below to support The City as you analyze metrics in interim Ordinance 1234. We look forward to continuing our work with your team.

123 NE 3RD AVE.
SUITE 310
PORTLAND, OR
97232

HOLSTARC.COM

PROJECT SUMMARY

Holst will provide feasibility analysis for typical Ketchum Townsite lots by applying interim Ordinance 1234 standards to evaluate ground floor commercial square footage requirements, minimum residential density, and other application zoning requirements.

SCOPE OF SERVICES

FEASIBILITY STUDY:

TYPICAL COMMUNITY CORE 5500 SF INTERIOR AND CORNER PARCELS

- Apply Ordinance 1234 requirements with multiple topography scenarios.
 - Flat Lot
 - Sloping Lot - topography slopes down to the street
 - Sloping Lot - topography slopes up to the street
- Review of applicable regulatory requirements.
- Exploration and evaluation of massing/yield to analyze minimum residential density (section 4), the 55% ground floor commercial square footage requirement (section 11A), and other applicable zoning requirements such as parking for a typical site.
- Work with City of Ketchum staff to evaluate and refine feasibility analysis.
- Evaluate Ordinance 1234 for clarity.
- Create a final presentation package of site diagrams, massing options, Ordinance analysis and summary of findings for each typical site type.
- Schedule is anticipated to be the month of April 2023

FEE STRUCTURE

Our proposed fee for the scope outlined is lump sum as indicated in the table below. Holst will invoice monthly based on work complete. See Terms and Conditions for additional information.

SCOPE OF SERVICES	
ORDINANCE 1234 TEST FIT ANALYSIS	\$6,800

EXCLUSIONS AND CONDITIONS OF DESIGN

- Holst will work from survey documents provided by the City of Ketchum or other available sources.
- Civil, MEP and Structural Engineering services are not included.
- Landscape design services are not included.
- Traffic studies and coordination are not included.
- Permits, jurisdictional and system development fees are not included.
- Environmental and geotechnical reports are not included.
- Outsourced renderings if requested by Owner are not included.
- Land Use entitlement processes is not included.

TERMS AND CONDITIONS

This proposal is valid for 30 days commencing on the date of this document. Reimbursable expenses such as taxes, application/permit fees, travel, printing, and consultant fees shall be invoiced at cost plus 10%. Taxes include all state and local assessments, including the Oregon Corporate Activities Tax outlined under Oregon Laws 2019, chapters 122 and 579. All invoices will include a reimbursable expense using Holst's effective tax rate of 0.4% on all services, reimbursable expenses, and reimbursable consultant costs billed.

Invoices shall be payable within 30 days of the invoice date. Invoices not paid within 30 days of the invoice date shall be subject to interest at the rate of 1.5 percent per month. Invoices not paid within 60 days of the invoice date shall be considered substantial nonperformance on the part of the Owner and cause for suspension of performance of services or termination of services. Holst shall give seven days' written notice to the Owner prior to suspension or termination of services.

In the event of suspension of services, Holst shall have no liability to the Owner for delay or damage caused because of such suspension of services. Before resuming services, Holst shall be paid all sums due prior to suspension, including interest accrued. If the project is suspended for more than 30 consecutive days, Holst shall be compensated for actual expenses incurred in the interruption and resumption of services, if any. Holst's fees for the remaining services and the time schedules shall be equitably adjusted. Owner may cancel this engagement upon written notice to Holst if Owner pays all fees for

H O L S T

work completed and reimbursables incurred through the date of termination.

Holst shall be deemed the authors and owners of our respective Instruments of Service, including the Drawings and Specifications, and shall retain all common law, statutory and other reserved rights, including copyrights. Submission or distribution of Instruments of Service to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the reserved rights of Holst. In the event the Owner uses the Instruments of Service without retaining the authors of the Instruments of Service, the Owner releases Holst from all claims and causes of action arising from such uses. The Owner, to the extent permitted by law, further agrees to indemnify and hold harmless Holst from all costs and expenses, including the cost of defense, related to claims and causes of action asserted by any third person or entity to the extent such costs and expenses arise from the Owner's use of the Instruments of Service.

If any action is brought to enforce the terms of this Agreement, the prevailing party will be entitled to recover its reasonable attorneys' fees, costs, and expenses from the other party, in addition to any other relief to which the prevailing party may be entitled.

HOURLY RATES

Professional services shall be billed on an hourly basis according to the Rate Schedule currently in effect. The current Holst Hourly Rates are attached to this proposal. Holst Architecture reserves the right to adjust hourly rates on an annual basis.

AGREEMENT

If this proposal meets with your approval, please sign a copy of this proposal that will serve as your authorization for Holst to proceed with work.

Accepted by Owner:

CITY OF KETCHUM

DATE

If you have any questions or require additional information, please contact me directly.

Sincerely,



RENÉE STRAND, AIA
HOLST ARCHITECTURE

H O L S T

2023 RATE SCHEDULE

Work performed by Holst Architecture will be billed monthly according to the current rate schedule in effect at the time of the work performed.

PERSONNEL CHARGES

123 NE 3RD AVE.
SUITE 310
PORTLAND, OR
97232

HOLSTARC.COM

Principal	\$220.00/hour
Project Manager	\$180.00/hour
Project Designer	\$180.00/hour
Project Architect	\$180.00/hour
BIM Coordinator	\$180.00/hour
Inclusive Design Facilitator	\$150.00/hour
Architect / Designer	\$130.00/hour
Project Accountant	\$180.00/hour

EFFECTIVE THROUGH DECEMBER 2023



City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF APRIL 11, 2023
MOUNTAIN OVERLAY DESIGN REVIEW DISCUSSION

INTRODUCTION AND BACKGROUND

The City of Ketchum Planning and Building Department have seen an increase in redevelopment and new development within the Mountain Overlay (MO) district in the past few years generally on the city's more complex sites that are mostly in areas of 25% slopes or on sites where previous development has occurred that has shaped the site in a specific way. This is likely a result of the high amount of growth and development the city experienced during COVID and the limited number of parcels available for development within the city limits. Developments within the MO district require design review and must show compliance with not only the design review improvements and standards listed in 17.96, but also the standards and criteria outlined in 17.104.070.A. When working with more complex sites and development proposals, the MO design review criteria becomes difficult to navigate as each site is unique and some of the criteria are very broad.

The purpose of the MO district is to:

- A. To protect the public health, safety and welfare of inhabitants of hillside areas;
- B. To encourage land uses harmonious with existing natural resources;
- C. To prohibit detrimental alteration of existing topography and terrain, leaving hillsides generally open and unobstructed, to prohibit scarring by roadways;
- D. To protect natural land features and wildlife habitat;
- E. To minimize or prohibit alteration of hilltops, rock outcrops, knolls and ridges;
- F. To facilitate adequate provision of public services and facilities (i.e., water and sewer, and police, fire and ambulance protection) through standards appropriate to local conditions;
- G. To minimize or prohibit detrimental effects on the natural topography, geology, soils, drainage, wildlife and vegetation;
- H. To carry out provisions contained in Ketchum's comprehensive plan;
- I. To minimize the visual impact of building sites and access drives that are significantly higher than the vast majority of building sites in Ketchum;
- J. To protect hillsides in Ketchum which are physically and topographically unique due to their present lack of access roads and thus their lack of development;
- K. To ensure preservation of hills, ridges, ridgelines and their natural features which are visible from the valley floor from obstruction by development;
- L. To direct building away from the higher elevations; and
- M. To assure the property owner is not deprived of economically viable use of his/her property.

There are 16 MO design review criteria that seek to influence the design and construction of the projects within the district that were developed to implement the purpose statements outlined. A full list of the criteria can be found in Attachment A. The Planning and Zoning Commission have adopted two interpretations that relate to the design review criteria, however, further clarity of the goals and objectives of the Planning and Zoning Commission for projects within the MO district are necessary to:

- Facilitate productive conversations between staff and applicants during the review process
- Provide direction and guidance to applicants of how the design review criteria is applied to previously disturbed sites and undisturbed sites

- Provide clarity on certain terms contained within the criteria and what those terms apply to

Below is some background on the history of the MO district and design review criteria. Staff has also provided an analysis of certain criteria and code interpretations that could be clarified and how staff is currently advising applicants. Staff requests the Commission review the analysis and provide feedback on each.

BACKGROUND

The city's origin of regulating hillside development was contained within the subdivision regulations until the City of Ketchum first created the Mountain Overlay Zone District, review process, and criteria through Emergency Ordinance 502 in March 1989. The subdivision and zoning regulations continue to work in tandem to address hillside development but have been amended numerous times in the past to respond to development trends. Most of the review criteria was the same in 1989 as it is today, however, the following amendments have been made since initial adoption:

- 2001 – boundaries of the Mountain Overlay Zone District were expanded
- 2001 – language in criteria #2 and #9 were amended and criteria #14 was added
- 2006 – Designation of specific areas as significant landmarks and addition of criteria related to preservation of significant landmarks
- 2018 – Allowance of below grade structures in setbacks with specific criteria

In adopting Ordinance 502, the city found that orderly development of hillside areas is vital to the public interest and that the city should regulate access to, erosion of, damage from and construction on hillsides. This effort was found to be in the interest of the health, safety, and welfare of the public and that regulations should be put in place.

The 2014 City of Ketchum Comprehensive Plan outlines core values of the community and a policy framework that assists the city in strengthening those values as the community grows over time. "Community Character" is one of the ten values outlined in the plan that speaks directly to development on the hillsides stating, "Protecting and enhancing the visual character of our community gateways, the undeveloped hillsides, and night skies is a priority." The plan also states that "Unobstructed views exist in every direction in large part due to Ketchum's wide streets and lack of hillside development. These environmental features and resources sustain our economy and are why many people choose to live in Ketchum."

Policy CD-2.2 Mountain Overlay Zone outlines the city should "Continue to protect hillsides within the City and Area of City Impact from further development. Enforce and encourage strengthening of the Mountain Overlay standards of the City and County by using a variety of techniques such as clustering at lower elevations, creating conservation easements, or purchasing private property on hillsides." Policy CD-2.4 Development Designed for Natural Feature Preservation outlines the city should "Protect and incorporate natural features into newly developing areas. Conserve the natural patterns of streams, ridgelines, topography, riparian areas, and wildlife habitat areas."

Preservation of hillsides in and around Ketchum has been a north star for land use and development policies for a very long time. Providing additional guidance on how the criteria are applied will assist property owners and developers in creating projects that meet the criteria and reinforce the importance of this critical asset.

ANALYSIS

The 16 MO design review criteria could be lumped into four general buckets including:

- Access and Service availability
- Building and fire code compliance
- Preservation of landscape features and significant landmarks
- Visual Impact
- Site Disturbance (horizontal and vertical)

In addition, the Planning and Zoning Commission have made interpretations in the last year regarding the allowance of pools in the MO district and redevelopment of previously disturbed sites within the MO district. Staff believes that further discussion and clarification on criteria #1, #2, #9, #14, #16 and certain elements of the two interpretations would help both staff and applicants navigate the complexities of MO district design review.

Criteria #14 – Excavations/Fills/Disturbance

Criteria #14 states “Excavations, fills and vegetation disturbance on hillsides not associated with the building construction shall be minimized.” Staff and applicants often discuss the merits of what is considered “building construction” applicants argue that all site improvements including the building, driveway, hardscape, and softscape are part of “building construction”. However, staff has generally approached the scope of building construction to be that of the buildings itself and associated access walkway and driveway improvements to access the building. Exterior amenities such as pools, hot tubs, outdoor patios and hardscape treatments, and landscaping not necessary for revegetation are generally seen as improvements outside the building construction that should be minimized. The Commission has adopted criteria for pools within the MO district as further discussed later in this report. Staff and applicants also frequently discuss the appropriateness of landscaping improvements outside revegetation of disturbed areas from “building construction” as further discussed below. Generally, staff has discouraged landscaping outside revegetation of disturbed areas in an effort to preserve the natural vegetation and open hillside landscapes as outlined in the MO district purpose statements.

Criteria #9 – Disturbance For Roadways and Revegetation

Criteria #9 states “Cuts and fills allowed for roadways shall be minimized; lengths of driveways allowed shall be minimized; all cuts and fills shall be concealed with landscaping, revegetation and/or natural stone materials. Revegetation on hillsides with a clear zone of 30 feet around all structures is recommended. Said clear zone shall include low combustible irrigated vegetation with appropriate species, on file with the Ketchum Planning Department. Revegetation outside of this clear zone should be harmonious with the surrounding hillsides.” Most of this criterion is fairly straightforward except for the last sentence which speaks to revegetation of hillsides outside the clear zone.

The term “revegetation” would apply to landscaping of disturbed areas from construction activities; however, the criteria has been applied to new landscape improvements on hillsides that are not a result of construction disturbance from “building construction” but are desires of property owners to have more formal or attractive landscaping around their homes. Staff and applicants frequently discuss the appropriateness of trees and formal planting plans proposed on hillsides that are predominantly low-lying sagebrush, other native shrubs, and hearty grasses. The design review criteria in Chapter 17.96 encourages landscape plans that feature drought tolerant native species, but the location and extent of the landscaping is guided by the MO district design review criteria. Generally, staff has discouraged the inclusion of extensive landscaping outside the clear zone and recommended applicants stick to planting plans the mimic the surrounding hillsides.

Criteria #1 and #2 – Visual Impacts

Criteria #1 and #2 reference “public vantage points entering the city or within the city”. There is general agreement that public vantage points entering the city are from key vehicular and pedestrian corridors such as Hwy 75, Warm Springs Rd, and Sun Valley Rd. However, staff and applicants frequently discuss the relevant vantage points within the city. The criteria emphasizes “public vantage points”. Staff generally considers these to be public gathering areas and parks such as Town Square, Atkinson Park, Little Park, Forest Service Park, and areas along the regional bike path. Generally, intersections within residential neighborhoods in public rights of way have not been considered “public vantage points”. Neither has visibility from Dollar Mtn or Baldy.

Criteria #14 and #16

Criteria #14 states that “excavations....shall be minimized” and Criteria #16 states that underground encroachments into setbacks may be permitted under certain criteria. Staff and applicants often debate the importance of minimizing vertical excavations for below grade improvements to meet design review criteria. Many of the purpose statements and numerous other MO design review criteria specifically reference mitigation of visual impacts and limits of disturbance of the hillside, however, these two criteria are the only ones that address below grade improvements and can potentially contradict one another. Applicants also make the argument that cutting into the hillside is a way of mitigating visual impacts as it allows for the building to be nestled into the hillside rather than sitting on top. In some instances, excavation is necessary to meet the requirements of criteria #6 and #4 (building and fire code compliance) as driveway grades need to be less steep for emergency access. Siting buildings lower on hillsides shortens the distance to buildings and lessens the grade of driveways but may require a deeper excavation down to settle the building into the hillside. Generally, when conflicting criteria arise based on specific site constraints, staff have prioritized visual disturbance and emergency service needs over concerns related to depth of excavation. Staff have been supportive of stepping buildings into the hillside but have discouraged the placement of basements as the additional excavation necessary to accommodate the basement does not contribute to the goals of mitigating visual impacts.

Interpretation - Redevelopment of Hillside Lots

The Commission has adopted an interpretation of how to evaluate redevelopment of hillside lots, meaning lots that already have a building and hillside disturbance. In the city’s subdivision ordinance (Title 16), development of areas with 25% slopes is only permitted in limited situations through a waiver. However, in the zoning regulations (Title 17), there are no limitations on development of 25% slopes except for the MO design review criteria. Because of these differences, restrictions of development on 25% slopes is only enforceable if a property is going through a subdivision process. Most redevelopment of MO district property does not include a subdivision and therefore only the MO design review criteria applies.

The following directions were provided in the interpretation.

- If the property configuration is proposed to be modified (lot line adjustment, lot consolidation etc.), then the new property configuration must establish a building envelope on the lowest portion of the property. Existing non-conforming building footprints are not permitted to be redeveloped outright. If a more compliant alternative at a lower elevation on the hillside property exists, the new home must be sited in the more suitable area for redevelopment.
- If the property configuration is not being altered or changed, then a new home may be constructed at the Commission’s discretion through Mountain Overlay Design Review provided that the project does not exceed the height or limits of disturbance of the existing non-conforming home. The building footprint shall conform as close as possible to the existing building.

Staff are often in discussions with applicants on the interface between the building footprint and the full limits of disturbance on the site. Applicants represent that disturbance related to building construction is very similar as disturbance related to over lot grading and landscaping and that the two should be treated the same. Applicants also argue that constricting a new building footprint to the footprint of the pre-existing building is unreasonable as there may be opportunities to better site the building in a different location based on size and design. Staff have also seen increases in requests to further excavate into 25% slopes on previously disturbed sites to accommodate different configurations and/or larger buildings.

Staff believes both interpretation statements directly relate to criteria #10 which states “Are there other sites on the parcel more suitable for the proposed development in order to carry out the purposes of this section.” Staff believes the purpose of the interpretation is to imply that previously disturbed areas are more suitable for development than undisturbed areas. If the Commission agrees, then clarity should be provided as to the importance or difference between disturbance related to building construction and that of overall site

disturbance. In general, staff believes that focusing on the existing disturbed area as a whole would provide some flexibility in redevelopment but would deter further excavation into 25% slopes. To date, staff has indicated to applicants that further excavation into hillsides where a reasonable amount of development area exists does not meet the MO design review criteria and should be avoided.

Interpretation - Pools

The Planning and Zoning Commission adopted criteria for pools in 2022. Much of the discussion was related to pools impact on wildlife and whether pools should be permitted in the MO district or the city as a whole. The criteria adopted is as follows:

1. Adding the footprint of the pool to the building coverage of the lot does not take the building coverage of the project over the permitted building coverage requirement.
2. The project site must be disturbed from previous development therefore the pool causes minimal disruption to the project site.
3. Prior to issuance of the building permit, the applicant must demonstrate that the pool cover is sufficient to withstand the weight of wildlife and the pool does not endanger wildlife.
4. Pool construction shall not excavate into a hillside and shall not have a visual impact on the hillside.
5. Pool size shall be minimal in size and not cause disruption to the hillside.

In staff's application of these criteria on new projects, we generally explain the guidance in relation to MO design review criteria #14 that states excavations outside of building construction should be minimized. This is specifically true for items 1, 4, and 5. As outlined above, clarity of what "building construction" includes will be helpful in this discussion. The criteria states anything outside building construction should be minimized, however, there isn't much guidance on what is reasonable and what is not. The guidance above for pools would imply that pools could be considered building construction provided they meet the guidance. However, staff and applicants frequently discuss the reasonableness of item 2. Applicants argue that this criterion is not logical and that it isn't fair to allow pools on some MO overlay properties and not others.

Staff also have frequent discussions with applicants on guidance #4 above. Applicants generally agree that the pool should not have a visual impact as that relates to criteria #1 and #2 discussed above. However, all pools are excavated into hillsides if they are below grade, which most are. There generally isn't a desire of property owners to construct pools that sit on top of existing grade aesthetically and one would argue that could create a potential visual impact depending on the location of the pool. Similar conversations are had on guidance #5, all pools would cause disruption to the hillside either through the clearing of existing vegetation or grading to set the pool into the hillside. Staff generally notes that the term disruption is a synonym for disturbance, but the degree of acceptable disturbance or excavation is not clear.

Generally, staff and applicants agree with the intent of item 3, however, evaluating the latter portion of the item that states "and the pool does not endanger wildlife" seems a bit duplicative. The surety that a pool cover is being implemented that can withstand the weight of wildlife in and of itself is the proof that the pool does not endanger wildlife. It is unclear what other impacts to wildlife pools have and therefore this element of the criteria is difficult to explain to applicants.

Summary

In general, staff believes the MO design review criteria and interpretations contribute positively to the review of development within the MO district. However, some of the criteria and interpretations don't quite align which causes confusion for staff and the applicants. This results in tension between staff and applicants and complicates the decision-making parameters for the Commission. At the meeting, staff will provide a graphic overview of how the design review criteria and the interpretations interface to aid in the discussion.

NEXT STEPS

As discussed during the scoping of the interim ordinance discussions, an overhaul of the mountain overlay design review criteria will be helpful. However, that effort is very detailed and warrants a larger community conversation appropriate during the comp plan/code rewrite. In the meantime, staff believes that providing some clarity on the items above will be sufficient for the time being. Based on the Commission's feedback, staff will consolidate and revise the MO design review interpretations and include additional interpretations to provide clarity to the criteria outlined in code.

ATTACHMENTS:

A: Mountain Overlay Design Review Criteria



City of Ketchum

Attachment A: Mountain Overlay Design Review Criteria

17.104.070 Mountain Overlay design review.

Design review applications shall be made and processed according to the regulations contained in chapter 17.96 of this title and as follows:

- A. *Criteria and standards.* The following list of criteria and those contained in chapter 17.96 of this title must be considered and addressed by each applicant seeking design review approval. The Commission will use this list of design review criteria along with that contained in chapter 17.96 of this title as a basis to determine whether a project is to be approved, approved with conditions or denied:
1. There shall be no building on ridges or knolls which would have a material visual impact on a significant skyline visible from a public vantage point entering the City or within the City. "Material", as the term is used herein, shall be construed in light of the magnitude of the negative impact on the objectives of this section;
 2. Building, excavating, filling and vegetation disturbance on hillsides which would have a material visual impact visible from a public vantage point entering the City or within the City shall be minimized. "Material", as the term is used herein, shall be construed in light of the magnitude of the negative impact on the objectives of this section;
 3. Driveway standards as well as other applicable standards contained in title 12, chapter 12.04 of this Code shall be met;
 4. All development shall have access for fire and other emergency vehicles to within 150 feet of the furthest exterior wall of any building;
 5. Significant rock outcroppings shall not be disturbed;
 6. International Building Code (IBC) and International Fire Code (IFC) and Ketchum Fire Department requirements shall be met;
 7. Public water and sewer service shall comply with the requirements of the City;
 8. Drainage shall be controlled and maintained to not adversely affect other properties;
 9. Cuts and fills allowed for roadways shall be minimized; lengths of driveways allowed shall be minimized; all cuts and fills shall be concealed with landscaping, revegetation and/or natural stone materials. Revegetation on hillsides with a clear zone of 30 feet around all structures is recommended. Said clear zone shall include low combustible irrigated vegetation with appropriate species, on file with the Ketchum Planning Department. Revegetation outside of this clear zone should be harmonious with the surrounding hillsides;
 10. Are there other sites on the parcel more suitable for the proposed development in order to carry out the purposes of this section;
 11. Access traversing 25 percent or greater slopes does not have significant impact on drainage, snow and earthslide potential and erosion as it relates to the subject property and to adjacent properties;
 12. Utilities shall be underground;
 13. Limits of disturbance shall be established on the plans and protected by fencing on the site for the duration of construction;
 14. Excavations, fills and vegetation disturbance on hillsides not associated with the building construction shall be minimized; and

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15. Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.
 16. Encroachments of below grade structures into required setbacks are subject to subsection 17.128.020.K of this title and shall not conflict with any applicable easements, existing underground structures, sensitive ecological areas, soil stability, drainage, other sections of this Code or other regulating codes such as adopted International Code Council Codes, or other site features concerning health, safety, and welfare.
- B. *Application information.* Information to be submitted with the application shall include, but not be limited to, topography of sufficient detail to represent slope of land, significant rock outcrops, cuts and fills required and similar features; elevations of proposed building pads and public streets providing access, private access drives; preliminary utility extension plans, drainage plans and driveway plans; and description of proposed drilling or blasting, if any. On site information may be required prior to any on site visit to the subject property by the Commission. Such information may include stakes marking boundaries of buildings, centerlines of access drives or other elements of the proposal, and/or poles illustrating proposed heights of structures, and also may include recent photographs evidencing impact(s) of the proposed development from various vantage points.
- C. *On site review.* On site review by the members of the Commission is required prior to taking action on said design review application. Extreme weather conditions or inordinate depth of snow may cause the Commission to delay said on site review not more than 180 days.

(Ord. 1135, 2015; Ord. 1186, 2018)