



CITY OF KETCHUM, IDAHO REGULAR CITY COUNCIL MEETING

Monday, July 20, 2020, 4:00 PM

480 East Avenue, North, Ketchum, Idaho

Agenda

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

If you would like to comment on a PUBLIC HEARING item, please submit your comment to participate@ketchumidaho.org by noon the day of the meeting. Comments will be provided to the City Council.

If you would like to phone in and provide comment on a PUBLIC HEARING item on the agenda, please dial the number below. You will be called upon for comment during that agenda item

If you would like to provide comment on a PUBLIC HEARING item on the agenda in person, you may speak to the Council when called upon but must leave the room after speaking and observe the meeting outside City Hall.

Dial-in: 1 346 248 7799

Meeting ID: 966 7325 2721

- CALL TO ORDER: By Mayor Neil Bradshaw
- ROLL CALL
- COMMUNICATIONS FROM MAYOR AND COUNCILORS
 1. Proclamation - Americans with Disabilities Act Awareness Day
- CONSENT AGENDA: Note: **(ALL ACTION ITEMS)** The Council is asked to approve the following listed items by a single vote, except for any items that a Councilmember asks to be removed from the Consent Agenda and considered separately
 2. Approval of Minutes: Regular Meeting July 6, 2020
 3. Authorization and approval of the payroll register
 4. Authorization and approval of the disbursement of funds from the City's treasury for the payment of bills in the total sum of \$639,323.65 as presented by the Treasurer
 5. Recommendation to approve Wine & Liquor License for Sun Valley Culinary Institute - Director of Finance & Internal Services Grant Gager
 6. Recommendation to Approve Annual Alcohol Beverage Licenses - Director of Finance & Internal Services Grant Gager
 7. Recommendation to approve Final Plat for Roberts Brothers Town House Subdivision at 108 Fir Drive--City Administrator Suzanne Frick

- 8. Recommendation to approve Exceedance Agreement 20491 for Mountain Land Design at 111 North Washington Avenue--City Administrator Suzanne Frick
- 9. Recommendation to approve Final Plat for Phase Three of the Onyx and Leadville subdivision--City Administrator Suzanne Frick
- NEW BUSINESS (no public comment required)
 - 10. ACTION ITEM: Consideration and approval of park reservations and special events - Special Events Manager Julian Tyo
 - 11. ACTION ITEM: Consideration of options allowing scooters in the Skate Park - Special Events Manager Julian Tyo
- PUBLIC HEARING
 - 12. ACTION ITEM: Recommendation to approve Preliminary Plat for the Bavarian Village Town Homes located at 112 Rember Street--City Administrator Suzanne Frick
- EXECUTIVE SESSION
 - 13. Discussion Pursuant to 74-206 (1) (f)
- ADJOURNMENT

If you need special accommodations, please contact the City of Ketchum in advance of the meeting.

This agenda is subject to revisions and additions. Revised portions of the agenda are underlined in bold.

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Thank you for your participation.

We look forward to hearing from you



City of Ketchum

PROCLAMATION

Americans with Disabilities Act Awareness Day

- Whereas,** some 57 million Americans, including 304,000 Idahoans, have disabilities which have also caused many to undergo indignities of discrimination; and
- Whereas,** on July 26, 1990, President George H. Bush signed into law the Americans with Disabilities Act (ADA) to ensure the civil rights of people with disabilities; and
- Whereas,** it is the purpose of this Act to provide a clear and comprehensive national mandate for the elimination of discrimination against individuals with disabilities in all vital areas of society; and
- Whereas,** it is also the purpose of this Act to provide clear, strong, consistent, enforceable standards addressing discrimination against individuals with disabilities; and
- Whereas,** the ADA has expanded opportunities for Americans with disabilities by reducing barriers and changing perceptions, and promoted full participation in community life; and
- Whereas,** despite progress over the past 30 years, people with disabilities still have higher poverty rates and lower employment and educational outcomes than those without disabilities; and
- Whereas,** the City of Ketchum is committed to working toward providing the most integrated, least restrictive environments for people with disabilities and their families to have an equal opportunity to participate as active, productive and independent citizens in our town; and
- Whereas,** it is fitting and appropriate to recognize this date and to heighten public awareness of the 30th anniversary of the Americans with Disabilities Act.

NOW, THEREFORE, I, Neil Bradshaw, Mayor of the City of Ketchum, do hereby proclaim July 26, 2020 to be Americans With Disabilities Act Awareness Day in the City of Ketchum and do hereby affirm that the City will remain committed in our efforts to fully implement the ADA.



CITY OF KETCHUM, IDAHO CITY COUNCIL MEETING

Monday, July 06, 2020, 4:00 PM

480 East Avenue, North, Ketchum, Idaho

Minutes

In recognition of the Coronavirus (COVID-19), members of the public may observe the meeting live on the City's website at ketchumidaho.org/meetings. If you would like to comment on an agenda item, please submit your comment to participate@ketchumidaho.org by noon the day of the meeting. Comments will be provided to the City Council.

- **CALL TO ORDER:** By Mayor Neil Bradshaw
Mayor Neil Bradshaw called the meeting to order at 4:00 p.m.

- **ROLL CALL**
PRESENT
Mayor Neil Bradshaw
Council President Amanda Breen
Councilor Michael David – present via video conference
Councilor Courtney Hamilton
Councilor Jim Slanetz

ALSO PRESENT

City Administrator Suzanne Frick
Director of Finance & Internal Services Grant Gager
City Attorney Matt Johnson – present via video conference

- **COMMUNICATIONS FROM MAYOR AND COUNCILORS**

Council President Amanda Breen voiced her concerns regarding not seeing the 20/21 budget and would like more time to review and does not want to be rushed. Mayor Neil Bradshaw advised that this has been pushed back from normal schedule and been previously discussed with council and will be coming to council in July and August.

Mayor Neil Bradshaw advised that item 10 on the agenda will be tabled.

Mayor Neil Bradshaw thanked all of staff for making it a calm and safe 4th of July. As we go into the summer season, he wishes everyone to be safe.

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

Councilor Jim Slanetz pulled items 8 and 9 and Councilor Courtney Hamilton pulled item 4.

1. Approval of Minutes: Special Meeting June 15, 2020
2. Approval of Minutes: Special Meeting June 26, 2020

3. Authorization and approval of the payroll register
4. Authorization and approval of the disbursement of funds from the City's treasury for the payment of bills in the total sum of \$429,913.90 as presented by the Treasurer.

Councilor Courtney Hamilton questioned the banner charge. Mayor Neil Bradshaw explained there were 2 banners. She questioned if those expenses will be reimbursed because of COVID and Mayor Bradshaw advised that they would.

Motion to approve the bills.

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

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

5. Recommendation to approve Annual Beer, Wine & Liquor Licenses - Director of Finance & Internal Services
6. Recommendation to award contract 20488 to Atlas MTI for fire station testing and inspection services
7. Recommendation to Amend Resolution 19-025 to change the Planning and Zoning Commission meeting time and day.

Motion to approve items 1-3 and 5-7.

Motion made by Councilor Slanetz, Seconded by Councilor Hamilton.

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

8. ACTION ITEM: Recommendation to approve Encroachment Agreement 20482 for 711 Washington and Agreement 20485 for 811 Warm Springs with Century Link Communications.
9. ACTION ITEM: Recommendation to approve Encroachment Agreement 20481 for 120 2nd Ave and 20484 for 811 Warm Springs Rd. with Cox Communications.

Councilor Jim Slanetz asked if the encroachments in items 8 & 9 are underground. City Administrator Suzanne Frick explained the placement of the lines and advised that pedestals will be above ground. Jim Slanetz voiced concern about things above ground. Suzanne Frick explained that we will have encroachment agreements for these types of services going forward.

Motion to approve 8 & 9

Motion made by Councilor Hamilton, Seconded by Councilor Slanetz.

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

- NEW BUSINESS (no public comment required)
10. Discussion regarding policing protocol - Mayor Neil Bradshaw

Mayor Neil Bradshaw advised this was asked to be put on the agenda by Council President Amanda Breen. Amanda Breen advised the public of her disappointment that the Sheriff's department would not be present at the council meeting. A private meeting will be set up with 2 council members and the Sheriff. Councilor Courtney Hamilton agreed that she is disappointed as well saying that this is an important topic and she

would like to be part of that conversation. Council President Breen and Councilor Hamilton will present back to the Council after their meeting.

11. ACTION ITEM: Recommendation to adopt Resolution 20-016 or Public Health Emergency Order 20-03 enacting face protective measures

Mayor Neil Bradshaw introduced this topic and asked council for approval of a Resolution or a Public Health Order. Mayor Bradshaw thanked the public for their input on this topic saying there has been a broad spectrum of views and all opinions are part of the public record. He showed the posters that have been placed around town and talked about the education process that has been done. This is a time to come together as a community. He does not want to require a situation that is difficult to enforce and suggested a resolution. He worries that a mandate could lead to frustration on both sides. He talked about the common goal for the community and about the calls and emails he has received. Mayor Neil Bradshaw talked about the process saying it has been a good process. The council will decide, and he will support their decision and he is confident we will come to the right decision.

Council President Amanda Breen thanked Mayor Bradshaw for his comments, but she feels that a resolution is a waste of time and would like an emergency order. She talked about the recommendations behind the masks and stated that we are not the first city to consider this. She talked about all the states, counties and cities that have discussed it and about the business owners who have contacted her stating they all request an emergency order. They are frustrated with customers and are experiencing verbal abuse. Other cities have had good compliance. Amanda Breen went onto talk about enforcement, saying It is an educational approach. Warnings need to be given and tickets written after the 2nd offense. She understands that police are in jeopardy if they must enforce but so are all business owners and their employees. She talked about her public health concerns saying a temporary mask mandate order is the least obtrusive. The last thing she wants to do in a month is to issue an order to close businesses again. She believes that an order is necessary and urged council to agree.

Councilor Jim Slanetz agrees with Council President Amanda Breen to a certain point. He questioned how much protection the mask gives. He thinks the resolution is great and does not want a mandate. Jim Slanetz stated this is not enforceable in a good way. He thinks masks are a good idea, but not as a mandate.

Councilor Courtney Hamilton agrees with Council President Breen. A resolution is status quo. There are a lot of people in our community who feel unsafe because of the lack of mask wearing. She agrees that business owners would like their backing. If things get shut down again, we will lose a lot. The interesting line with this is you are protecting other people by wearing a mask. People are not embracing this. The CDC is recommending you require face coverings. A lot of people are at risk. She talked about people inside buildings breathing in recycled air. She wants to get the message out to the visitors that we care, and this is bigger and very important to our community. Courtney Hamilton stated that this will help the economy because people will feel safe to go out and spend. She talked about the importance of hospital beds in Twin Falls and Boise if we needed them. This is a public health issue and it is an easy thing to put on a mask when going to the grocery store. It is a much better alternative than closing the town.

Councilor Michael David thanked all of council for their remarks. He thinks the efforts taken by the city up to this point have been very effective. He talked about the compliance of those wearing masks and agrees with Councilor Jim Slanetz. The numbers were discussed. It is good to take this measure, and it is better to be safe than sorry. Michael David talked about 6 ft distancing being the most effective. He is going to side on

the side of the mandate. He talked about anxiety of masks as well as the strong message the Health Order will send as well as practicing cleanliness in putting the mask on and off. He would like to calm the public.

Fire Chief Bill McLaughlin advised that mask wearing is effective in our community and that wearing a mask is important. We are watching the increases around the state. Statewide it is 300 cases a day and 1.4 a day locally. It is not affecting our healthcare workers or our hospitals, and there is no significance spread in the community. We are just not seeing the 2nd surge happening in our community. Councilor Jim Slanetz questioned how many people we are testing. Bill McLaughlin explained they are low. Not many people are getting tested unless they have symptoms. He advised that it was a very quiet 4th of July weekend for the Fire Dept.

Council President Amanda Breen questioned, when the out of town guests are tested, where that gets reported? Fire Chief Bill McLaughlin advised that they get recorded in their hometown.

Mayor Neil Bradshaw asked Councilor Amanda Breen about the wording in the Health Order. Amanda Breen stated on Page 2, 2nd Whereas, there is a typo. City of Hailey's Health order was discussed as well as Indoor socially distanced and outdoor wording. Councilor Michael David believes that the 6' distancing is important. He said the mask should not be required if you can keep 6 feet apart. Mayor Bradshaw talked about being consistent with all the jurisdictions to avoid complications. Councilor Courtney Hamilton supports the order as written with Amanda Breen's correction. Restaurant etiquette was discussed. Councilor Jim Slanetz reiterated his disapproval of the mandate. Michael David said being consistent is the most important thing. Amanda Advised the State should be taking leadership. She talked about construction places not being a public place and encouraged mask wearing in the construction industry.

Councilor Courtney Hamilton appreciates all the education the city has done. She hopes they continue the education process even with the mandate and encouraged everybody to be kind and welcoming in our community. Councilor Jim Slanetz thinks this will have a pulverizing effect and that is why he is against this mandate. Council President Amanda Breen said she understands Councilor Slanetz's point of view but feels a lot of business owners will sleep better tonight with this mandate.

Councilor Michael David reiterated what Councilor Courtney Hamilton was talking about. He said he has never experienced the unkindness that this topic has brought out in people. It does not help when people are so unkind. We need to ban together on this. We hope that the people who are this vocal will be here when we talk about affordable housing issues.

Mayor Neil Bradshaw thanked the council and the public for sharing their views. He talked about kindness and respect. He urged everybody to stay healthy. He talked about the passion of this topic and he looks forward to making this a calmer, safer place for all.

Council President Amanda Breen asked to change the sign on the highway to say masks required.

Motion to adopt public health emergency order 20-03 with typo correction on page 2 and with the addition of outdoor public space.

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

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

Voting Nay: Councilor Slanetz

12. ACTION ITEM: Consideration and approval of park reservations and special events –Special Events Manager Julian Tyo

Mayor Neil Bradshaw advised that several special events are up for approval. He asked for questions and comments. Councilor Courtney Hamilton advised that some wording would need to be changed to say masks are required when social distancing. Councilor Jim Slanetz questioned the approval of these events with the new Health order that was just approved. The challenges for these events were discussed.

Motion to approve special events applications for the Sawtooth Brewery Tuesday Trivia Night, the Community Library Hemmingway Distinguished Lecture, the Tugboat Institute, the Girl Scouts of Silver Sage Council and the Schubert Baby Shower

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

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

13. ACTION ITEM: Consideration and direction to staff concerning Electric Vehicle Charger Operations - Mayor, Neil Bradshaw

Mayor Neil Bradshaw advised that in the past we charged for this service and currently it is free. Some members of the public believe it should not be free and others believe it should be. He asked council for direction on how to move forward.

Councilor Jim Slanetz advised in the past he was always in favor of charging for it. Councilor Courtney Hamilton asked why this is coming up now? City Administrator Suzanne Frick advised that the charging station has been closed during COVID for city reasons and Mayor Neil Bradshaw advised we did not want people handling the equipment. Suzanne Frick explained that the public voiced concerns over people from out of town using the free equipment. Courtney Hamilton believes it is a very important public asset and it is great to offer it free if we can, but if others think it would be more of a benefit to charge, she is ok with it. Mayor Neil Bradshaw advised of the cost of the equipment. Councilor Jim Slanetz questioned what the rate of return on investment would be. Grant Gager, Director of Finance & Internal Services advised of the trend for the demand at this time. He also advised that the parking is monitored. The council debated locals vs. visitors use.

Councilor Courtney Hamilton is in full support of electric vehicles. Mayor Neil Bradshaw advised he is in support of putting in the equipment. Councilor President Amanda Breen is in favor of the \$2,500 charge for equipment. Councilor Jim Slanetz suggested a donation box. Councilor Michael David said the charging station may bring people to Ketchum for just the afternoon. He agrees with the donation box and would like more charging locations installed throughout the city stating that it is an incentive that brings people to our community.

It was agreed among Mayor and council to install a donation box and check back in a few months.

- EXECUTIVE SESSION

14. Discussion pursuant to 74-206 (1) (a)

Motion to go into Executive pursuant to Idaho Code 74-206 (1) (a)

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

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

Motion to come out of Executive Session at 5:46 p.m.

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

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

15. ACTION ITEM: Consideration and potential approval of Employment Agreement

Motion to approve the City Administrator Employment agreement

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

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

Mayor Neil Bradshaw advised that Jade Riley will be the next City Administrator for the City of Ketchum. A press release will be sent out shortly. Current City Administrator Suzanne Frick was going to retire in August but will be staying on as Planning Director and Executive Director of the KURA. He welcomed Jade Riley to the community and thanked council for the approval of the contract.

- ADJOURNMENT

Motion to adjourn at 5:49 p.m.

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

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

Neil Bradshaw, Mayor

Robin Crotty, City Clerk

Report Criteria:

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

Vendor Name	Invoice Number	Description	Net Invoice Amount
GENERAL FUND			
01-3700-3600 REFUNDS & REIMBURSEMENTS			
COMMUNITY LIBRARY	071020	Visitors Center Window Advertising Refund	75.00
IDAHO BASECAMP	071520	Park Reservation Refund	400.00
MOUNTAIN LAND DESIGN	062720	Refund Inspections Portion of BP 19-108	8,486.00
Total :			8,961.00
LEGISLATIVE & EXECUTIVE			
01-4110-3200 OPERATING SUPPLIES			
US BANK	6235 062520	6235 - Covid Meeting Canopy	458.95
01-4110-4910 MYR/CNCL-TRAINING/TRAVEL/MTG			
US BANK	6235 062520	6235 - Zoom Subscription	199.90
US BANK	6243 062520	6243 - AIC Credit	225.00-
Total LEGISLATIVE & EXECUTIVE:			433.85
ADMINISTRATIVE SERVICES			
01-4150-3100 OFFICE SUPPLIES & POSTAGE			
GEM STATE PAPER & SUPPLY	1029495	Paper Supplies	299.20
PITNEY BOWES - RESERVE ACC	1015953666	Ink Pad Replacement	19.54
TREASURE VALLEY COFFEE INC	2160 06808455	splenda	15.90
UPS STORE #2444	070120	8040	10.00
US BANK	6243 062520	6243 - Folgers Coffee Bulk	27.71
US BANK	7926 062520	7926 - Laminating Pouches	24.65
US BANK	9642 062520	9642 - Laminating Pouches	24.11
US BANK	9642 062520	9642 - Thumb Drives	33.81
01-4150-4200 PROFESSIONAL SERVICES			
CASELLE, INC.	103245	Caselle Support & Maintenance	2,204.00
WESTERN RECORDS DESTRUCT	0494167	June Records Destruction	135.00
01-4150-4400 ADVERTISING & LEGAL PUBLICATIO			
EXPRESS PUBLISHING, INC.	10002196 0630	10002196 063020	401.96
01-4150-4800 DUES, SUBSCRIPTIONS & MEMBERSH			
ASSOCIATION OF IDAHO CITIES	10022	2021 AIC Membership Dues	1,142.00
ASSOCIATION OF IDAHO CITIES	10191	ICCTFOA Membership Dues	180.00
01-4150-5100 TELEPHONE & COMMUNICATIONS			
US BANK	6243 062520	6243 - 8 x 8	2,441.10
COX WIRELESS	047131901 062	047131901 062620	89.00
01-4150-5110 COMPUTER NETWORK			
KETCHUM COMPUTERS, INC.	17131	Computer Support	5,524.20
US BANK	6243 062520	6243 - GoDaddy	21.17
US BANK	9642 062520	9642 - Scanner Rollers	46.99

Vendor Name	Invoice Number	Description	Net Invoice Amount
01-4150-5150 COMMUNICATIONS			
EXPRESS PUBLISHING, INC.	10002196 0630	10002196 063020	347.58
US BANK	6235 062520	6235 - Mailchimp Communications	84.99
US BANK	6235 062520	6235 - Constant Contact Communications	9.50
US BANK	6235 062520	6235 - Shutterstock Communications	30.74
WINDYCITY ARTS, INC.	2020-372	Banner for Covid	1,066.00
01-4150-5200 UTILITIES			
IDAHO POWER	2203990334 07	2203990334 070920	35.09
IDAHO POWER	2206570869 07	2206570869 070920	10.50
INTERMOUNTAIN GAS	32649330001 0	32649330001 070120	44.69
01-4150-5900 REPAIR & MAINTENANCE-BUILDINGS			
LILY & FERN, LLC	3563	4th St. Flower Pots	1,199.05
MOSS GARDEN CENTER	179441	Flower Pot Flowers	639.94
US BANK	6235 062520	6235 - Hand Sanitizing Wipe Refill Dispenser Stand	1,688.30
US BANK	6235 062520	6235 - Sanitizing Wipes	195.00
01-4150-6500 CONTRACTS FOR SERVICES			
GALENA ENGINEERING, INC.	1318.184 20455	Warm Springs Bridge Scour Maintenance	3,952.80
Total ADMINISTRATIVE SERVICES:			21,944.52
LEGAL			
01-4160-4200 PROFESSIONAL SERVICES			
WHITE PETERSON	24892R 063020	General Services 24892R 063020	15,500.00
WHITE PETERSON	24892R 063020	Braken 24892R 063020	3,155.00
Total LEGAL:			18,655.00
PLANNING & BUILDING			
01-4170-4200 PROFESSIONAL SERVICES			
HARMONY DESIGN & ENGINEE	20041	RiskMAP Study Review	1,430.00
HARMONY DESIGN & ENGINEE	20042	City Bridge Project	156.25
01-4170-4210 PROFESSIONAL SERVICES - IDBS			
DIVISION OF BUILDING SAFETY	070720	June 2020 Building Permit Fees	23,445.87
01-4170-4500 GEOGRAPHIC INFO SYSTEMS			
BLAINE COUNTY (GIS)	366	4th Quarter Billing - GIS Salary	5,771.03
Total PLANNING & BUILDING:			30,803.15
FACILITY MAINTENANCE			
01-4194-3200 OPERATING SUPPLIES			
GEM STATE PAPER & SUPPLY	1025973-03	Poly Gloves	5.01
GEM STATE PAPER & SUPPLY	1029286	Paper Supplies	371.56
01-4194-3500 MOTOR FUELS & LUBRICANTS			
RIVER RUN AUTO PARTS	6538-154510	2-cycle Oil	71.76
01-4194-4200 PROFESSIONAL SERVICES			
EVANS PLUMBING INC	100591	History Museum Plumbing Services	137.50

Vendor Name	Invoice Number	Description	Net Invoice Amount
01-4194-5200 UTILITIES			
IDAHO POWER	2203313446 07	2203313446 070820	5.29
INTERMOUNTAIN GAS	32649330001 0	32649330001 070120	12.96
01-4194-6000 REPAIR & MAINT-AUTOMOTIVE EQUI			
LES SCHWAB	11700635682	1996 2500 Truck Brake Repair	625.65
01-4194-6950 MAINTENANCE			
A.C. HOUSTON LUMBER CO.	2007-647368	Sand Paper	9.18
A.C. HOUSTON LUMBER CO.	2007-648364	Ore Wagon Supplies	6.61
A.C. HOUSTON LUMBER CO.	2007-650765	Screws and Paint	5.79
CHATEAU DRUG CENTER	2239194	Face Masks	28.49
MOSS GARDEN CENTER	180318	Juniper	139.98
MOSS GARDEN CENTER	180666	Twist Tie Bond	3.99
MOSS GARDEN CENTER	181872	Supplies	27.99
MOSS GARDEN CENTER	183786	4th St. Flowers	42.34
RIVER RUN AUTO PARTS	6538-154869	Toggle Boot and Switch	12.25
US BANK	2022 062520	2022 - Wire Harness and Clamps	11.99
US BANK	2022 062520	2022 - Aluminum Fixed Ramp	97.00
US BANK	2022 062520	2022 - Diaphragm Pump	122.32
WEBB LANDSCAPING	B-IN-148039	Plants and Young Trees	750.00
Total FACILITY MAINTENANCE:			2,487.66
POLICE			
01-4210-3200 OPERATING SUPPLIES			
CHATEAU DRUG CENTER	2238204	USB Charger	14.24
DAVIS EMBROIDERY INC.	35850	CSO Embroidery	30.73
UNITED OIL	942816	39060 063020	69.71
DAY WIRELESS SYSTEMS	INV638482	CSO Radio Repair	384.85
01-4210-4200 PROFESSIONAL SERVICES			
KETCHUM COMPUTERS, INC.	17132	Computer Support - BCSO	837.00
Total POLICE:			1,336.53
FIRE & RESCUE			
01-4230-3200 OPERATING SUPPLIES FIRE			
CHATEAU DRUG CENTER	2243481	Trash Bags	4.74
RIVER RUN AUTO PARTS	6538-154716	Fire Coupler	3.99
US BANK	4977 062520	4977 - Soundcloud Subscription	72.00
01-4230-3210 OPERATING SUPPLIES EMS			
BOUNDTREE MEDICAL	83679691	Medical Products	126.00
BOUNDTREE MEDICAL	83681458	Medical Supplies	164.15
BOUNDTREE MEDICAL	83684882	Medical Supplies	261.76
CONTERRA	84713	Medic Bag	302.53
MCKESSON	09209493	Medical Supplies	187.86
NORCO	29623373	52355 063020	33.30
NORCO	29624435	54794 063020	220.50
ST. LUKES HEALTH SYSTEM	IN21969	Medical Supplies	32.75
HENRY SCHEIN	79472530	Medical Supplies	1,531.36
01-4230-4900 TRAINING/TRAVEL/MTG FIRE			
A.C. HOUSTON LUMBER CO.	2007-649133	Fire Drill Plywood	78.46

Vendor Name	Invoice Number	Description	Net Invoice Amount
IDAHO BUREAU OF EMS & PREP	00003557	ALS License Renewal - David O'Donnell	25.00
US BANK	4977 062520	4977 - Paramedic Recertification - Ed Binnie	25.00
01-4230-4920 TRAINING-FACILITY			
A.C. HOUSTON LUMBER CO.	2007-650338	Training Facility Supplies	10.88
IDAHO POWER	2224210258 07	2224210258 070620	19.27
PIPECO, INC.	S3816523.001	Training Facility Supplies	10.36
01-4230-5100 TELEPHONE & COMMUNICATION FIRE			
MTE COMMUNICATIONS	056983 070120	056983 070120	15.12
UPS STORE #2444	060120	7809	13.95
UPS STORE #2444	070120	7924	6.38
VERIZON WIRELESS	842054354 062	842054354 062320	20.00
01-4230-5110 TELEPHONE & COMMUNICATION EMS			
MTE COMMUNICATIONS	056983 070120	056983 070120	15.13
UPS STORE #2444	060120	7809	13.95
UPS STORE #2444	070120	7924	6.37
VERIZON WIRELESS	842054354 062	842054354 062320	20.01
01-4230-6000 REPAIR & MAINT-AUTO EQUIP FIRE			
ALSCO - AMERICAN LINEN DIVI	LBO11814005	5109 070620	29.75
CHATEAU DRUG CENTER	2240579	Shop Supplies	7.59
HUGHES FIRE EQUIPMENT, INC.	552322	Dual Bulb Socket	67.52
RIVER RUN AUTO PARTS	6538-155060	Diesel Exhaust Fluid	17.95
US BANK	4977 062520	4977 - Truck Mirror	124.84
01-4230-6100 REPAIR & MAINT--MACHINERY & EQ			
US BANK	4977 062520	4977 - Bike Repair	14.66
Total FIRE & RESCUE:			3,483.13
STREET			
01-4310-3200 OPERATING SUPPLIES			
BUSINESS AS USUAL INC.	151460	Lamination Supplies	65.70
GEM STATE PAPER & SUPPLY	1026481	Paper Supplies	46.99
US BANK	2022 062520	2022 - Outdoor Thermometer	11.27
US BANK	2022 062520	2022 - Wood Base Trimmer	51.69
US BANK	2022 062520	2022 - Coffee K-Cups	74.96
01-4310-4200 PROFESSIONAL SERVICES			
ROAD WORK AHEAD CONST. SU	TS-12658	Crack Seal Traffic Control	6,570.29
01-4310-4900 PERSONNEL TRAINING/TRAVEL/MTG			
US BANK	2022 062520	2022 - 4 Flagger Certifications	300.00
01-4310-5200 UTILITIES			
INTERMOUNTAIN GAS	32649330001 0	32649330001 070120	71.13
INTERMOUNTAIN GAS	32649330001 0	32649330001 070120	30.41
01-4310-6100 REPAIR & MAINT--MACHINERY & EQ			
A.C. HOUSTON LUMBER CO.	2007-651800	Pump Sprayer	58.58
LACAL EQUIPMENT, INC.	0324982-IN	Geovac Suction Nozzle	5,085.34
METROQUIP, INC.	PO4796	Geovac Parts	529.09
NAPA AUTO PARTS	019849	Diesel Fuel Pump	58.32
NAPA AUTO PARTS	020206	2 Way Ball for Roller	34.99
RIVER RUN AUTO PARTS	6538-154618	Belts	14.73

Vendor Name	Invoice Number	Description	Net Invoice Amount
RIVER RUN AUTO PARTS	6538-154942	Roller Bolt	3.05
RIVER RUN AUTO PARTS	6538-155086	Roller Parts	16.59
JACKSON GROUP PETERBILT	15755	Sander Rear Axle Repair	4,112.68
JACKSON GROUP PETERBILT	225201	Roller Parts	110.25
01-4310-6910 OTHER PURCHASED SERVICES			
NORCO	29623455	53271 063020	214.50
TREASURE VALLEY COFFEE INC	2160 06806956	COFFEE/Creamer	85.04
01-4310-6920 SIGNS & SIGNALIZATION			
A.C. HOUSTON LUMBER CO.	2007-648456	Sandwich Board Weights	5.18
ECONO SIGNS LLC	10-961071	Signage	579.85
01-4310-6930 STREET LIGHTING			
IDAHO POWER	2200059315 07	2200059315 070820	5.29
IDAHO POWER	2200506786 07	2200506786 070820	5.98
IDAHO POWER	2201174667 07	2201174667 070820	9.05
IDAHO POWER	2202627564 07	2202627564 070820	8.08
IDAHO POWER	2203027632 07	2203027632 070820	5.29
IDAHO POWER	2205963446 07	2205963446 070820	21.37
IDAHO POWER	2224304721 07	2224304721 070820	10.54
01-4310-6950 MAINTENANCE & IMPROVEMENTS			
A.C. HOUSTON LUMBER CO.	2007-650018	Mortar Mix	12.86
ANDERSON ASPHALT PAVING IN	74	Asphalt	18,178.88
COLOR HAUS, INC.	235520	White Paint	4.97
COLOR HAUS, INC.	235521	White Paint	29.82
IDAHO TRAFFIC SAFETY INC	192571	Road Striping	47,510.64
IMPERIAL ASPHALT LLC	4462	Slurry Seal Coat	12,180.00
CANYON EXCAVATION. LLC	1927	Sidewalk Repairs	16,280.50
Total STREET:			112,393.90
RECREATION			
01-4510-3100 OFFICE SUPPLIES & POSTAGE			
BUSINESS AS USUAL INC.	151427	supplies	40.00
01-4510-3200 OPERATING SUPPLIES			
US BANK	9642 062520	9642 - First Aid Supplies	217.10
US BANK	9642 062520	9642 - First Aid Supplies	19.00
01-4510-3250 RECREATION SUPPLIES			
CHATEAU DRUG CENTER	2233777	Supplies	11.94
US BANK	7926 062520	7926 - Laundry Bags	23.97
US BANK	7926 062520	7926 - Gardening Gloves	19.96
US BANK	7926 062520	7926 - Sports Equipment	80.10
US BANK	7926 062520	7926 - Hand Sanitizer	118.17
US BANK	7926 062520	7926 - Toilet Bowl Cleaner	5.97
US BANK	7926 062520	7926 - Medical Supplies and PPEs	515.38
US BANK	9642 062520	9642 - Park's Supplies	17.98
US BANK	9642 062520	9642 - Park's Supplies	57.66
US BANK	9642 062520	9642 - Park's Supplies	289.13
US BANK	9642 062520	9642 - Park's Jumbo Playing Cards	6.19
WEBB LANDSCAPING	K-IN-145778	Flowers	23.94
WEBB LANDSCAPING	K-IN-146437	Flowers	32.63

Vendor Name	Invoice Number	Description	Net Invoice Amount
01-4510-3300 RESALE ITEMS-CONCESSION SUPPLY			
ATKINSONS' MARKET	02881737	Concessions	6.82
ATKINSONS' MARKET	02883060	Concessions	7.20
ATKINSONS' MARKET	02885772	Concessions	3.78
ATKINSONS' MARKET	04921639	Concessions	34.84
ATKINSONS' MARKET	05315911	Concessions	53.80
ATKINSONS' MARKET	08112098	Concessions	57.34
ATKINSONS' MARKET	08117168	Concessions	21.13
SYSCO	141283 063020	Concessions	521.58
US BANK	7926 062520	7926 - Wiseguy Concessions	67.93
US BANK	7926 062520	7926 - Wrap City Concessions	85.86
01-4510-4800 DUES, SUBSCRIPTIONS & MEMBERSH			
US BANK	7926 062520	7926 - Costco Membership	60.00
Total RECREATION:			2,399.40
Total GENERAL FUND:			202,898.14
WAGON DAYS FUND			
WAGON DAYS EXPENDITURES			
02-4530-3200 OPERATING SUPPLIES			
US BANK	6235 062520	6235 - Squarespace	26.00
Total WAGON DAYS EXPENDITURES:			26.00
Total WAGON DAYS FUND:			26.00
GENERAL CAPITAL IMPROVEMENT FD			
GENERAL CIP EXPENDITURES			
03-4193-7400 COMPUTER/COPIER LEASING			
GREAT AMERICA FINANCIAL SE	27305237	Copier Leasing	1,634.83
DELL FINANCIAL SERVICES	80488272	Management Fee	11.30
03-4193-7801 MISCELLANEOUS EQUIPMENT			
CLEAR CREEK LAND CO. LLC	0000026061	Mobile Storage Unit	3,650.00
Total GENERAL CIP EXPENDITURES:			5,296.13
Total GENERAL CAPITAL IMPROVEMENT FD:			5,296.13
ORIGINAL LOT FUND			
ORIGINAL LOT TAX			
22-4910-6080 MOUNTAIN RIDES			
MOUNTAIN RIDES	11336	Monthly Installment 10/12	52,058.34
Total ORIGINAL LOT TAX:			52,058.34
Total ORIGINAL LOT FUND:			52,058.34
ADDITIONAL 1%-LOT FUND			
ADDITIONAL 1%-LOT			
25-4910-4220 SUN VALLEY AIR SERVICE BOARD			
SUN VALLEY AIR SERVICE BOA	070220	May 2020 Additional 1%	99,877.06

Vendor Name	Invoice Number	Description	Net Invoice Amount
SUN VALLEY AIR SERVICE BOA	070220	Direct Cost's	5,522.66-
Total ADDITIONAL 1%-LOT:			94,354.40
Total ADDITIONAL1%-LOT FUND:			94,354.40
GO BOND DEBT SERVICE FUND			
GO BOND DEBT SRVICE EXP/TRNFRS			
40-4800-8100 DEBT SRVC ACCT PRINCIPL-ST EQ			
ZIONS BANK	4899901 07072	4899901 Principal	137,000.00
40-4800-8200 DEBT SRVC ACCT INTEREST-ST EQ			
ZIONS BANK	4899901 07072	4899901 Interest Payable	6,167.75
Total GO BOND DEBT SRVICE EXP/TRNFRS:			143,167.75
Total GO BOND DEBT SERVICE FUND:			143,167.75
FIRE CONSTRUCTION FUND			
FIRE FUND EXP/TRNFRS			
42-4800-4205 PROF SERVICES ENGINEERING			
STEVE BUTLER & ASSOCIATES	4433	Fire Station Geotech Inspection	187.50
COLE ARCHITECTS PLLC	1543	Fire Station Design	80,296.00
42-4800-5200 UTILITIES			
CTS	31085	Fire Station Communication Services	163.75
42-4800-7800 CONSTRUCTION			
3H FENCE COMPANY	4225	Construction Site Fence - Fire Station	4,680.00
Total FIRE FUND EXP/TRNFRS:			85,327.25
Total FIRE CONSTRUCTION FUND:			85,327.25
WATER FUND			
WATER EXPENDITURES			
63-4340-3200 OPERATING SUPPLIES			
A.C. HOUSTON LUMBER CO.	2007-646736	Ant Killer	4.59
A.C. HOUSTON LUMBER CO.	2007-649766	Floating Latern	12.79
ALSCO - AMERICAN LINEN DIVI	LBO11813619	5192 070320	24.49
ALSCO - AMERICAN LINEN DIVI	LBO11813623	5493 070320	50.14
63-4340-3250 LABORATORY/ANALYSIS			
GO-FER-IT	95438	292 063020	17.00
MAGIC VALLEY LABS, INC.	16842	Drinking water testing	112.00
63-4340-3400 MINOR EQUIPMENT			
USA BLUEBOOK	289389	Rotary Drum	146.23
63-4340-3800 CHEMICALS			
GEM STATE WELDERS SUPPLY,I	E262593.2	55 gal T-Chlor x 2	480.48
USA BLUEBOOK	287735	chemicals	200.28
63-4340-4200 PROFESSIONAL SERVICES			
DIG LINE	0063628-IN	0000167 063020	239.10

Vendor Name	Invoice Number	Description	Net Invoice Amount
63-4340-4900 PERSONNEL TRAINING/TRAVEL/MTG			
US BANK	3059 062520	3059 - ID Rural Credit	285.00-
63-4340-5100 TELEPHONE & COMMUNICATIONS			
CENTURY LINK	2087250715 07	2087250715 070420	118.59
63-4340-5200 UTILITIES			
INTERMOUNTAIN GAS	32649330001 0	32649330001 070120	9.79
INTERMOUNTAIN GAS	32649330001 0	32649330001 070120	13.36
63-4340-6100 REPAIR & MAINT-MACH & EQUIP			
SENTINEL FIRE & SECURITY, IN	55028	1177 - 110 River Ranch Rd.	74.25
Total WATER EXPENDITURES:			1,218.09
Total WATER FUND:			1,218.09
WATER CAPITAL IMPROVEMENT FUND			
WATER CIP EXPENDITURES			
64-4340-7600 MACHINERY AND EQUIPMENT			
SAWTOOTH PLUMBING	26950	Boiler for W / WW	7,796.05
64-4340-7650 WATER METERS			
FERGUSON ENTERPRISES, LLC	0750344	KSW Conversion 20461	6,669.16
64-4340-7800 CONSTRUCTION			
FERGUSON ENTERPRISES, LLC	0750301	Meter Boxes and Assembly	5,803.99
FERGUSON ENTERPRISES, LLC	0750495	Grip Rings	226.55
LUNCEFORD EXCAVATION, INC.	11103	Fire Hydrant Install	4,422.14
64-4340-7802 KETCHUM SPRING WA CONVERSION			
FERGUSON ENTERPRISES, LLC	0746079	Ketchum Spring Conversion Meters	10,022.58
Total WATER CIP EXPENDITURES:			34,940.47
Total WATER CAPITAL IMPROVEMENT FUND:			34,940.47
WASTEWATER FUND			
WASTEWATER EXPENDITURES			
65-4350-3200 OPERATING SUPPLIES			
ALSCO - AMERICAN LINEN DIVI	LBOI1813619	5192 070320	24.49
ALSCO - AMERICAN LINEN DIVI	LBOI1813621	5292 070320	115.01
ATKINSONS' MARKET	05318616	Distilled Water	8.52
ATKINSONS' MARKET	08106471	Distilled Water	6.06
GEM STATE PAPER & SUPPLY	1029833	Paper Supplies	36.06
TREASURE VALLEY COFFEE INC	2160 06796511	COFFEE	73.65
UPS STORE #2444	040120	7444	12.06
UPS STORE #2444	040120	7480	59.23
UPS STORE #2444	040120	7495	11.59
UPS STORE #2444	040120	7513	12.48
UPS STORE #2444	040120	7539	11.59
UPS STORE #2444	040120	7557	10.95
UPS STORE #2444	050120	7595	10.95
UPS STORE #2444	050120	7632	11.16
UPS STORE #2444	050120	7656	11.16

Vendor Name	Invoice Number	Description	Net Invoice Amount
UPS STORE #2444	050120	7695	11.16
UPS STORE #2444	050120	7582	10.98
UPS STORE #2444	060120	7825	11.16
UPS STORE #2444	060120	7873	12.29
UPS STORE #2444	060120	7740	16.07
UPS STORE #2444	060120	7778	10.98
UPS STORE #2444	070120	7945	11.16
UPS STORE #2444	070120	7991	10.98
UPS STORE #2444	070120	8046	10.98
UPS STORE #2444	070120	8078	11.03
UPS STORE #2444	070120	7907	11.16
US BANK	9642 062520	9642 - Credit	69.99-
US BANK	9642 062520	9642 - Wastewater Testing Supplies	86.16
65-4350-3800 CHEMICALS			
US BANK	9642 062520	9642 - Bio-Block	399.69
65-4350-4200 PROFESSIONAL SERVICES			
ANALYTICAL LABORATORIES, I	73090	chemicals	480.78
IDAHO DEPT. OF ENVIRONMENT	20POT6093AN	2020 Annual Assessment	3,711.42
65-4350-4900 PERSONNEL TRAINING/TRAVEL/MTG			
IDAHO BUREAU OF OCCUPATIO	070920	Licensure Renewal - Mummert	120.00
IDAHO BUREAU OF OCCUPATIO	071520	Lab Analyst License Test - Zach Hoefler	100.00
RIVERSIDE HOTEL	319283	Accomodations - Matt Wieland	107.10
65-4350-5100 TELEPHONE & COMMUNICATIONS			
CENTURY LINK	2087255045 07	2087255045 070420	54.60
SENTINEL FIRE & SECURITY, IN	55028	1177 - 110 River Ranch Rd.	24.75
65-4350-5200 UTILITIES			
INTERMOUNTAIN GAS	32649330001 0	32649330001 070120	10.31
INTERMOUNTAIN GAS	32649330001 0	32649330001 070120	18.24
INTERMOUNTAIN GAS	32649330001 0	32649330001 070120	9.79
INTERMOUNTAIN GAS	32649330001 0	32649330001 070120	13.35
65-4350-6000 REPAIR & MAINT-AUTO EQUIP			
NAPA AUTO PARTS	018763	UJoint	106.98
NAPA AUTO PARTS	018766	Washer Fluid	5.38
PLATT ELECTRIC SUPPLY	Y280591	Replacement Fuses	108.33
65-4350-6100 REPAIR & MAINT-MACH & EQUIP			
McMASTER-CARR SUPPLY CO.	41608870	Credit	53.56-
McMASTER-CARR SUPPLY CO.	41649617	Pipe Fitting	53.56
US BANK	9642 062520	9642 - Grab Hooks	109.04
US BANK	9642 062520	9642 - Water Hammer Arrestor	51.19
US BANK	9642 062520	9642 - Deck Belt	37.62
US BANK	9642 062520	9642 - Aquarium Water Pump	19.95
US BANK	9642 062520	9642 - Solenoid Valve	148.49
Total WASTEWATER EXPENDITURES:			6,196.09
Total WASTEWATER FUND:			6,196.09
WASTEWATER CAPITAL IMPROVE FND			
WASTEWATER CIP EXPENDITURES			

Vendor Name	Invoice Number	Description	Net Invoice Amount
67-4350-7800 CONSTRUCTION			
GALENA ENGINEERING, INC.	1318.182 06252	SVWSTP Access Road Work	3,385.00
Total WASTEWATER CIP EXPENDITURES:			3,385.00
Total WASTEWATER CAPITAL IMPROVE FND:			3,385.00
PARKS/REC DEV TRUST FUND			
PARKS/REC TRUST EXPENDITURES			
93-4900-6800 KETCHUM ARTS COMMISSION			
BROSCHOFSKY, JOHN	070620	Art on 4th	989.00
MACDONALD, LAUREL	070620	Sidewalk Art	2,000.00
93-4900-6820 KAC MISC. DONATIONS			
BROSCHOFSKY, JOHN	070620	Art on 4th	1,250.00
Total PARKS/REC TRUST EXPENDITURES:			4,239.00
Total PARKS/REC DEV TRUST FUND:			4,239.00
DEVELOPMENT TRUST FUND			
DEVELOPMENT TRUST EXPENDITURES			
94-4900-8000 PEG GATEWAY MARRIOT AUTOGRAPH			
WHITE PETERSON	24892R 063020	PEG 24892R 063020	45.00
94-4900-8015 KETCHUM2 PDX-580 N 1ST AVE			
KETCH PDX, LLC	070620	Release Ketch II Performance Bond	6,000.00
Total DEVELOPMENT TRUST EXPENDITURES:			6,045.00
Total DEVELOPMENT TRUST FUND:			6,045.00
ESSENTIAL SERVICES FAC. TRUST			
ESF TRUST EXPENDITURES			
95-4193-7201 FUTURE ESF CITY HALL			
US BANK	6243 062520	6243 - AIA Dues	84.99
Total ESF TRUST EXPENDITURES:			84.99
Total ESSENTIAL SERVICES FAC. TRUST:			84.99
COMBINED CASH FUND			
99-1174-0000 CASH CLEARING-ACCTS.RECEIVABLE			
STOREY, SLATER	071320	Return Building Permit Fee	87.00
Total :			87.00
Total COMBINED CASH FUND:			87.00
Grand Totals:			639,323.65

Vendor Name

Invoice Number

Description

Net Invoice Amount

Report Criteria:

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

[Report].GL Account Number = "0110000000"- "9648008200", "9910000000"- "9911810000"

Invoice Detail.Voided = No, Yes



City of Ketchum

July 20, 2020

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to Approve Alcohol Beverage License

Recommendation and Summary

Staff is recommending the council to approve the license and adopt the following motion:

I move to approve Alcohol Beverage License for the applicant included in the staff report.

The reasons for the recommendation are as follows:

- Ketchum Municipal Code Requires certain licenses to sell liquor, beer or wine.
- At this time, the application is for the period of July 1, 2020 – July 31, 2020, and Council approval is requested to complete the process of issuing such beer, wine and liquor licenses.

Introduction and History

In accordance with Municipal Code 5.04.020, Alcoholic Beverage Sales, it is unlawful for any person to sell liquor, beer, or wine at retail or by the drink within the City without certain licenses as required pursuant to Ordinance 367. All City licenses for liquor, beer, and wine expire annually and require renewal by August 1st. The business will be vending beer and wine on premise.

The license approval for this entity for the period of August 1, 2020, to July 31, 2021, will be requested in a subsequent action item.

Analysis

At this time, the following business has filed for their license and Council approval is requested to complete the process of issuing such beer, wine and liquor licenses.

Financial Impact

- The City of Ketchum will realize revenue of \$33.34 from approval of these licenses in accordance with the current fee structure.

<u>Company</u>	<u>Beer Consumed on Premises</u>	<u>Beer Not to be Consumed on Premises</u>	<u>Wine Consumed on Premises</u>	<u>Wine Not to be Consumed on Premises</u>	<u>Liquor</u>	<u>Approved by Council for 2019-20</u>	<u>Total Amount of Fees</u>
Sun Valley Culinary Institute	X		X			7/20/2020	33.34

Sincerely,

Grant Gager
Director of Finance and Internal Services
Attachments: Alcohol applications



City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

Submit completed application and fees below to the City Clerk Office, PO Box 2315, 480 East Ave. N., Ketchum, ID 83340. If you have questions, please contact Business License & Tax Specialist, Kathleen Schwartzberger at taxes@ketchumidaho.org or (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: Sun Valley Culinary Institute		Doing Business As:
Physical Address where license will be displayed: 211 N. Main Street, Ketchum, ID 83340		
Mailing Address: PO Box 3088, Sun Valley, ID 83353		
Recorded Owner of Property: West Corner Real Estate Ventures, LLC		
Applicant Phone Number: 208-309-2700		Applicant Email: karl@sunvalleyculinary.org
STATE LICENSE NO: 28242 (copy required)		COUNTY LICENSE NO: 138 (copy required)
Corporation: <input checked="" type="checkbox"/> Partnership: <input type="checkbox"/> Individual: <input type="checkbox"/> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input type="checkbox"/> No <input type="checkbox"/>		List names and addresses of corporation officers and/or partners: Please see attached List _____ _____ _____
BEER LICENSE FEES		
X	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00 116.67
	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
X	Wine, to be consumed on premises	\$200.00 116.67
	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		\$400.00 33.34
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

50660

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

Karl Johnson Director
Applicant Signature Relation to Business

7/7/2020
Date

Kathleen Schwabberger
City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received: <u>7-7-2020</u>	License Fee Paid: <u>\$ 33.34</u>	License No: <u>5D660A</u>
<p>To the City Council, Ketchum, Idaho; The undersigned, a Corporation <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Individual <input type="checkbox"/>, does hereby make application for a license to sell during the year of <u>August 1, 2020</u> - July 31, <u>2020</u>. <u>July</u></p> <p>Approved by City of Ketchum Idaho by:</p> <p>_____</p> <p>Mayor</p>		

Approval July 20, 2020

Sun Valley Culinary Institute Board Members

Harry Griffith

PO Box 2345, Sun Valley, ID 83353

Jim Crystal

PO Box 1921, Sun Valley, ID 83353

Mindy Meads

PO Box 6413 Ketchum, ID 83340

Jill Gosden Pollock

PO Box 1454, Sun Valley, ID 83353

Rick LeFavre

PO Box 2925, Sun Valley, ID 83353

Dan Kish

PO Box 1038, Millbrook NY 12545

Feli Funke

PO Box 2881, Ketchum, ID 83340



City of Ketchum

July 20, 2020

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to Approve Alcohol Beverage Licenses

Recommendation and Summary

Staff is recommending the council to approve the license and adopt the following motion:

I move to approve Alcohol Beverage Licenses for the applicant included in the staff report.

The reasons for the recommendation are as follows:

- Ketchum Municipal Code Requires certain licenses to sell liquor, beer or wine.
- At this time, the application is for the period of August 1, 2020 – July 31, 2021, the Council approval is requested to complete the process of issuing such beer, wine and liquor licenses.

Introduction and History

In accordance with Municipal Code 5.04.020, Alcoholic Beverage Sales, it is unlawful for any person to sell liquor, beer, or wine at retail or by the drink within the City without certain licenses as required pursuant to Ordinance 367. All City licenses for liquor, beer, and wine expire annually and require renewal by August 1st. The businesses will be vending beer, wine and liquor on premise (wine is included in the liquor fees) and not to be consumed on premise, per application.

Analysis

At this time, the following businesses has filed for their license and Council approval is requested to complete the process of issuing such beer, wine and liquor licenses.

Financial Impact

- The City of Ketchum will realize revenue of \$7060 from approval of these licenses in accordance with the current fee structure.

<u>Company</u>	<u>Beer Consumed on Premises</u>	<u>Beer Not to be Consumed on Premises</u>	<u>Wine Consumed on Premises</u>	<u>Wine Not to be Consumed on Premises</u>	<u>Liquor</u>	<u>Approved by Council for 2020-21</u>	<u>Total Amount of Fees</u>
Bigwood Bread Café & Bakery	X		X	X		7/20/2020	600
Bigwood Bread Café	X		X			7/20/2020	400
The Kneadery				X		7/20/2020	200
A Taste of Thai	X	X	X	X		7/20/2020	650
The Burger Grill	X		X			7/20/2020	400
Wise Guy Pizza	X	X	X			7/20/2020	450
Zinc	X				X	7/20/2020	760
il Naso	X		X			7/20/2020	400
Sun Valley Culinary Institute	X		X			7/20/2020	400
Sushi on Second	X	X	X			7/20/2020	450
TNT Taproom	X	X	X	X		7/20/2020	650
KB's Burritos	X	X	X			7/20/2020	450
Rasberrys	X	X	X	X		7/20/2020	650
Johnny G's Subshack	X					7/20/2020	200
The Argyros	X		X			7/20/2020	400

Sincerely,

Grant Gager
 Director of Finance and Internal Services
 Attachments: Alcohol applications



City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

Submit completed application and fees below to the City Clerk Office, PO Box 2315, 480 East Ave. N., Ketchum, ID 83340. If you have questions, please contact Business License & Tax Specialist, Kathleen Schwartzberger at taxes@ketchumidaho.org or (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: <u>Bigwood Bread LLC</u>		Doing Business As: <u>Bigwood Bread Cafe</u>
Physical Address where license will be displayed: <u>380 East Ave North</u>		
Mailing Address: <u>PO Box 6332 Ketchum 83340</u>		
Recorded Owner of Property: <u>Bigwood Square LLC</u>		
Applicant Phone Number: <u>449-463-1461</u>		Applicant Email: <u>ritagolleher@yahoo.com</u>
STATE LICENSE NO: <u>14884</u> (copy required)		COUNTY LICENSE NO: _____ (copy required)
Corporation: <input checked="" type="checkbox"/> <u>LLC</u> Partnership: <input type="checkbox"/> Individual: <input type="checkbox"/> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		List names and addresses of corporation officers and/or partners: <u>Rita Golleher 50 Greenhorn Rd Hailey</u> <u>George Golleher 50 Greenhorn Rd Hailey</u>
BEER LICENSE FEES		
<input checked="" type="checkbox"/>	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
<input type="checkbox"/>	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
<input checked="" type="checkbox"/>	Wine, to be consumed on premises	\$200.00
<input type="checkbox"/>	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
<input type="checkbox"/>	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		\$ <u>400.00</u>
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

1689A

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

Pete Zalleher

Applicant Signature

owner/member

Relation to Business

6-30-2020

Date

Kathleen Schwabinger

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received: <u>7-2-2020</u>	License Fee Paid: <u>\$ 400</u>	License No: <u>12059A</u>
<i>To the City Council, Ketchum, Idaho;</i> <i>The undersigned, a Corporation <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Individual <input type="checkbox"/>, does hereby make application for a license to sell during the year of August 1, <u>2020</u> - July 31, <u>2020</u>.</i>		
Approved by City of Ketchum Idaho by;		
<hr/>		
Mayor		

Approval 7.20.2020



City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

Submit completed application and fees below to the City Clerk Office, PO Box 2315, 480 East Ave. N., Ketchum, ID 83340. If you have questions, please contact Business License & Tax Specialist, Kathleen Schwartzenger at taxes@ketchumidaho.org or (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: <u>Bigwood Bread LLC</u>	Doing Business As: <u>Bigwood Bread Cafe</u>	
Physical Address where license will be displayed: <u>271 Northwood Way</u>		
Mailing Address: <u>PO Box 6332 Ketchum 83340</u>		
Recorded Owner of Property: <u>Bigwood Plaza LLC</u>		
Applicant Phone Number: <u>949-463-1461</u>	Applicant Email: <u>ritagolleher@yahoo.com</u>	
STATE LICENSE NO: <u>17292</u> (copy required)	COUNTY LICENSE NO: _____ (copy required)	
Corporation: <input checked="" type="checkbox"/> <u>LLC</u> Partnership: <input type="checkbox"/> Individual: <input type="checkbox"/>	List names and addresses of corporation officers and/or partners: <u>Rita Golleher 50 Greenhorn Rd Hailey</u> <u>George Golleher 50 Greenhorn Rd Hailey</u>	
If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
BEER LICENSE FEES		
<input checked="" type="checkbox"/>	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
<input checked="" type="checkbox"/>	Wine, to be consumed on premises	\$200.00
<input checked="" type="checkbox"/>	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		\$ <u>600.00</u>
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

149

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

Rita Zeller owner/member
 Applicant Signature Relation to Business

6-30-2020
 Date

Kathleen Schwab-Fenberger
 City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received: <u>7-2-2020</u>	License Fee Paid: <u>\$1000</u>	License No: <u>149A</u>
<p>To the City Council, Ketchum, Idaho: The undersigned, a Corporation <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Individual <input type="checkbox"/>, does hereby make application for a license to sell during the year of August 1, <u>2020</u> - July 31, <u>2020</u></p> <p>Approved by City of Ketchum Idaho by;</p> <p>_____</p> <p>Mayor</p>		

Approval July 20, 2020



City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

Submit completed application and fees below to the City Clerk Office, PO Box 2315, 480 East Ave. N., Ketchum, ID 83340. If you have questions, please contact Business License & Tax Specialist, Kathleen Schwartzberger at taxes@ketchumidaho.org or (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: Leadville Grill, LLC		Doing Business As: The Kneadery
Physical Address where license will be displayed: 260 N. Leadville Avenue, Ketchum, Idaho 83340		
Mailing Address: P.O. Box 3043		
Recorded Owner of Property: Freshly Baked, LLC		
Applicant Phone Number: 208-726-9462		Applicant Email: heo@lawsonlaski.com
STATE LICENSE NO: 2985 (copy required)	COUNTY LICENSE NO: _____ (copy required)	
Corporation: <input type="checkbox"/> Partnership: <input type="checkbox"/> Individual: <input type="checkbox"/> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Other: limited liability company</i> List names and addresses of corporation officers and/or partners: Dillon Witmer _____ _____ _____	
BEER LICENSE FEES		
<input checked="" type="checkbox"/>	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00 <i>Pd + Approved</i>
	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
<input checked="" type="checkbox"/>	Wine, to be consumed on premises	\$200.00 <i>Pd + Approved</i>
<input checked="" type="checkbox"/>	Wine, NOT to be consumed on premises	\$200.00 <i>Adding</i>
LIQUOR LICENSE FEES		
	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		\$ <u>600.00</u> <i>\$200</i>
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

126

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents ^{that} the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

[Signature] owner

Applicant Signature Relation to Business

7-1-20

Date

[Signature]

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received: <u>7-2-2020</u>	License Fee Paid <u>\$200</u>	License No: <u>126A</u>
<p>To the City Council, Ketchum, Idaho;</p> <p>The undersigned, a Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Individual <input type="checkbox"/>, does hereby make application for a license to sell during the year of August 1, _____ - July 31, _____.</p> <p>Approved by City of Ketchum Idaho by;</p> <p>_____</p> <p>Mayor</p>		

Approval July 20, 2020



City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

Submit completed application and fees below to the City Clerk Office, PO Box 2315, 480 East Ave. N., Ketchum, ID 83340. If you have questions, please contact Business License & Tax Specialist, Kathleen Schwartzberger at taxes@ketchumidaho.org or (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: <u>Peeradon LLC</u>		Doing Business As: <u>A Taste of Thai</u>
Physical Address where license will be displayed: <u>380 1st Ave N, Ketchum ID, 83340</u>		
Mailing Address: <u>P.O. Box 2854 Sun Valley ID, 83353</u>		
Recorded Owner of Property: <u>Felix Gonzalez</u>		
Applicant Phone Number: <u>816-716-9669</u>		Applicant Email: <u>mouye4legmail.com</u>
STATE LICENSE NO: <u>12623</u> (copy required)		COUNTY LICENSE NO: <u>;</u> (copy required)
Corporation: <input type="checkbox"/> Partnership: <input checked="" type="checkbox"/> Individual: <input type="checkbox"/> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		List names and addresses of corporation officers and/or partners: <u>METEE SOI MARK P.O. Box 2101 Ketchum ID</u> <u>MATT RUYE P.O. Box 2854 Sun Valley ID,</u>
BEER LICENSE FEES		
<input checked="" type="checkbox"/>	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
<input checked="" type="checkbox"/>	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
<input checked="" type="checkbox"/>	Wine, to be consumed on premises	\$200.00
<input checked="" type="checkbox"/>	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		\$ <u>650</u>
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

1481

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

[Signature] Managing member
Applicant Signature Relation to Business

7/2/20
Date

[Signature]
City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received: <u>7.2.2020</u>	License Fee Paid:	License No: <u>1482A</u>
<i>To the City Council, Ketchum, Idaho;</i> <i>The undersigned, a Corporation <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Individual <input type="checkbox"/></i> , does hereby make application for a license to sell during the year of August 1, _____ - July 31, _____.		
Approved by City of Ketchum Idaho by;		
_____ Mayor		

Approval July 20, 2020



City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

Submit completed application and fees below to the City Clerk Office, PO Box 2315, 480 East Ave. N., Ketchum, ID 83340. If you have questions, please contact Business License & Tax Specialist, Kathleen Schwartzenberger at taxes@ketchumidaho.org or (208) 726-3841.

APPLICANT INFORMATION			
Applicant Name: <u>Antonio Ortega</u>	Doing Business As: <u>Restaurant The Burger</u>		
Physical Address where license will be displayed: <u>371 W main St Ketchum Suite #102 Grill</u>			
Mailing Address: <u>P.O. Box 6159 Ketchum ID 83340</u>			
Recorded Owner of Property:			
Applicant Phone Number: <u>208 721-0463</u>	Applicant Email: <u>TheBurgerGrill@hotmail.com</u>		
STATE LICENSE NO: <u>2065</u> (copy required)	COUNTY LICENSE NO: (copy required)		
Corporation: <input checked="" type="checkbox"/>	List names and addresses of corporation officers and/or partners: _____ _____ _____ _____		
Partnership: <input type="checkbox"/>			
Individual: <input type="checkbox"/>			
If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho?			
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
BEER LICENSE FEES			
<input checked="" type="checkbox"/>	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00	
	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00	
WINE LICENSE FEES			
<input checked="" type="checkbox"/>	Wine, to be consumed on premises	\$200.00	
	Wine, NOT to be consumed on premises	\$200.00	
LIQUOR LICENSE FEES			
	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00	
Total Fees Due		\$ <u>400.00</u>	
ADDITIONAL INFORMATION			
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			

693

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

Antonio Mesa OWNER
Applicant Signature Relation to Business

6-8-20
Date

Kathleen Schurzberger
City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received: <u>7-6-2020</u>	License Fee Paid: <u>\$ 400</u>	License No: <u>693A</u>
<p>To the City Council, Ketchum, Idaho; The undersigned, a Corporation <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Individual <input type="checkbox"/>, does hereby make application for a license to sell during the year of August 1, <u>2020</u> - July 31, <u>2020</u>.</p> <p>Approved by City of Ketchum Idaho by;</p> <p>_____</p> <p>Mayor</p>		

Approval 7-6-2020



City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

Submit completed application and fees below to the City Clerk Office, PO Box 2315, 480 East Ave. N., Ketchum, ID 83340. If you have questions, please contact Business License & Tax Specialist, Kathleen Schwartzenberger at taxes@ketchumidaho.org or (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: <u>DIRTY BELLS LLC</u>	Doing Business As: <u>WISEGUY PIZZA PIG</u>	
Physical Address where license will be displayed: <u>4100 E. SUN VALLEY RD</u>		
Mailing Address: <u>PO BOX 41240 HALLAM, ID 83333</u>		
Recorded Owner of Property: <u>ROKON PROPERTIES</u>		
Applicant Phone Number: <u>208-720-6664</u>	Applicant Email: <u>wiseguypizza@gmail.com</u>	
STATE LICENSE NO: <u>8294</u> (copy required)	COUNTY LICENSE NO: <u>17</u> (copy required)	
Corporation: <input type="checkbox"/> Partnership: <input checked="" type="checkbox"/> Individual: <input type="checkbox"/> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	List names and addresses of corporation officers and/or partners: <u>Eric Heston 109 Lewis Way, Bellevue ID 83713</u> <u>Paul Burke 660 1/2 4th Ave North Ketchum, ID</u> <u>Great America PO Box 41240 Hallam, 83333</u>	
BEER LICENSE FEES		
<input checked="" type="checkbox"/>	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
<input checked="" type="checkbox"/>	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
<input checked="" type="checkbox"/>	Wine, to be consumed on premises	\$200.00
<input type="checkbox"/>	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		\$ <u>450.00</u>
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

1209

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

[Signature] MEMBER
Applicant Signature Relation to Business

7/6/20
Date

[Signature]
City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received: <u>7-10-2020</u>	License Fee Paid: <u>\$ 450</u>	License No: <u>1209A</u>

To the City Council, Ketchum, Idaho;
The undersigned, a Corporation Partnership Individual , does hereby make application for a license to sell during the year of August 1, 2020 - July 31, 2020

Approved by City of Ketchum Idaho by;

Mayor

Approval 7-20-2020



City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

Submit completed application and fees below to the City Clerk Office, PO Box 2315, 480 East Ave. N., Ketchum, ID 83340. If you have questions, please contact Business License & Tax Specialist, Kathleen Schwartzenberger at taxes@ketchumidaho.org or (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: <u>Ketchum Ventures</u>	Doing Business As: <u>Zinc</u>	
Physical Address where license will be displayed: <u>631 2nd St Ketchum, Id 83340</u>		
Mailing Address: <u>Box 102 Ketchum</u>		
Recorded Owner of Property: <u>The Ketchum Center</u>		
Applicant Phone Number: <u>208-481-2999</u>	Applicant Email: <u>C.Fisher@lox.net</u>	
STATE LICENSE NO: _____ (copy required)	COUNTY LICENSE NO: _____ (copy required)	
Corporation: <input type="checkbox"/> Partnership: <input type="checkbox"/> Individual: <input type="checkbox"/> <u>✓ LLC</u> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	List names and addresses of corporation officers and/or partners: <u>George B. Fisher</u> _____ _____ _____	
BEER LICENSE FEES		
<input checked="" type="checkbox"/>	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
	Wine, to be consumed on premises	\$200.00
	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
<input checked="" type="checkbox"/>	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		\$ <u>760-</u>
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

MM owner
Applicant Signature Relation to Business

7-6-2020
Date

Kathleen Schuchman Zamboni
City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received: <u>7-6-2020</u>	License Fee Paid: <u>\$ 760</u>	License No: <u>1516</u>
<p>To the City Council, Ketchum, Idaho: The undersigned, a Corporation <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Individual <input type="checkbox"/>, does hereby make application for a license to sell during the year of August 1, <u>2020</u> - July 31, <u>2020</u>.</p> <p>Approved by City of Ketchum Idaho by;</p> <p>_____</p> <p>Mayor</p>		

Approval 7-6-2020



City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

Submit completed application and fees below to the City Clerk Office, PO Box 2315, 480 East Ave. N., Ketchum, ID 83340. If you have questions, please contact Business License & Tax Specialist, Kathleen Schwartzberger at taxes@ketchumidaho.org or (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: <u>OSCAR LLC</u>		Doing Business As: <u>IL NASO RESTAURANT</u>
Physical Address where license will be displayed: <u>440 WASHINGTON AVE, KETCHUM, ID 83340</u>		
Mailing Address: <u>PO BOX 1318 KETCHUM, ID 83340</u>		
Recorded Owner of Property:		
Applicant Phone Number: <u>208-726-7776</u>		Applicant Email: <u>ilnasorestaurant@gmail.com</u>
STATE LICENSE NO: (copy required)		COUNTY LICENSE NO: (copy required)
Corporation: <input checked="" type="checkbox"/> Partnership: <input checked="" type="checkbox"/> <u>LLC</u> Individual: <input type="checkbox"/> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		List names and addresses of corporation officers and/or partners: <u>JAMES FOSLER, 100% OWNER</u>
BEER LICENSE FEES		
<input checked="" type="checkbox"/>	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
<input type="checkbox"/>	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
<input checked="" type="checkbox"/>	Wine, to be consumed on premises	\$200.00
<input type="checkbox"/>	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
<input type="checkbox"/>	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		\$ <u>400.00</u>
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

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Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

[Signature] Applicant Signature Owner Relation to Business

7/7/20
Date

[Signature]
City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received: <u>7-7-2020</u>	License Fee Paid: <u>\$400</u>	License No: <u>21A</u>
To the City Council, Ketchum, Idaho: The undersigned, a Corporation <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Individual <input type="checkbox"/> , does hereby make application for a license to sell during the year of August 1, <u>2020</u> July 31, <u>2020</u>		
Approved by City of Ketchum Idaho by; _____		
Mayor		

Approval 7-20-2020



City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

Submit completed application and fees below to the City Clerk Office, PO Box 2315, 480 East Ave. N., Ketchum, ID 83340. If you have questions, please contact Business License & Tax Specialist, Kathleen Schwartzenberger at taxes@ketchumidaho.org or (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: Sun Valley Culinary Institute		Doing Business As:
Physical Address where license will be displayed: 211 N. Main Street, Ketchum, ID 83340		
Mailing Address: PO Box 3088, Sun Valley, ID 83353		
Recorded Owner of Property: West Corner Real Estate Ventures, LLC		
Applicant Phone Number: 208-309-2700		Applicant Email: karl@sunvalleyculinary.org
STATE LICENSE NO: _____ (copy required)		COUNTY LICENSE NO: _____ (copy required)
Corporation: <input checked="" type="checkbox"/> Partnership: <input type="checkbox"/> Individual: <input type="checkbox"/> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input type="checkbox"/> No <input type="checkbox"/>		List names and addresses of corporation officers and/or partners: Please see attached List _____ _____ _____
BEER LICENSE FEES		
<input checked="" type="checkbox"/>	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
<input type="checkbox"/>	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
<input checked="" type="checkbox"/>	Wine, to be consumed on premises	\$200.00
<input type="checkbox"/>	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
<input type="checkbox"/>	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		\$ <u>400.00</u>
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

501600

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

[Handwritten Signature]
Applicant Signature

Director
Relation to Business

7/7/2020
Date

Subscribed and sworn to (or affirmed) before me this _____ day of _____, 20____.

[Handwritten Signature]
Notary Public or City Clerk or Deputy

OFFICIAL USE ONLY		
Date Received: <u>7-7-2020</u>	License Fee Paid: <u>\$ 400</u>	License No: <u>50660A</u>
To the City Council, Ketchum, Idaho: The undersigned, a Corporation <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Individual <input type="checkbox"/> , does hereby make application for a license to sell during the year of August 1, <u>2020</u> July 31, <u>2020</u>		
Approved by City of Ketchum Idaho by; _____ Mayor		

Approval July 20, 2020

Sun Valley Culinary Institute Board Members

Harry Griffith

Jim Crystal

Mindy Meads

Jill Gosden Pollock

Rick LeFaivre

Dan Kish

Feli Funke

PO Box 2345, Sun Valley, ID 83353

PO Box 1921, Sun Valley, ID 83353

PO Box 6413 Ketchum, ID 83340

PO Box 1454, Sun Valley, ID 83353

PO Box 2925, Sun Valley, ID 83353

PO Box 1038, Millbrook NY 12545

PO Box 2881, Ketchum, ID 83340



City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

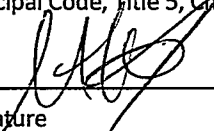
Submit completed application and fees below to the City Clerk Office, PO Box 2315, 480 East Ave. N., Ketchum, ID 83340. If you have questions, please contact Business License & Tax Specialist, Kathleen Schwartzenberger at taxes@ketchumidaho.org or (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: <u>SUSHI ON SECOND</u>	Doing Business As: <u>SUSHI ON SECOND</u>	
Physical Address where license will be displayed: <u>260 SECOND ST.</u>		
Mailing Address: <u>PO BOX 326, KETCHUM ID 83340</u>		
Recorded Owner of Property: <u>ENGLE & ASSC</u>		
Applicant Phone Number: <u>208 726 9319</u>	Applicant Email: <u>SUSHIONSECOND@G.COM</u>	
STATE LICENSE NO: <u>2067</u> (copy required)	COUNTY LICENSE NO: (copy required)	
Corporation: <input checked="" type="checkbox"/> Partnership: <input type="checkbox"/> Individual: <input type="checkbox"/> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	List names and addresses of corporation officers and/or partners: <u>MARTHA ESTRADA, PO BOX 2943 SV, 83353</u> <u>JOSH MATEOCCHI, PO BOX 2943 S.V., 83353</u>	
BEER LICENSE FEES		
<input checked="" type="checkbox"/>	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
<input checked="" type="checkbox"/>	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
<input checked="" type="checkbox"/>	Wine, to be consumed on premises	\$200.00
	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		\$ <u>450.</u>
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

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Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.


 Applicant Signature

 PRESIDENT
 Relation to Business

7-8-20
 Date


 Kathleen Schwab Genberger
 City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received: 7-8-2020	License Fee Paid: \$450	License No: 571A
<p><i>To the City Council, Ketchum, Idaho:</i></p> <p>The undersigned, a Corporation <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Individual <input type="checkbox"/>, does hereby make application for a license to sell during the year of August 1, 2020 July 31, 2020</p> <p>Approved by City of Ketchum Idaho by;</p> <p>_____ Mayor</p>		

Approval July 20, 2020



City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

Submit completed application and fees below to the City Clerk Office, PO Box 2315, 480 East Ave. N., Ketchum, ID 83340. If you have questions, please contact Business License & Tax Specialist, Kathleen Schwartzenberger at taxes@ketchumidaho.org or (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: TNT TAPROOM LLC	Doing Business As: TNT TAPROOM	
Physical Address where license will be displayed: 271 SUN VALLEY RD E KETCHUM ID 83340		
Mailing Address: PO BOX 3367 KETCHUM ID 83340		
Recorded Owner of Property: PMULMAN INVESTMENTS LLC		
Applicant Phone Number: 2002956468	Applicant Email: MAXAMULMAN@gmail.com	
STATE LICENSE NO: 5B-27189 (copy required)	COUNTY LICENSE NO: NO. 1342 (copy required)	
Corporation: <input type="checkbox"/> Partnership: <input type="checkbox"/> Individual: <input checked="" type="checkbox"/> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input type="checkbox"/> No <input type="checkbox"/>	List names and addresses of corporation officers and/or partners: _____ _____ _____ _____	
BEER LICENSE FEES		
<input checked="" type="checkbox"/>	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
<input checked="" type="checkbox"/>	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
<input checked="" type="checkbox"/>	Wine, to be consumed on premises	\$200.00
<input checked="" type="checkbox"/>	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		\$ 650.00
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

2388

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

[Signature] OWNER
Applicant Signature Relation to Business

7/8/20
Date

[Signature]
City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received: <u>7-8-2020</u>	License Fee Paid: <u>\$1050</u>	License No: <u>2388A</u>
To the City Council, Ketchum, Idaho; The undersigned, a Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Individual <input checked="" type="checkbox"/> , does hereby make application for a license to sell during the year of August 1, <u>2020</u> - July 31, <u>2020</u>		
Approved by City of Ketchum Idaho by;		
<hr/>		
Mayor		

Approval July 20, 2020



City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

Submit completed application and fees below to the City Clerk Office, PO Box 2315, 480 East Ave. N., Ketchum, ID 83340. If you have questions, please contact Business License & Tax Specialist, Kathleen Schwartzenberger at taxes@ketchumidaho.org or (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: <u>SERVA GROUP LLC</u>	Doing Business As: <u>KB' BURRITO</u>	
Physical Address where license will be displayed: <u>460 SUN VALLEY RD SUITE 103 KETCHUM ID</u>		
Mailing Address: <u>P.O. BOX 912 HAYLEY ID. 83333</u>		
Recorded Owner of Property: <u>PK Helm Station</u>		
Applicant Phone Number: <u>208 928 6955</u>	Applicant Email:	
STATE LICENSE NO: <u>18624</u> (copy required)	COUNTY LICENSE NO: <u>11</u> (copy required)	
Corporation: <input checked="" type="checkbox"/> Partnership: <input type="checkbox"/> Individual: <input type="checkbox"/> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	List names and addresses of corporation officers and/or partners:	
	<u>Plinio S. Serva</u>	
	<u>Daniel Serva</u>	
	<u>Javier Serva</u>	
BEER LICENSE FEES		
<input checked="" type="checkbox"/>	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
<input checked="" type="checkbox"/>	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
<input checked="" type="checkbox"/>	Wine, to be consumed on premises	\$200.00
	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
	Liquor by the Drink, Note; Liquor License Fee includes Wine	\$560.00
Total Fees Due		\$ <u>450.00</u>
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

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Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

[Signature] member / owner
Applicant Signature Relation to Business

07-08-20
Date

Subscribed and sworn to (or affirmed) before me this ____ day of _____, 20__.

[Signature]
Notary Public or City Clerk or Deputy

OFFICIAL USE ONLY		
Date Received: <u>7-8-2020</u>	License Fee Paid: <u>\$450</u>	License No: <u>250A</u>
<p>To the City Council, Ketchum, Idaho; The undersigned, a Corporation <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Individual <input type="checkbox"/>, does hereby make application for a license to sell during the year of August 1, 2020 July 31, 2020.</p> <p>Approved by City of Ketchum Idaho by;</p> <p>_____ Mayor</p>		

Approval July 20, 2020



City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

Submit completed application and fees below to the City Clerk Office, PO Box 2315, 480 East Ave. N., Ketchum, ID 83340. If you have questions, please contact Business License & Tax Specialist, Kathleen Schwartzenberger at taxes@ketchumidaho.org or (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: <u>Rashernys Inc.</u>		Doing Business As:
Physical Address where license will be displayed: <u>411 5th St. E Lower Level, Ketchum ID 83340</u>		
Mailing Address: <u>PO Box 8920, Ketchum ID 83340</u>		
Recorded Owner of Property: <u>Betty Swanson</u>		
Applicant Phone Number: <u>208 726-0606</u>		Applicant Email: <u>rasberryinc@gmail.com</u>
STATE LICENSE NO: (copy required)		COUNTY LICENSE NO: (copy required)
Corporation: <input checked="" type="checkbox"/> <u>LLC</u> Partnership: <input type="checkbox"/> Individual: <input type="checkbox"/>		List names and addresses of corporation officers and/or partners: <u>Callie Rashernys - Box 8920, Ketchum ID 83340</u> <u>Maeme Rashernys - Box 8920, Ketchum ID 83340</u>
If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
BEER LICENSE FEES		
<input checked="" type="checkbox"/>	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
<input checked="" type="checkbox"/>	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
<input checked="" type="checkbox"/>	Wine, to be consumed on premises	\$200.00
<input checked="" type="checkbox"/>	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		\$ <u>650.00</u>
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

[Signature] OWNER
 Applicant Signature Relation to Business

5/18/20
 Date

Kathleen Schwartzberger
 City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received: <u>7-10-2020</u>	License Fee Paid: <u>\$ 650</u>	License No: <u>9860A</u>
<p>To the City Council, Ketchum, Idaho; The undersigned, a Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Individual <input type="checkbox"/>, does hereby make application for a license to sell during the year of August 1, _____ - July 31, _____.</p> <p>Approved by City of Ketchum Idaho by;</p> <p>_____</p> <p>Mayor</p>		

Approval July 20, 2020



City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

Submit completed application and fees below to the City Clerk Office, PO Box 2315, 480 East Ave. N., Ketchum, ID 83340. If you have questions, please contact Business License & Tax Specialist, Kathleen Schwartzenberger at taxes@ketchumidaho.org or (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: <u>GRETCHEN GORHAM</u>		Doing Business As: <u>JOHNNY G'S SUBSHACK</u>
Physical Address where license will be displayed: <u>371 WASHINGTON AVE</u>		
Mailing Address: <u>P.O. BOX 3613, KETCHUM, ID 83340</u>		
Recorded Owner of Property: <u>JOHN AND GRETCHEN GORHAM</u>		
Applicant Phone Number: <u>208/725-7827</u>		Applicant Email: <u>gretchengorham@gmail.com</u>
STATE LICENSE NO: <u>4329</u> (copy required)		COUNTY LICENSE NO: _____ (copy required)
Corporation: <input type="checkbox"/> Partnership: <input type="checkbox"/> Individual: <input checked="" type="checkbox"/> <u>LLC</u> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		List names and addresses of corporation officers and/or partners: <u>JOHN L. GORHAM JR</u> <u>GRETCHEN K. GORHAM</u> _____ _____
BEER LICENSE FEES		
<input checked="" type="checkbox"/>	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
<input type="checkbox"/>	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
<input type="checkbox"/>	Wine, to be consumed on premises	\$200.00
<input type="checkbox"/>	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
<input type="checkbox"/>	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		\$ <u>200.00</u>
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

[Signature] OWNER
Applicant Signature Relation to Business

7/8/20
Date

Kathleen Schwarzenberger
City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received:	License Fee Paid:	License No:
<i>To the City Council, Ketchum, Idaho;</i> <i>The undersigned, a Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Individual <input checked="" type="checkbox"/>, does hereby make application for a license to sell during the year of August 1, <u>2020</u> - July 31, <u>2020</u>.</i>		
Approved by City of Ketchum Idaho by;		
<hr/>		
Mayor		

Approval July 20, 2020



City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

Submit completed application and fees below to the City Clerk Office, PO Box 2315, 480 East Ave. N., Ketchum, ID 83340. If you have questions, please contact Business License & Tax Specialist, Kathleen Schwartzenberger at taxes@ketchumidaho.org or (208) 726-3841.

APPLICANT INFORMATION	
Applicant Name: <i>The Argyros</i>	Doing Business As: <i>Sun Valley Performing Arts Inc</i>
Physical Address where license will be displayed: <i>120 South Main St Ketchum ID 83340</i>	
Mailing Address: <i>PO Box 4921 K " " "</i>	
Recorded Owner of Property: <i>Sun Valley Performing Arts Inc</i>	
Applicant Phone Number: <i>2087267872</i>	Applicant Email: <i>nick@theargyros.org</i>
STATE LICENSE NO: <i>26464</i> (copy required)	COUNTY LICENSE NO: <i>109</i> (copy required)
Corporation: <input checked="" type="checkbox"/> Partnership: <input type="checkbox"/> Individual: <input type="checkbox"/> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	List names and addresses of corporation officers and/or partners: <i>See attached.</i>
BEER LICENSE FEES	
<input checked="" type="checkbox"/> Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
<input type="checkbox"/> Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES	
<input checked="" type="checkbox"/> Wine, to be consumed on premises	\$200.00
<input type="checkbox"/> Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES	
<input type="checkbox"/> Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due \$ <u><i>400.00</i></u>	
ADDITIONAL INFORMATION	
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

lelel

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

[Signature] Applicant Signature Front of House Dr Relation to Business

July 14/20
Date

[Signature]
City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received: <u>7-14-2020</u>	License Fee Paid: <u>\$400</u>	License No: <u>6061A</u>
<p>To the City Council, Ketchum, Idaho; The undersigned, a Corporation <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Individual <input type="checkbox"/>, does hereby make application for a license to sell during the year of August 1, <u>2020</u> - July 31, <u>2020</u>.</p> <p>Approved by City of Ketchum Idaho by;</p> <p>_____ Mayor</p>		

Approval July 20, 2020

The Argyros
Beer and Wine License Application

Name	Address	Title	SSN	Date of Birth	Idaho Resident Y/N /ES	length of residen
Robert DeGennaro	127 Stirrup Lane Ketchum ID 83340	Treasurer	539.569.645	3/4/1956	N	
Timothy Mott	331 Leadville, #9, POB 1702, Ketchum, ID 83340	Vice Chair	274.60.0299	2.5.49	Y	25 years
Bill Lowe	PO box 3266, Ketchum ID 83340	Chair	047445125	12.7.48	Y	30 years
Casey Mott	3117 London St Los Angeles CA 90226	Executive Director	557954271	11.14.80	N	
Kathy Jones	PO Box 6052 Ketchum ID 83340	Secretary	494.50.9485	4.2.50	Y	30 Years



City of Ketchum

July 20, 2020

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to Approve the Roberts' Brothers Townhouse Subdivision Final Plat

Recommendation and Summary

Staff recommends the Ketchum City Council approve the Townhouse Subdivision Final Plat submitted by Benchmark Associates on behalf of property owner John C. Roberts. The Final Plat action will create two townhouse sublots with the subplot line aligning with the shared party-wall that divides the existing two-unit structure. No public hearing is required for this Final Plat action.

Recommended Motion: "I move to approve the Roberts' Brothers Townhouse Subdivision Final Plat and to authorize the Mayor to sign the Findings of Fact, Conclusions of Law, and Decision."

The reasons for the recommendation are as follows:

- The subject parcel, 205 Aspen Drive, was developed with a two-unit duplex consistent with Design Review (P18-018), Preliminary Plat (P18-047), and Building Permit (P18-021) approvals circa 2018.
- The building has been completed and received a Certificate of Occupancy on February 4th, 2020.
- The building was designed and constructed with the intent to subdivide the completed building into two townhouse subplot units.
- All other condominium units and the common areas were previously platted with the Phase 1 and Phase 2 plats approved by Council.
- Preliminary Plat approval was given by City Council on August 6th, 2018. Ketchum Municipal Code §16.04.030.I allows a two-year time frame after Preliminary Plat approval for Final Plat approval.

Financial Impact

Recording the Final Plat signals to the Blaine County Assessor's Office that the condominiums, which are new construction, has been completed and may be added to the tax rolls.

Attachments

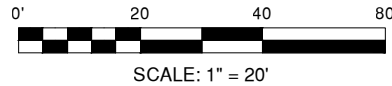
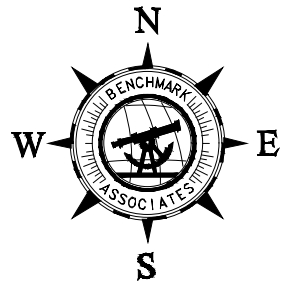
1. Final Plat, Roberts' Brothers Townhomes
2. Draft Findings of Fact, Conclusions of Law, and Decision

ROBERTS' BROTHERS TOWNHOMES

A TOWNHOUSE SUBDIVISION OF LOT 3, BLOCK 3, WARM SPRINGS VILLAGE SUBDIVISION, THIRD ADDITION.

LOCATED WITHIN: SECTION 12, TOWNSHIP 4 NORTH, RANGE 17 EAST, B.M.,
CITY OF KETCHUM, BLAINE COUNTY, IDAHO

APRIL 2020



LEGEND

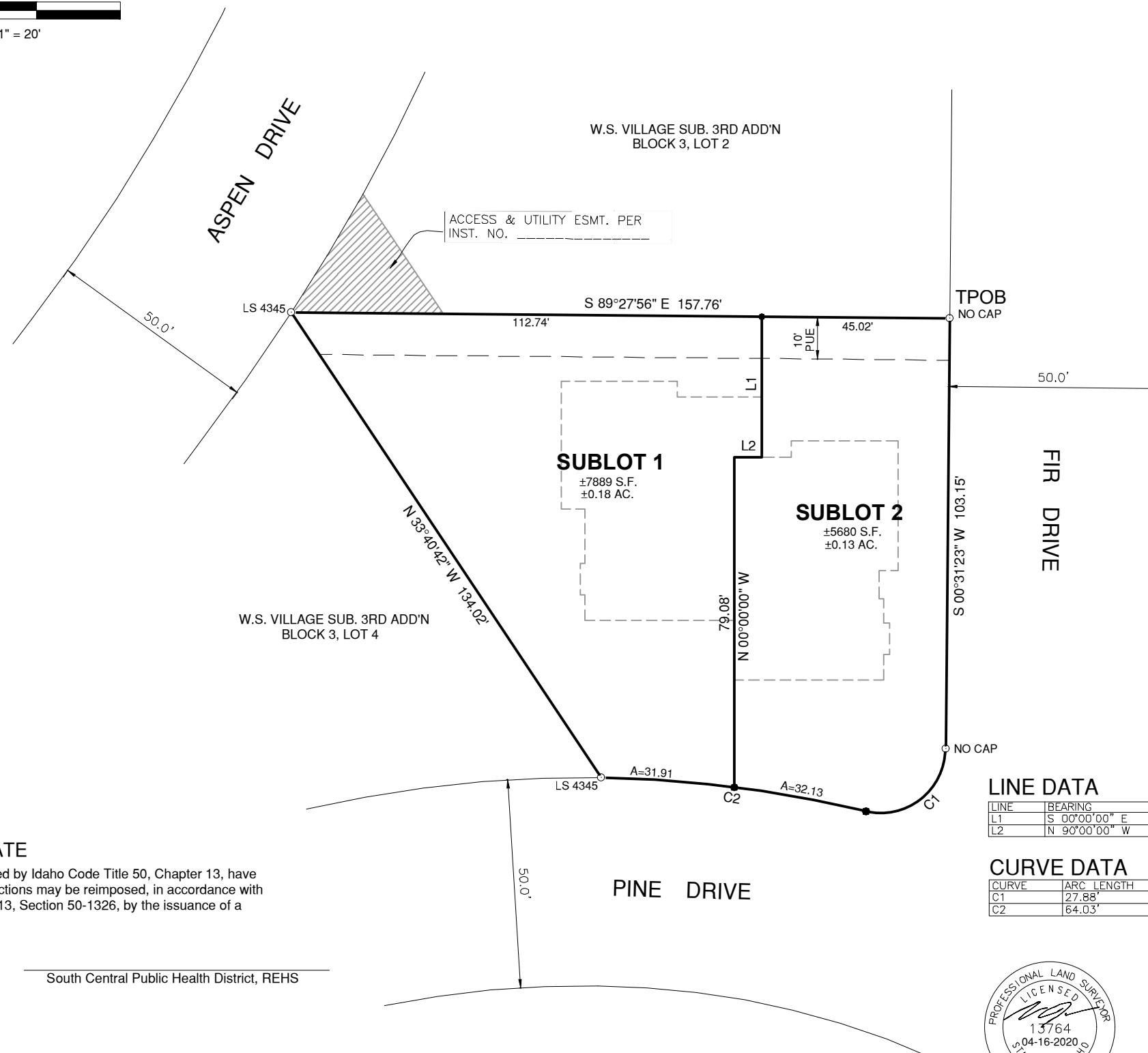
SUBLOT BOUNDARY	—————
ADJOINING PROPERTY LINE	—————
PUBLIC UTILITY ESMT.	-----
BUILDING FOOTPRINT	-----
FOUND 1/2" REBAR	○
SET 1/2" REBAR, LS 13764	●

SURVEYOR'S NARRATIVE:

1. THE PURPOSE OF THIS PLAT IS TO CREATE A TOWNHOUSE SUBDIVISION. ALL FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL OR REPLACEMENTS OF ORIGINAL CORNERS.
2. DOCUMENTS USED IN THE COURSE OF THIS SURVEY:
 - a. ORIGINAL PLAT OF WARM SPRINGS VILLAGE SUBDIVISION, THIRD ADDITION, INST. #114679.

NOTES:

1. BASIS OF BEARINGS IS PER BLAINE COUNTY GIS CONTROL POINTS DERIVED BY GPS OBSERVATIONS.
2. ALL TOWNHOUSE OWNERS SHALL HAVE MUTUAL RECIPROCAL EASEMENTS FOR EXISTING AND FUTURE PUBLIC AND PRIVATE UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER, CABLE TV, SEWER, NATURAL GAS, TELEPHONE, AND ELECTRIC LINES OVER, UNDER AND ACROSS THEIR TOWNHOUSE SUBLOTS AND COMMON AREA FOR THE REPAIR, MAINTENANCE AND REPLACEMENT THEREOF.
3. THE TOWNHOME DECLARATION FOR ROBERTS' BROTHERS TOWNHOMES WAS RECORDED AS INST. NO. _____, RECORDS OF BLAINE COUNTY, IDAHO.
4. PROPERTY IS LOCATED WITH BLUE AVALANCHE ZONE AS SPECIFIED IN THE 1977 WILSON AVALANCHE STUDY.
5. NO FURTHER BUILDING COVERAGE, INCLUDING DECKS 30" ABOVE GRADE AND ACCESSORY STRUCTURES, WILL BE PERMITTED ON EITHER SUBLOT 1 OR SUBLOT 2 UNLESS THE COMBINED LOT COVERAGE FOR LOT 3, BLOCK 3, WARM SPRINGS VILLAGE SUBDIVISION, THIRD ADDITION IS LESS THAN 35%.
6. THE LOT AREA USED TO DETERMINE BUILDING COVERAGE OF THE TOWNHOUSE DEVELOPMENT SHALL BE THE ENTIRETY OF LOT 3, BLOCK 3, WARM SPRINGS VILLAGE SUBDIVISION, THIRD ADDITION, WHICH HAS AN AREA OF APPROXIMATELY 13,612 SQUARE FEET.



LINE DATA

LINE	BEARING	DISTANCE
L1	S 00°00'00" E	19.35'
L2	N 90°00'00" W	6.60'

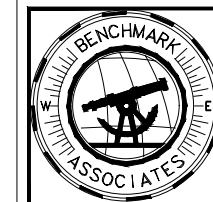
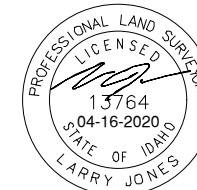
CURVE DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	27.88'	15.48'	103°10'51"	S 51°55'01" W	24.26'
C2	64.03'	291.80'	12°34'21"	N 82°45'14" W	63.90'

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be reimposed, in accordance with Idaho Code Title 50, Chapter 13, Section 50-1326, by the issuance of a certificate of disapproval.

Date: _____
South Central Public Health District, REHS



ROBERTS' BROTHERS TOWNHOMES
(LOT 3, BLOCK 3, WARM SPRINGS VILLAGE SUBDIVISION, THIRD ADDITION)
LOCATED WITHIN:
SECTION 11, TOWNSHIP 4 NORTH, RANGE 17 EAST, B.M.,
CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PREPARED FOR: ROBERTS
PROJECT NO. 18008 DWG BY: DWS/CPL 18008PG1.DWG
FINAL PLAT DATE: 04/16/2020 SHEET: 1 OF 2

C:\BMA\warm_springs_village\3rd addition\Block 3\Lot 3\18008\SURVEY\18008PG1-void.dwg, 4/20/2020 8:59:29 PM, DWG To PDF.pc3



City of Ketchum
Planning & Building

IN RE:)
)
Roberts’ Brothers Townhomes Subdivision) KETCHUM PLANNING & ZONING COMMISSION
Final Plat) FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Date: July 20, 2020) DECISION
)
File Number: 20-020)

PROJECT: Roberts’ Brothers Townhomes
FILE NUMBER: P20-032
APPLICATION TYPE: Townhouse Subdivision Final Plat
APPLICANT/OWNER: Roberts Duplex #2, LLC (John C Roberts per Blaine County Assessor)
REPRESENTATIVE: Benchmark Associates
REQUEST: Final Plat to subdivide a duplex development into two townhouse sublots
ASSOCIATED APPLICATIONS: Design Review P18-018, Townhouse Subdivision Preliminary Plat P18-047, Building Permit 18-021
LOCATION: 205 Aspen Drive (Warm Springs Village 3rd Addition: Block 3: Lot 3)
ZONING: General Residential – Low Density (GR-L)
OVERLAY: Avalanche

FINDINGS OF FACT

1. The applicant is requesting Final Plat approval for a two (2) subplot townhouse subdivision. The subject property is located at 205 Aspen Drive within an existing platted subdivision-Warm Springs Village 3rd Addition: Block 3: Lot 3. Lot 3 is proposed to be subdivided into two (2) townhouse sublots.
2. The subject property is located within the General Residential Low Density (GR-L) Zoning District and within the Avalanche Overlay District. With the adoption of Ordinance No. 1181, subdivisions within the Avalanche Overlay District are permitted if no new public or private streets or flag lots are created with the proposal.
3. On March 16th, 2018, the applicant received Design Review approval (Application P18-018) for a new duplex located at 205 Aspen Drive. A Building Permit (Application B18-021) for the project was issued on May 10th, 2018 and a Certificate of Occupancy for the project was issued on February 4th, 2020.

4. All land subdivisions in the City of Ketchum are subject to the standards contained in Ketchum, Municipal Code, Title 16, Subdivision. Many standards are related to the design and construction of multiple new lots that will form new blocks and infrastructure, such as streets that will be dedicated to and maintained by the City. Some standards however, such as the installation of utility service lines, are applicable to the proposed subdivision of the subject property.

5. The Ketchum City Council approved the Roberts' Brothers Townhomes Preliminary Plata on August 6th, 2018.

Table 1: City Department Comments

City Department Comments			
Compliant			City Standards and City Department Comments
Yes	No	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire: <i>The project shall comply with all conditions as specified in the Fire Department Memo dated April 13, 2018 regarding Building Permit 18-021.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City Engineer and Streets Department: <i>The project shall comply with all comments as noted in the Streets Department's and City Engineer's review of Building Permit 18-021. The applicant has submitted a performance bond for the completion of the remaining work within the adjacent public right-of-way, which includes the installation of two drains and grading the driveway.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Utilities: <i>The project shall comply with all comments as noted in the Utilities Department's review of Building Permit 18-021.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building: <i>The project shall comply with all comments as noted in the Building Department's review of Building Permit 18-021.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Planning and Zoning: <i>Comments are denoted throughout the Tables 2, 3, and 4.</i>

Table 2: Townhouse Plat Requirements

Townhouse Plat Requirements				
Compliant			Standards and Council Findings	
Yes	No	N/A	City Code	City Standards and Council Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.
			Findings	<i>The applicant has submitted the draft Townhouse Declaration for the project. The developer shall submit a final copy of the document to the Planning & Building Department and file such document prior to recordation of the final plat.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.04.080.C.1</p> <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>
			<p>Findings</p> <p><i>On March 16th, 2018, the applicant received Design Review approval (Application P18-018) for a new duplex located at 205 Aspen Drive. A Building Permit (Application B18-021) for the project was issued on May 10th, 2018 and a Certificate of Occupancy for the project was issued on February 4th, 2020. The Ketchum City Council approved the Roberts' Brothers Townhomes Preliminary Plata on August 6th, 2018.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.04.080.C.2</p> <p>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.</p>
			<p>Findings</p> <p><i>On March 16th, 2018, the applicant received Design Review approval (Application P18-018) for a new duplex located at 205 Aspen Drive. A Building Permit (Application B18-021) for the project was issued on May 10th, 2018 and a Certificate of Occupancy for the project was issued on February 4th, 2020. The Ketchum City Council approved the Roberts' Brothers Townhomes Preliminary Plata on August 6th, 2018.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.04.080.C.3</p> <p>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.</p>
			<p>Findings</p> <p><i>On March 16th, 2018, the applicant received Design Review approval (Application P18-018) for a new duplex located at 205 Aspen Drive. A Building Permit (Application B18-021) for the project was issued on May 10th, 2018 and a Certificate of Occupancy for the project was issued on February 4th, 2020. The Ketchum City Council approved the Roberts' Brothers Townhomes Preliminary Plata on August 6th, 2018.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>16.04.080.C.4</p> <p>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.</p>
			<p>Findings</p> <p><i>N/A as the applicant has not proposed phasing for this development project. The duplex has been issued a Certificate of Occupancy.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.04.080.D</p> <p>D. Final Plat Procedure:</p> <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 style="padding-left: 40px;">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 style="padding-left: 40px;">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>
			Findings	<p><i>The duplex building has been issued a Certificate of Occupancy. The applicant has submitted a performance bond for the completion of the remaining work within the adjacent public right-of-way, which includes the installation of two drains and grading the driveway.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.E.1	<p>E. 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>
			Findings	<p><i>GR-L Permitted Building Coverage: 35%</i> <i>Proposed Building Coverage: 35%</i></p> <p><i>No further building coverage, including decks 30" above grade and accessory structures, will be permitted on either Sublot 1 or Sublot 2 unless the combined lot coverage for Lot 3, Block 3, Warm Springs Village Subdivision 3rd Addition is less than 35%.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.E.2	<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>
			Findings	<p><i>The garages are attached to each townhome unit and included within the building footprints indicated on the Final Plat. No detached garages or storage buildings have been proposed with this project.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.E.3	<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>
			Findings	<p><i>This townhouse subdivision will comply with all applicable local, state, and federal ordinances, rules, and regulations.</i></p>

Table 3: Final Plat Contents

Final Plat Contents				
Compliant			Standards and Council Findings	
Yes	No	N/A	City Code	City Standards and <i>Council Findings</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.C.1	<p>The subdivider shall file with the administrator copies of the completed subdivision application form and preliminary plat data as required by this chapter.</p>
			Findings	<p><i>The application has been reviewed and determined to be complete.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K	<p>Contents Of Final Plat: The final plat shall be drawn at such a scale and contain such lettering as to enable same to be placed upon sheets of eighteen inch by twenty four inch (18" x 24") Mylar paper with no part of the drawing nearer to the edge than one-half inch (1/2"), and shall be in conformance with the</p>

				provisions of title 50, chapter 13, Idaho Code. The reverse side of such sheet shall not be used for any portion of the drawing, but may contain written matter as to dedications, certificates, signatures, and other information. The contents of the final plat shall include all items required under title 50, chapter 13, Idaho Code, and also shall include the following:
			Findings	<i>All required materials for the Final Plat application have been submitted.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.1	Point of beginning of subdivision description tied to at least two (2) governmental survey corners, or in lieu of government survey corners, to monuments recognized by the city engineer.
			Findings	<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.2	Location and description of monuments.
			Findings	<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.3	Tract boundary lines, property lines, lot lines, street right of way lines and centerlines, other rights of way and easement lines, building envelopes as required on the preliminary plat, lot area of each lot, boundaries of floodplain and floodway and avalanche district, all with bearings, accurate dimensions in feet and decimals, in degrees and minutes and radii, arcs, central angles, tangents and chord lengths of all curves to the above accuracy
			Findings	<i>This information has been provided on the application form and indicated on the Final Plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.4	Names and locations of all adjoining subdivisions.
			Findings	<i>This standard has been met. The legal description of the area platted is Lot 3, Block 3 of Warm Springs Village Subdivision, Third Addition.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.5	Name and right of way width of each street and other public rights of way.
			Findings	<i>This standard has been met. Aspen, Pine, and Fire Drives are indicated on the Final Plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.6	Location, dimension and purpose of all easements, public or private
			Findings	<i>The application notes the access and utility easement.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.K.7	The blocks numbered consecutively throughout each block.
			Findings	<i>N/A as no new blocks are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.K.8	The outline of any property, other than a street, alley or easement, which is offered for dedication to public use, fully dimensioned by distances and bearings with the area marked "Dedicated to the City of Ketchum for Public Use", together with any other descriptive language with regard to the precise nature of the use of the land so dedicated.
			Findings	<i>N/A no property is offered for dedication to public use with this proposal.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.9	The title, which shall include the name of the subdivision, the name of the city, if appropriate, county and state, and the location and description of the subdivision referenced to section, township, range.
			Findings	<i>This standard has been met. The name of the proposed subdivision is Roberts' Brothers Townhomes.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.10	Scale, north arrow and date.
			Findings	<i>This standard has been met. The Final Plat includes a scale, north arrow, and date.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.K.11	Location, width, and names of all existing or dedicated streets and other public ways within or adjacent to the proposed subdivision
			Findings	<i>No land for common or public use is required or proposed.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.12	A plat note provision referencing the county recorder's instrument number where the condominium declaration(s) and/or articles of incorporation of homeowners' association governing the subdivision are recorded.
			Findings	<i>Plat Note #3 notes the associated Townhome Declaration.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.K.13	Certificate by registered engineer or surveyor preparing the map certifying to the accuracy of surveying plat.
			Findings	<i>As conditioned, this standard will be met prior to recordation of the Final Plat. The signature block page shall include the surveyor's certification.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.14	A current title report of all property contained within the plat shall be provided to the city and used, in part, as the basis for the dedication of easements and encumbrances on the property.
			Findings	<i>This standard has been met. A title report and warranty deed were submitted with the Preliminary Plat and both are current.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.15	Certification of owner(s) of record and all holders of security interest(s) of record with regard to such property.
			Findings	<i>As conditioned, this standard will be met prior to recordation of the Final Plat. The signature block page shall include a certificate of ownership and associated acknowledgement from all owners and holders of security interest with regard to the subject property, which shall be signed following Ketchum City Council review and approval of the application and prior to recordation of the Final Plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.16	Certification and signature of engineer (surveyor) verifying that the subdivision and design standards meet all city requirements.
			Findings	<i>As conditioned, this standard will be met prior to recordation of the Final Plat. The signature block page shall include the certification and signature of the surveyor verifying that the subdivision and design standards meet all City requirements.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.17	Certification and signature of the city engineer verifying that the subdivision and design standards meet all city requirements.
			Findings	<i>As conditioned, this standard will be met prior to recordation of the Final Plat. The signature block page shall include the City Engineer's approval and verification that the subdivision and design standards meet all City requirements.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.18	Certification and signature of the city clerk of the city of Ketchum verifying that the subdivision has been approved by the council.
			Findings	<i>As conditioned, this standard will be met prior to recordation of the Final Plat. The signature block page shall include the certification and signature of the City Clerk verifying the subdivision has been approved by City Council.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.19	Notation of any additional restrictions imposed by the council on the development of such subdivision to provide for the public health, safety and welfare.
			Findings	<i>N/A as no restrictions were imposed by the Ketchum City Council during review of the Preliminary Plat application.</i>

Table 4: Townhouse Plat Requirements

Preliminary Plat Requirements				
Compliant			Standards and City Council Findings	
Yes	No	N/A	City Code	City Standards and City Council Findings
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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

				<p>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.</p>
			Findings	<p><i>City Departments, including Planning, Building, Fire, Streets, City Engineer, and Utilities, reviewed all required improvements associated with the multi-family residential development and approved the project or approved the project subject to conditions through the Design Review P18-018 and Building Permit B18-021 review processes.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.B	<p>Improvement Plans: Prior to approval of final plat by the commission, the subdivider shall file two (2) copies with the city engineer, and the city engineer shall approve construction plans for all improvements required in the proposed subdivision. Such plans shall be prepared by a civil engineer licensed in the state.</p>
			Findings	<p><i>City Departments, including Planning, Building, Fire, Streets, City Engineer, and Utilities, reviewed all required improvements associated with the multi-family residential development and approved the project or approved the project subject to conditions through the Design Review P18-018 and Building Permit B18-021 review processes.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.C	<p>Prior to final plat approval, the subdivider shall have previously constructed all required improvements and secured a certificate of completion from the city engineer. However, in cases where the required improvements cannot be constructed due to weather conditions or other factors beyond the control of the subdivider, the city council may accept, in lieu of any or all of the required improvements, a performance bond filed with the city clerk to ensure actual construction of the required improvements as submitted and approved. Such performance bond shall be issued in an amount not less than one hundred fifty percent (150%) of the estimated costs of improvements as determined by the city engineer. In the event the improvements are not constructed within the time allowed by the city council (which shall be one year or less, depending upon the individual circumstances), the council may order the improvements installed at the expense of the subdivider and the surety. In the event the cost of installing the required improvements exceeds the amount of the bond, the subdivider shall be liable to the city for additional costs. The amount that the cost of installing the required improvements exceeds the amount of the performance bond shall automatically become a lien upon any and all property within the subdivision owned by the owner and/or subdivider.</p>
			Findings	<p><i>City Departments, including Planning, Building, Fire, Streets, City Engineer, and Utilities, reviewed all required improvements associated with the multi-family residential development and approved the project or approved the project subject to conditions through the Design Review P18-018 and Building Permit B18-021 review processes. The applicant has submitted a performance bond for the completion of the remaining work within the adjacent public right-of-way, which includes the installation of two drains and grading the driveway.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.D	<p>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</p>

				<p>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.</p>
			Findings	<p><i>City Departments, including Planning, Building, Fire, Streets, City Engineer, and Utilities, reviewed all required improvements associated with the multi-family residential development and approved the project or approved the project subject to conditions through the Design Review P18-018 and Building Permit B18-021 review processes. The applicant has submitted a performance bond for the completion of the remaining work within the adjacent public right-of-way, which includes the installation of two drains and grading the driveway.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			Findings	<p><i>The applicant shall meet the required monumentation standards prior to recordation of the Final Plat.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.F	<p>Lot Requirements:</p> <ol style="list-style-type: none"> 1. Lot size, width, depth, shape and orientation and minimum building setback lines shall be in compliance with the zoning district in which the property is located and compatible with the location of the subdivision and the type of development, and preserve solar access to adjacent properties and buildings. 2. Whenever a proposed subdivision contains lot(s), in whole or in part, within the floodplain, or which contains land with a slope in excess of twenty five percent (25%), based upon natural contours, or creates corner lots at the intersection of two (2) or more streets, building envelopes shall be shown for the lot(s) so affected on the preliminary and final plats. The building envelopes shall be located in a manner designed to promote harmonious development of structures, minimize congestion of structures, and provide open space and solar access for each lot and structure. Also, building envelopes shall be located to promote access to the lots and maintenance of public utilities, to minimize cut and fill for roads and building foundations, and minimize adverse impact upon environment, watercourses and topographical features. Structures may only be built on buildable lots. Lots shall only be created that meet the definition of "lot, buildable" in section 16.04.020 of this chapter. Building envelopes shall be established outside of hillsides of twenty five percent (25%) and greater and outside of the floodway. A waiver to this standard may only be considered for the following: 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 outside of the original Ketchum Townsite shall have a property line curve or corner of a minimum radius of twenty five feet (25') unless a longer radius is required to serve an existing or future use.</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>
			Findings	<i>Not applicable. This standard is not applicable as the application proposes to subdivide an existing multi-family residential building and does not create new lots.</i>
<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> <p>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> <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. Except in the original Ketchum Townsite, corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the intersection of the streets.</p>
			Findings	<i>N/A. Lot 2 is within the existing Bavarian Village Subdivision. No new blocks are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.1	<p>H. Street Improvement Requirements:</p> <p>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;</p>
			Findings	<i>N/A, the subject properties are within an existing subdivision. No new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.2	<p>2. All streets shall be constructed to meet or exceed the criteria and standards set forth in chapter 12.04 of this code, and all other applicable ordinances, resolutions or regulations of the city or any other governmental entity having jurisdiction, now existing or adopted, amended or codified;</p>
			Findings	<i>This proposal does not create a new street. These standards are no applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.3	<p>3. Where a subdivision abuts or contains an existing or proposed arterial street, railroad or limited access highway right of way, the council may require a frontage street, planting strip, or similar design features;</p>
			Findings	<i>N/A. Lot 3 is within an existing subdivision. No street frontage improvements like planting strips are required.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.4	<p>4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods;</p>
			Findings	<i>This proposal does not create a new street. These standards are no applicable.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.5	5. Street grades shall not be less than three-tenths percent (0.3%) and not more than seven percent (7%) so as to provide safe movement of traffic and emergency vehicles in all weather and to provide for adequate drainage and snow plowing;
			Findings	<i>This proposal does not create a new street. These standards are no applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.6	6. In general, partial dedications shall not be permitted, however, the council may accept a partial street dedication when such a street forms a boundary of the proposed subdivision and is deemed necessary for the orderly development of the neighborhood, and provided the council finds it practical to require the dedication of the remainder of the right of way when the adjoining property is subdivided. When a partial street exists adjoining the proposed subdivision, the remainder of the right of way shall be dedicated;
			Findings	<i>N/A. This proposal does not create a new street. These standards are no applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.7	7. Dead end streets may be permitted only when such street terminates at the boundary of a subdivision and is necessary for the development of the subdivision or the future development of the adjacent property. When such a dead end street serves more than two (2) lots, a temporary turnaround easement shall be provided, which easement shall revert to the adjacent lots when the street is extended;
			Findings	<i>N/A. This proposal does not create a new street. These standards are no applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.8	8. A cul-de-sac, court or similar type street shall be permitted only when necessary to the development of the subdivision, and provided, that no such street shall have a maximum length greater than four hundred feet (400') from entrance to center of turnaround, and all cul-de-sacs shall have a minimum turnaround radius of sixty feet (60') at the property line and not less than forty five feet (45') at the curb line;
			Findings	<i>N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.9	9. Streets shall be planned to intersect as nearly as possible at right angles, but in no event at less than seventy degrees (70°);
			Findings	<i>N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.10	10. Where any street deflects an angle of ten degrees (10°) or more, a connecting curve shall be required having a minimum centerline radius of three hundred feet (300') for arterial and collector streets, and one hundred twenty five feet (125') for minor streets;
			Findings	<i>N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.11	11. Streets with centerline offsets of less than one hundred twenty five feet (125') shall be prohibited;
			Findings	<i>N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.12	12. A tangent of at least one hundred feet (100') long shall be introduced between reverse curves on arterial and collector streets;
			Findings	<i>N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.13	13. Proposed streets which are a continuation of an existing street shall be given the same names as the existing street. All new street names shall not duplicate or be confused with the names of existing streets within Blaine County, Idaho. The subdivider shall obtain approval of all street names within the proposed

				subdivision from the County Assessor's office before submitting same to council for preliminary plat approval;
			Findings	<i>N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.14	14. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills;
			Findings	<i>N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.15	15. Street patterns of residential areas shall be designed to create areas free of through traffic, but readily accessible to adjacent collector and arterial streets;
			Findings	<i>N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.16	16. Reserve planting strips controlling access to public streets shall be permitted under conditions specified and shown on the final plat, and all landscaping and irrigation systems shall be installed as required improvements by the subdivider;
			Findings	<i>N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.17	17. In general, the centerline of a street shall coincide with the centerline of the street right of way, and all crosswalk markings shall be installed by the subdivider as a required improvement;
			Findings	<i>N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.18	18. Street lighting shall be required consistent with adopted city standards and where designated shall be installed by the subdivider as a requirement improvement;
			Findings	<i>N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.19	19. Private streets may be allowed upon recommendation by the commission and approval by the Council. Private streets shall be constructed to meet the design standards specified in subsection H2 of this section and chapter 12.04 of this code;
			Findings	<i>N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.20	20. Street signs shall be installed by the subdivider as a required improvement of a type and design approved by the Administrator and shall be consistent with the type and design of existing street signs elsewhere in the City;
			Findings	<i>N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.21	21. Whenever a proposed subdivision requires construction of a new bridge, or will create substantial additional traffic which will require construction of a new bridge or improvement of an existing bridge, such construction or improvement shall be a required improvement by the subdivider. Such construction or improvement shall be in accordance with adopted standard specifications;
			Findings	<i>N/A. This proposal does not require construction of a new bridge or impact any existing bridges.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.22	22. Sidewalks, curbs and gutters shall be required consistent with adopted city standards and where designated shall be a required improvement installed by the subdivider;

			Findings	<i>N/A. The subject properties abut an existing developed street within a residential area. No sidewalks are required for the project.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.23	23. Gates are prohibited on private roads and parking access/entranceways, private driveways accessing more than one single-family dwelling unit and one accessory dwelling unit, and public rights-of-way unless approved by the City Council; and
			Findings	<i>N/A. No private road or gates are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.24	24. No new public or private streets or flag lots associated with a proposed subdivision (land, planned unit development, townhouse, condominium) are permitted to be developed on parcels within the Avalanche Zone
			Findings	<i>N/A. The townhouse sublots are not located within the Avalanche Zone and no new public or private streets or flag lots are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.I	1. Alley Improvement Requirements: Alleys shall be provided in, commercial and light industrial zoning districts. The width of an alley shall be not less than twenty feet (20'). Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be provided to permit safe vehicular movement. Dead end alleys shall be permitted only within the original Ketchum Townsite and only after due consideration of the interests of the owners of property adjacent to the dead end alley including, but not limited to, the provision of fire protection, snow removal and trash collection services to such properties. Improvement of alleys shall be done by the subdivider as required improvement and in conformance with design standards specified in subsection H2 of this section.
			Findings	<i>N/A. The townhouse sublots are located in the GR-L Zone and do not abut an alley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.J.1	J. Required Easements: Easements, as set forth in this subsection, shall be required for location of utilities and other public services, to provide adequate pedestrian circulation and access to public waterways and lands. 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.
			Findings	<i>The applicant shall include the required 5 ft utility easement on the Final Plat mylar. As conditioned, the subdivision shall meet this standard.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.J.2	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.
			Findings	<i>N/A. The townhouse sublots do not border a waterway.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.J.3	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.

			Findings	<i>N/A. The townhouse sublots do not border a waterway.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.J.4	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.
			Findings	<i>N/A. The townhouse sublots do not border a waterway.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.J.5	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.
			Findings	<i>N/A. No changes to ditches, pipes, or other irrigation structures are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.J.6	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.
			Findings	<i>N/A. The townhouse sublots are within the existing, platted Warm Springs Village Third Addition Subdivision.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.K	K. Sanitary Sewage Disposal Improvements: Central sanitary sewer systems shall be installed in all subdivisions and connected to the Ketchum sewage treatment system as a required improvement by the subdivider. 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.
			Findings	<i>N/A. The townhouse sublots are within the existing, platted Warm Springs Village Third Addition Subdivision., which contains all necessary infrastructure.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.L	L. Water System Improvements: A central domestic water distribution system shall be installed in all subdivisions by the subdivider as a required improvement. The subdivider shall also be required to locate and install an adequate number of fire hydrants within the proposed subdivision according to specifications and requirements of the City under the supervision of the Ketchum Fire Department and other regulatory agencies having jurisdiction. Furthermore, the central water system shall have sufficient flow for domestic use and adequate fire flow. All such water systems installed shall be looped extensions, and no dead end systems shall be permitted. All water systems shall be connected to the Municipal water system and shall meet the standards of the following agencies: Idaho Department of Public Health, Idaho Survey and Rating Bureau, District Sanitarian, Idaho State Public Utilities Commission, Idaho Department of Reclamation, and all requirements of the City.

			Findings	<i>N/A. The townhouse sublots are within the existing, platted Warm Springs Village Third Addition Subdivision., which contains all necessary infrastructure.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.M	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.
			Findings	<i>N/A. The townhouse sublots are within the existing, platted Warm Springs Village Third Addition Subdivision., which contains all necessary infrastructure.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.N.1	N. Cuts, Fills, And Grading Improvements: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts, fills, alterations of topography, streams, drainage channels, and disruption of soils and vegetation. The design criteria shall include the following: 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.
			Findings	<i>City Departments, including Planning, Building, Fire, Streets, City Engineer, and Utilities, reviewed all required improvements associated with the multi-family residential development and approved the project or approved the project subject to conditions through the Design Review P18-018 and Building Permit B18-021 review processes.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.N.2	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: 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.
			Findings	<i>City Departments, including Planning, Building, Fire, Streets, City Engineer, and Utilities, reviewed all required improvements associated with the multi-family residential development and approved the project or approved the project subject to conditions through the Design Review P18-018 and Building Permit B18-021 review processes.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.N.3	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.
			Findings	<i>City Departments, including Planning, Building, Fire, Streets, City Engineer, and Utilities, reviewed all required improvements associated with the multi-family residential development and approved the project or approved the project subject to</i>

				<i>conditions through the Design Review P18-018 and Building Permit B18-021 review processes.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.N.4	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.
			Findings	<i>N/A. Lot 3, Block 3 of Warm Spring Village Subdivision Third Addition is appropriate for the duplex development.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.N.5	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.
			Findings	<i>City Departments, including Planning, Building, Fire, Streets, City Engineer, and Utilities, reviewed all required improvements associated with the multi-family residential development and approved the project or approved the project subject to conditions through the Design Review P18-018 and Building Permit B18-021 review processes.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.N.6	6. Where cuts, fills, or other excavations are necessary, the following development standards shall apply: 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.
			Findings	<i>N/A no significant cuts, fills, or excavation were required for the townhome development.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.0	O. Drainage Improvements: The subdivider shall submit with the preliminary plat application such maps, profiles, and other data prepared by an engineer to indicate the proper drainage of the surface water to natural drainage courses or storm drains, existing or proposed. The location and width of the natural drainage courses shall be shown as an easement common to all owners within the subdivision and the City on the preliminary and final plat. All natural drainage courses shall be left undisturbed or be improved in a manner that will increase the operating efficiency of the channel without overloading its capacity. An adequate storm and surface drainage system shall be a required improvement in all subdivisions and shall be installed by the subdivider. Culverts

				shall be required where all water or drainage courses intersect with streets, driveways or improved public easements and shall extend across and under the entire improved width including shoulders.
			Findings	<i>This application is for the subdivision of a building on an existing lot that has frontage on an existing street. No new streets are proposed and no alteration to topography are proposed with this application. City Departments, including Planning, Building, Fire, Streets, City Engineer, and Utilities, reviewed all required improvements including the Drainage Plan, associated with the multi-family residential development and approved the project or approved the project subject to conditions through the Design Review and Building Permit review processes.</i>
<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.
			Findings	<i>Natural gas, telephone, cable, and electricity are installed or in the process of being installed prior to Certificate of Occupancy for the building. City Departments, including Planning, Building, Fire, Streets, City Engineer, and Utilities, reviewed all required improvements associated with the multi-family residential development and approved the project or approved the project subject to conditions through the Design Review and Building Permit review processes.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.Q	Q. Off Site Improvements: Where the off site impact of a proposed subdivision is found by the commission or Council to create substantial additional traffic, improvements to alleviate that impact may be required of the subdivider prior to final plat approval, including, but not limited to, bridges, intersections, roads, traffic control devices, water mains and facilities, and sewer mains and facilities.
			Findings	<i>N/A. The townhouse subdivision does not trigger off-site improvements.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.R	R. Avalanche And Mountain Overlay: All improvements and plats (land, planned unit development, townhouse, condominium) created pursuant to this chapter shall comply with City of Ketchum Avalanche Zone District and Mountain Overlay Zoning District requirements as set forth in Title 17 of this Code.
			Findings	<i>The project complies with the City of Ketchum Avalanche Zone District requirements.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.S	S. Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.
			Findings	<i>N/A. The landscape plan approved with the Design Review and Building Permit applications will enhance the attractiveness of the proposed subdivision.</i>

CONCLUSIONS OF LAW

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

DECISION

THEREFORE, the Ketchum City Council **approves** of this Final Plat application this Monday, July 20th, 2020 subject to the following conditions

CONDITIONS OF APPROVAL

1. All governing ordinances, requirements, and regulations of the Fire Department (2012 International Fire Code and local Fire Protection Ordinance No.1125), Building Department (2012 International Building Code, the 2012 International Residential Code, and Title 15 of Ketchum Municipal Code), Utilities Department, Street Department (Title 12 of Ketchum Municipal Code), and the City Engineer shall be met prior to Certificate of Occupancy. The project shall meet all requirements of the Fire, Utility, Building, Streets/City Engineer, and Planning requirements as specified in Table 1.
2. The Final Plat mylar shall visually represent the 5 ft public utility easement as required pursuant to KMC §16.04.030.J10.
3. The recorded plat shall show a minimum of two Blaine County Survey Control Monuments with ties to the property and an inverse between the two monuments. The Survey Control Monuments shall be clearly identified on the face of the map.
4. An electronic CAD file shall be submitted to the City of Ketchum prior to final plat signature by the City Clerk. The electronic CAD file shall be submitted to the Blaine County Recorder's office concurrent with the recording of the Plat containing the following minimum data:
 - a. Line work delineating all parcels and roadways on a CAD layer/level designated as "parcel";
 - b. Line work delineating all roadway centerlines on a CAD layer/level designated as "road"; and,
 - c. Line work that reflects the ties and inverses for the Survey Control Monuments shown on the face of the Plat shall be shown on a CAD layer/level designated as "control"; and,
 - d. All information within the electronic file shall be oriented and scaled to Grid per the Idaho State Plane Coordinate System, Central Zone, NAD1983 (1992), U.S. Survey Feet, using the Blaine County Survey Control Network. Electronic CAD files shall be submitted in a ".dwg", ".dgn" or ".shp" format and shall be submitted digitally to the City on a compact disc. When the endpoints of the lines submitted are indicated as coincidental with another line, the CAD line endpoints shall be separated by no greater than 0.0001 drawing units.
5. The Townhouse Declaration shall be simultaneously recorded with the Final Plat. The developer shall submit a final copy of the document to the Planning & Building Department and file such document prior to recordation of the final plat. The City will not now, nor in the future, determine the validity of the Townhouse Declaration.

6. The Final Plat mylar shall contain all items required under Title 50, Chapter 13, Idaho Code as well as all items required pursuant to KMC §16.04.030J including certificates and signatures.

Findings of Fact **adopted** this 20th day of July 2020.

Neil Bradshaw
Mayor
City of Ketchum

Robin Crotty
City Clerk
City of Ketchum



City of Ketchum

July 20, 2020

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to Review and Approve the Mountain Land Design Showroom & Residences Project Floor Area Ratio (FAR) Exceedance Agreement (Contract #20491)

Recommendation and Summary

Staff recommends that the Ketchum City Council move to approve and authorize the Mayor to sign the Mountain Land Design Showroom & Residences Project Floor Area Ratio (FAR) Exceedance Agreement:

Recommended Motion: "I move to approve and authorize the Mayor to sign the Mountain Land Design Showroom Project FAR Exceedance Agreement Contract #20491 with 360 Views LLC for the proposed development of a new mixed-use building located at 111 N Washington Avenue."

The reasons for the recommendation are as follows:

- Ketchum Municipal Code §17.124.040 encourages new development to include a reasonable supply of affordable and resident occupied housing for sale or rent to help meet the demand and needs for housing of the community's workforce.
- Development within the Community Core may be built to a permitted FAR of 1.0 and may be increased up to a maximum 2.25 FAR with an associated mitigation of impacts related to workforce housing.
- The City of Ketchum has instituted the adoption of Exceedance Agreements to memorialize increases above the permitted FAR and associated community housing contributions.
- The Applicant agrees with these goals and proposes to provide a 1,037-square-foot community housing unit within the basement of the new mixed-use building as specified in Exhibit B of Contract #20491.

Introduction and History

The project received Design Review approval from the Planning & Zoning Commission on May 19th, 2020. The applicant has submitted a building permit application and the project plans are currently under review by City departments. The proposal (Exhibit B) specifies that the applicant agrees to list the community housing unit for rent through the Blaine County Housing Authority (BCHA) concurrent with the issuance of a Certificate of Occupancy for the project.

Financial Impact

None

Attachments

- Mountain Land Design Showroom & Residences Project FAR Exceedance Agreement (Contract #20491)

**FAR EXCEEDANCE
AGREEMENT**

Parties:

City of Ketchum	"City"	P.O. Box 2315, 480 East Ave. N., Ketchum, Idaho 83340
360 View LLC	"Developer"	Mailing: 2345 Main St. S., Salt Lake City, UT 84115 Physical Address: 111 N Washington Avenue (Ketchum Townsite: Block 39: Lot 4)

This FAR Exceedance Agreement ("Agreement") is made between the City of Ketchum, a municipal corporation of the state of Idaho, and 360 View LLC, LLC, a property owner and developer in the City of Ketchum.

RECITALS

- A. Pursuant to the City's authority under the Idaho Local Land Use Planning Act, the Ketchum Municipal Code ("K.M.C.") Chapter 17.124 provides for certain development standards, including maximum floor area ratio (FAR) standards under K.M.C. 17.124.040 - Floor Area Ratios and Community Housing. These standards are intended to protect the public interest, health, general welfare, and provision of public services. The City has provided options for development proposals to potentially exceed the allowable FAR in exchange for mitigation of the impacts of such larger development, particularly as focused on affordable community and workforce housing. K.M.C. 17.124.040(B).
- B. The City has adopted Resolution 17-006 which provides for the Parties to proceed with the FAR standards and options under K.M.C. 17.124.040, so long as the Parties voluntarily opt into a FAR Exceedance Agreement, making clear they are voluntarily opting by contract into use of such FAR standards and mitigation measures and are waiving any claims or demands related to any legal challenge to K.M.C. 17.124.040.

THEREFORE, in consideration of the mutual agreement herein contained and subject to the terms and conditions stated, it is hereby understood and agreed by the Parties as follows:

- 1. **Attestation of Developer.** Developer, by this Agreement, attests that Developer desires to voluntarily proceed on the development proposal, including proposal of exceedance of FAR standards and accompanying mitigation measures, using the approach and standards as set forth in K.M.C. 17.124.
- 2. **Waiver and Release of Claims.** Developer, by this Agreement, waives and releases any claims, demands, challenges, claims for reimbursement or refund, and/or damages now or in the future deriving from or relying on the outcome of future litigation substantially

challenging the validity of K.M.C. 17.124 and its standards. It is Developer's intent to accept and proceed with such standards as outlined in K.M.C. 17.124 for Developer's development plan for purposes of allowable FAR and Developer voluntarily and knowingly accepts the mitigation measures as proposed.

3. **FAR Exceedance Consideration.** In consideration for Developer's attestation and waiver, the City agrees to consider their exceedance proposal and will currently consider and evaluate Developer's proposed FAR exceedance and accompanying mitigation measures within the framework and standards of K.M.C. 17.124.040, attached hereto as Exhibit A and made a part of this Agreement.
4. **Maximum FAR and Mitigation.** The Parties hereby agree to an allowable maximum floor area ratio and accompanying mitigation measures as set forth in Exhibit B, attached hereto and made a part of this Agreement.
5. **Withdrawal.** Developer may withdraw from this Agreement upon thirty day notice to City provided that Developer has not commenced building and has received no benefit from a maximum FAR exceedance. Withdrawal shall cause an immediate reversion to the permitted gross FAR as set forth in Exhibit A: K.M.C. 17.124.040(A) at the time of this Agreement. Furthermore, the City acknowledges that the Building Owner, in its sole discretion, may choose not to build the residential units. In such an event, this FAR Exceedance Agreement will be modified.
6. **Amendments.** This Agreement may not be amended, modified, altered or changed in any respect whatsoever, except by further agreement in writing duly executed by the parties.
7. **No Assignment.** Developer shall not sell, assign, or transfer all or any portion of its interest in this Agreement at any time without consent of the City.
8. **Binding Effect.** This Agreement shall be binding upon the heirs, estates, personal representatives, successors, and assigns of the parties.
9. **Attorney Fees and Costs.** In the event any action is brought to enforce this Agreement, the prevailing party is entitled to an award of reasonable attorney fees and costs.
10. **Notices.** Any notice under this Agreement shall be in writing and shall be treated as duly delivered if the same is personally delivered or deposited in the United States mail, certified, return receipt requested, postage prepaid, and properly addressed to the contacts as specified at the beginning of this Agreement.
11. **Partial Invalidity.** Whenever possible, each provision of this Agreement shall be interpreted in such a way as to be effective and valid under applicable law. If a provision of this Agreement is prohibited by or invalid under applicable law, it shall be ineffective

only to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Agreement.

12. **Waiver:** The rights and remedies of the parties to this Agreement are cumulative and not alternative. Neither the failure nor any delay by any party in exercising any right, power, or privilege under this Agreement or the documents referenced in this Agreement will operate as a waiver of such right, power, or privilege, and no single or partial exercise of any such right, power, or privilege will preclude any other or further exercise of such right, power, or privilege or the exercise of any other right, power, or privilege.

13. **Execution and Counterparts:** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original agreement, but all of which shall be considered one instrument.

DATED THIS 20TH DAY OF JULY, 2020.

Developer

City of Ketchum, Idaho

Dan Devenport
360 View LLC

Neil Bradshaw, Mayor

Attest:

Robin Crotty, City Clerk

17.124.040: FLOOR AREA RATIOS AND COMMUNITY HOUSING:

- A. General Requirements: All new buildings and alterations to existing buildings in the GR-H, T, T-3000, T-4000 and CC zoning districts, unless otherwise specified in this title, shall be subject to the maximum floor area ratio (FAR) described below. Hotels that meet the definition of "hotel" found in [chapter 17.08](#) of this title may exceed the floor area listed in the table below subject to section [17.124.050](#) of this chapter.

Districts	Permitted Gross FAR	Inclusionary Housing Incentive
GR-H	0.5	1.4
T	0.5	1.6
T-3000	0.5	1.6
T-4000	0.5	1.6
CC	1.0	2.25

B. Inclusionary Housing Incentive:

1. The purpose of this section is to encourage new development to include a reasonable supply of affordable and resident occupied workforce housing for sale or rent, to help meet the demand and needs for housing of the community's employees. Land within the zoning districts specified in the table above may be built to the listed permitted FAR. As an incentive to build community housing units, floor area may be increased up to the maximum FAR listed in said table with inclusionary housing incentive.
2. An increased FAR may be permitted subject to design review approval, and provided, that all of the following conditions are met:
 - a. A minimum of twenty percent (20%) of the total increase in gross floor area above the greater of the permitted FAR is deed restricted in perpetuity as community housing unit(s). Of this gross square footage, a fifteen percent (15%) reduction will be allowed as a standard discount from gross square footage to net livable square footage for community housing units.
 - b. After calculating net livable square footage, an allowance can be made for projects with demonstrated groundwater issues as documented by a registered engineer. Upon determination by the city that groundwater on the subject property precludes underground parking, a credit of three hundred fifty (350) square feet per required parking space shall be subtracted from the net livable square footage prior to the calculation for the twenty percent (20%) deed restricted community housing. Parking space credit shall be rounded to the nearest whole number, and shall not be calculated as fractions.
 - c. Community housing requirements may be paid via a fee in lieu of housing. The community housing units times the fee equals the amount due to the city. The fee in lieu shall be recommended by the governing housing authority on an annual basis and adopted by the city council. For fractions of units, the developer has the option of providing a full housing unit

rather than paying the fee in lieu or working with the city or other nonprofit entity to construct the balance of the community housing unit with additional funds.

- d. All community housing units, either for sale or rent, shall be administered by the governing housing authority, unless otherwise determined by the city council. The governing housing authority shall recommend the types and locations of all proposed community housing units for approval by the city.
 - e. The community housing units shall be targeted for Blaine County housing authority income category 4 (100 percent or less of area median income). The applicant may seek the recommendation of the governing housing authority in the determination of an alternative category with corresponding adjustment in the amount of community housing required. Said recommendation, if mutually agreed upon by the applicant and the commission, may be used in place of category 4. This allowance shall be based on need for the category type. The definition of who may qualify to purchase affordable housing shall be maintained in the guidelines of the governing housing authority as adopted by the city council.
 - f. The city's primary goal is to see the development of and encourage the construction of community housing units, but realizes that other options will also move the city closer to its goal of housing the workforce. With this in mind, the following options for fulfillment of the community housing incentive are available to the applicant outright. These include, but are not limited to:
 - (1) Housing constructed by the applicant on or off site, within the city of Ketchum;
 - (2) Payment of an in lieu fee; or
 - (3) Acquisition of existing housing stock that meets with the governing housing authority's requirements and approval.
 - g. In addition to those outright options noted in this section, the city council may consider alternative proposals by the applicant to fulfill the community housing incentive. The city council has full discretionary power to determine said request. Options for fulfillment of the community housing incentive include, but are not limited to:
 - (1) Land conveyance to the city;
 - (2) Existing housing unit buy down or mortgage buy down; or
 - (3) Other proposals and options as approved by the city council.
3. In the CC district, the maximum floor area incentive applies to buildings up to three (3) stories in height. Buildings above three (3) stories may exceed the 2.25 FAR maximum only in accordance with the pertinent code provisions allowing for a fourth floor (for example, hotels, PUDs and 100 percent community housing project, etc.). For hotel uses, community housing calculations apply to all those portions of the hotel development except the hotel units, which are addressed pursuant to employee housing of this chapter. (Ord. 1135, 2015)

Exhibit B

FAR EXCEEDANCE AGREEMENT COMPLIANCE

PROJECT: Mountain Land Design Showroom & Residences

APPLICATION FILE NUMBERS: Design Review P20-027

REPRESENTATIVE: Michael Doty Associates, Architects

DEVELOPER & PROPERTY OWNER: 360 Views LLC (Dan Devenport)

LOCATION: 111 N Washington Ave (Ketchum Townsite: Block 39: Lot 4)

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

BACKGROUND:

1. The developer and property owner has proposed the development of a new mixed-use building that will contain the Mountain Land Design Showroom on the first floor, two residential units on the second floor, a penthouse residential unit on third floor, an employee housing unit within the basement, and an underground parking garage.
2. The project site is located at 111 N Washington Ave (Ketchum Townsite: Block 39: Lot 4) within the Mixed-Use Subdistrict of the Community Core (CC-2). The subject corner lot has an area of 5,500 sq ft, which conforms to the minimum area required for lots in the CC-2 Zone.
3. Pursuant to the definition of gross floor area (KMC §17.08.020), four parking stalls for developments on single Ketchum Townsite lots of 5,600 sq ft or less are not included in the gross floor area calculation.
4. With the parking stall discount, the multi-family residential building has a proposed Floor Area Ratio (FAR) of 2.08 (11,422 sq ft/5,500 sq ft lot area).
5. The Planning and Zoning Commission approved the Design Review application (P20-027) for the Mountain Land Design Showroom & Residences project on May 19th, 2020. Building Permit plans must conform to the approved Design Review plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator.
6. As a condition of Design Review approval, the project shall comply with the requirements of Ketchum Municipal Code §17.124.040, Floor Area Ratios and Community Housing, as adopted on the date a Building Permit is submitted for the project.

EXCEEDANCE ANALYSIS

Floor Area Ratios and Community Housing (Ketchum Municipal Code §17.124.040)

Permitted Gross FAR in Community Core Subdistrict 2(CC-2) : 1.0

Permitted Gross FAR with Inclusionary Housing Incentive: 2.25

Mountain Land Design Showroom & Residences Proposed Gross Floor Area: 12,070 gross square feet

Pursuant to the definition of gross floor area (KMC §17.08.020), four parking stalls for developments on single Ketchum Townsite lots of 5,600 sq ft or less are not included in the gross floor area calculation. Four parking stalls 9' x 18' in size (648 square-feet total) have been deducted from the Gross Floor Area total square footage.

Gross Floor Area with Parking Discount: 11,422 gross square feet

Lot Area: 5,500 square feet

FAR Proposed: 2.08 (11,422 sq ft/5,500 sq ft lot area)

Increase Above Permitted FAR: 5,922 square feet

20% of Increase: 1,184 square feet

Net Livable (15% Reduction): 1,007 square feet

Mountain Land Design Showroom & Residences Community Housing Contribution Proposal

The applicant proposes to:

1. Provide one 978-square-foot community housing unit with an associated 59-square-foot storage area within the basement of the mixed-use building. The combined floor area of the community housing unit and storage area will be 1,037 square feet.
2. Target subject community housing unit for Blaine County Housing Authority (BCHA) Income Category 4 or lower. The tenant chosen to occupy the unit shall be selected from the BCHA database of qualified households.
3. The community housing unit shall be listed for rent through BCHA concurrent with the issuance of a Certificate of Occupancy by the City for the project.



City of Ketchum

July 20, 2020

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to Approve the Onyx at Leadville Residence: Phase 3 Final Plat

Recommendation and Summary

Staff recommends the Ketchum City Council approve the Condominium Subdivision Final Plat submitted by Sean Flynn PE of Galena Engineering on behalf of property owner J Peterman Development LLC to create Units 102, 103, 202 and 302 and associated common area and limited common areas within the Onyx at Leadville Residences multi-family residential development. A public hearing for this Final Plat action is not required.

Recommended Motion: "I move to approve the Onyx at Leadville Residence: Phase 3 Final Plat subject to the issuance of Certificates of Occupancy for units 102, 103, 202 and 302 and to authorize the Mayor to sign the Findings of Fact, Conclusions of Law, and Decision."

The reasons for the recommendation are as follows:

- This Final Plat represents the third (3rd) and final phase of the condominium development.
- All other condominium units and the common areas were previously platted with the Phase 1 and Phase 2 plats approved by Council.
- The remaining right-of-way improvements are required to be completed prior to Certificate of Occupancy are issued for the four (4) units subject to this Final Plat action.
- The request to subdivide meets all applicable standards for Condominium Final Plats contained in Ketchum Municipal Code's Subdivision (Title 16) regulations.
- The Ketchum City Council approved the Onyx at Leadville Residences Condominium Subdivision Preliminary Plat on October 21st, 2019 and approved the Final Plat for Phase 1 on December 2nd, 2019 and approved the Final Plat for Phase 2 on February 3, 2020.
- Consistent with Design Review P18-005, Building Permit B18-016, and Preliminary Plat P19-093, the developer has proceeded to construct the multi-family residential development, which was designed and intended to be subdivided into condominium units.

Financial Impact

Recording the Final Plat signals to the Blaine County Assessor's Office that the condominiums, which are new construction, has been completed and may be added to the tax rolls.

Attachments

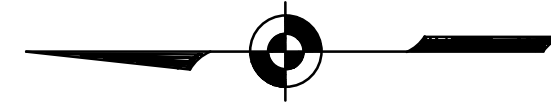
1. Final Plat, The Onyx at Leadville Residence: Phase 3
2. Draft Findings of Fact, Conclusions of Law, and Decision The Onyx at Leadville Residences Phase 3 Final Plat

Attachment 1.
Final Plat, The Onyx at Leadville Residence: Phase 3

A CONDOMINIUM PLAT SHOWING THE ONYX AT LEADVILLE RESIDENCE: PHASE 3

WHEREIN THE COMMON AREA OF THE ONYX AT LEADVILLE RESIDENCE: PHASE 2 IS SUBDIVIDED CREATING UNITS 102, 103, 202 & 302
LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

JUNE 2020

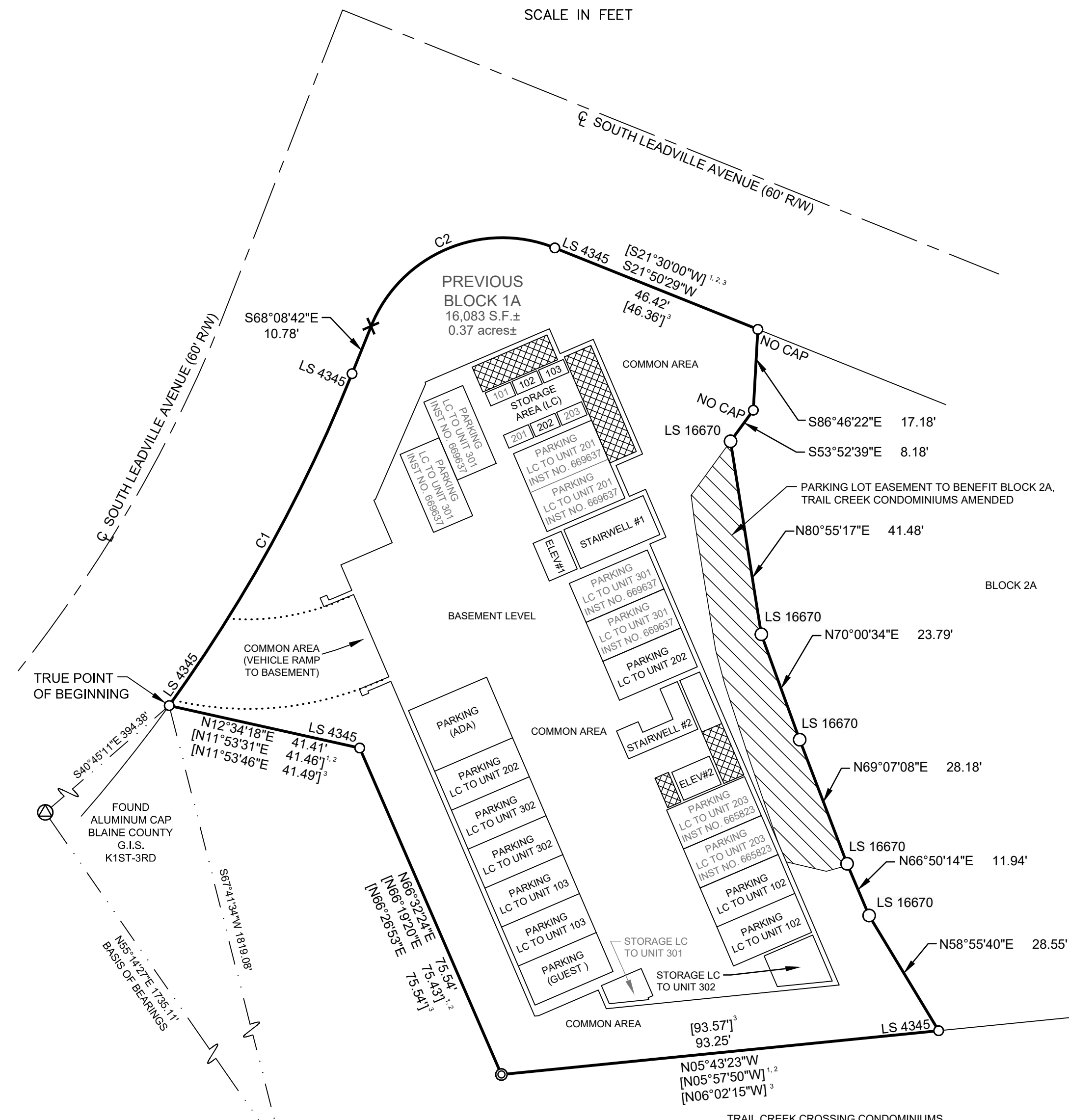


SCALE: 1" = 20'



LEGEND

- Property Line
- Adjoiner's Lot Line
- Right-of-Way Centerline
- Unit Tie to True Point of Beginning
- GIS Tie Line
- Basement Parking Access
- Parking Lot Easement to Benefit Block 2A Trail Creek Condominiums Amended
- Found Aluminum Cap on 5/8" Rebar
- Found 5/8" Rebar
- Found 1/2" Rebar
- Set Magnetic Nail & Washer at previous Calculated Point
- Found Chiseled X in Concrete, Set Magnetic Nail & Washer
- Record Bearing & Distance with Document referenced by Number (See Notes)
- Mechanical Rooms / Area
- LC = Limited Common
- FE = Finished Floor Elevation
- CE = Ceiling Elevation



- ### SURVEY NARRATIVE & NOTES
1. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE COMMON AREA OF THE ONYX AT LEADVILLE RESIDENCE: PHASE 2 INTO CONDOMINIUM UNITS. PHASE 3 WILL CREATE UNITS 102, 103, 202, AND 302, THE ONYX AT LEADVILLE RESIDENCE: PHASE 3, AS SHOWN HEREON. THE BOUNDARY SHOWN IS BASED ON THE RECORDED PLAT OF TRAIL CREEK CONDOMINIUMS AMENDED: BLOCKS 1A AND 2A, INSTRUMENT NUMBER 651978, RECORDS OF BLAINE COUNTY, IDAHO. ALL FOUND MONUMENTS HAVE BEEN ACCEPTED. ADDITIONAL DOCUMENTS USED IN THE COURSE OF THIS SURVEY INCLUDE THE PLAT OF TRAIL CREEK CONDOMINIUMS, INSTRUMENT NUMBER 199464, AND TRAIL CREEK CONDOMINIUMS AMENDED: BLOCKS 1 AND 2, INSTRUMENT NUMBER 521472, AND LEADVILLE SUBDIVISION, INSTRUMENT NUMBER 191260, ALL RECORDS OF BLAINE COUNTY, IDAHO. VERTICAL DATUM IS NAVD 1988.
 2. REFER TO ORIGINAL PLAT OF TRAIL CREEK CONDOMINIUMS AMENDED: BLOCKS 1 AND 2, INSTRUMENT NO. 521472, FOR ADDITIONAL NOTES, CONDITIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND OTHER ENCUMBRANCES.
 3. THERE EXISTS A 5' PUBLIC UTILITY EASEMENT ON THE EXTERIOR PROPERTY LINE OF THIS LOT.
 4. PREVIOUSLY RECORDED DOCUMENTS WITH RECORD BEARINGS & DISTANCES SHOWN INCLUDE:
 - 1. LEADVILLE SUBDIVISION, INSTRUMENT NUMBER 191260
 - 2. TRAIL CREEK CONDOMINIUMS, INSTRUMENT NUMBER 199464
 - 3. TRAIL CREEK CONDOMINIUMS AMENDED: BLOCKS 1 AND 2, INSTRUMENT NUMBER 521472
 5. 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.
 6. DIMENSIONS SHOWN HEREON WILL BE SUBJECT TO SLIGHT VARIATIONS, OWING TO NORMAL CONSTRUCTION TOLERANCES.
 7. 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.
 8. 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 665822, RECORDS OF BLAINE COUNTY, IDAHO. CONSULT THE CONDOMINIUM DECLARATIONS FOR THE DEFINITION OF COMMON AND LIMITED COMMON AREA.
 9. 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.
 10. BUILDING TIES ARE TO THE INTERIOR CORNERS OF UNIT WALLS.
 11. 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.
 12. THIS PROPERTY FALLS WITHIN THE T, TOURIST ZONE.
 13. PHASE 3 CONSISTS OF UNITS 102, 103, 202 & 302. PHASE 2, RECORDED UNDER INSTRUMENT NO. 669637, RECORDS OF BLAINE COUNTY, ID, CONSISTED OF UNITS 101, 201 & 301. PHASE ONE, RECORDED UNDER INSTRUMENT NO. 665823, RECORDS OF BLAINE COUNTY, ID, CONSISTED OF UNIT 203.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD DIRECTION
C1	80.61'	330.00'	40.51'	13°59'45"	80.41'	S 61°08'51" E
[C1] ^{1,2}	[80.60'] ^{1,2}	[330.00'] ^{1,2}	[40.50'] ^{1,2}	[13°59'30"] ^{1,2}	[80.40'] ^{1,2}	[S 61°30'11" E] ^{1,2}
[C1] ³	[80.61'] ³	[330.00'] ³	[40.50'] ³	[13°59'42"] ³	[80.41'] ³	[S 61°29'20" E] ³
C2	47.12'	30.00'	29.99'	89°59'27"	42.42'	S 23°09'05" E
[C2] ^{1,2}	[47.12'] ^{1,2}	[30.00'] ^{1,2}	[30.00'] ^{1,2}	[90°00'00"] ^{1,2}	[42.43'] ^{1,2}	[S 23°30'00" E] ^{1,2}
[C2] ³	[47.12'] ³	[30.00'] ³	[29.99'] ³	[89°59'11"] ³	[42.42'] ³	[S 23°29'36" E] ³
C3	144.55'	283.20'	73.89'	29°14'44"	142.99'	S 07°13'06" W
[C3] ^{1,2}	[144.67'] ^{1,2}	[283.20'] ^{1,2}	[73.95'] ^{1,2}	[29°16'10"] ^{1,2}	[143.11'] ^{1,2}	[S 06°51'51" W] ^{1,2}
[C3] ³	[144.56'] ³	[283.20'] ³	[73.89'] ³	[29°14'47"] ³	[142.99'] ³	[S 06°52'37" W] ³

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

Date _____ South Central Public Health District

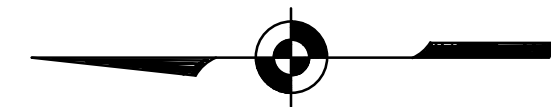
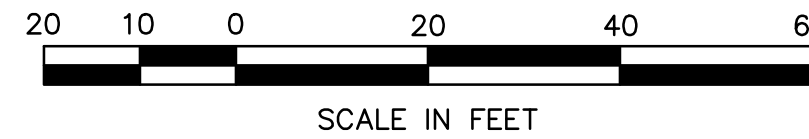
PRELIMINARY

THE ONYX AT LEADVILLE RESIDENCE: PHASE 3
GALENA ENGINEERING, INC.
HAILEY, IDAHO
SHEET 1 OF 3
Job No. 7410.04

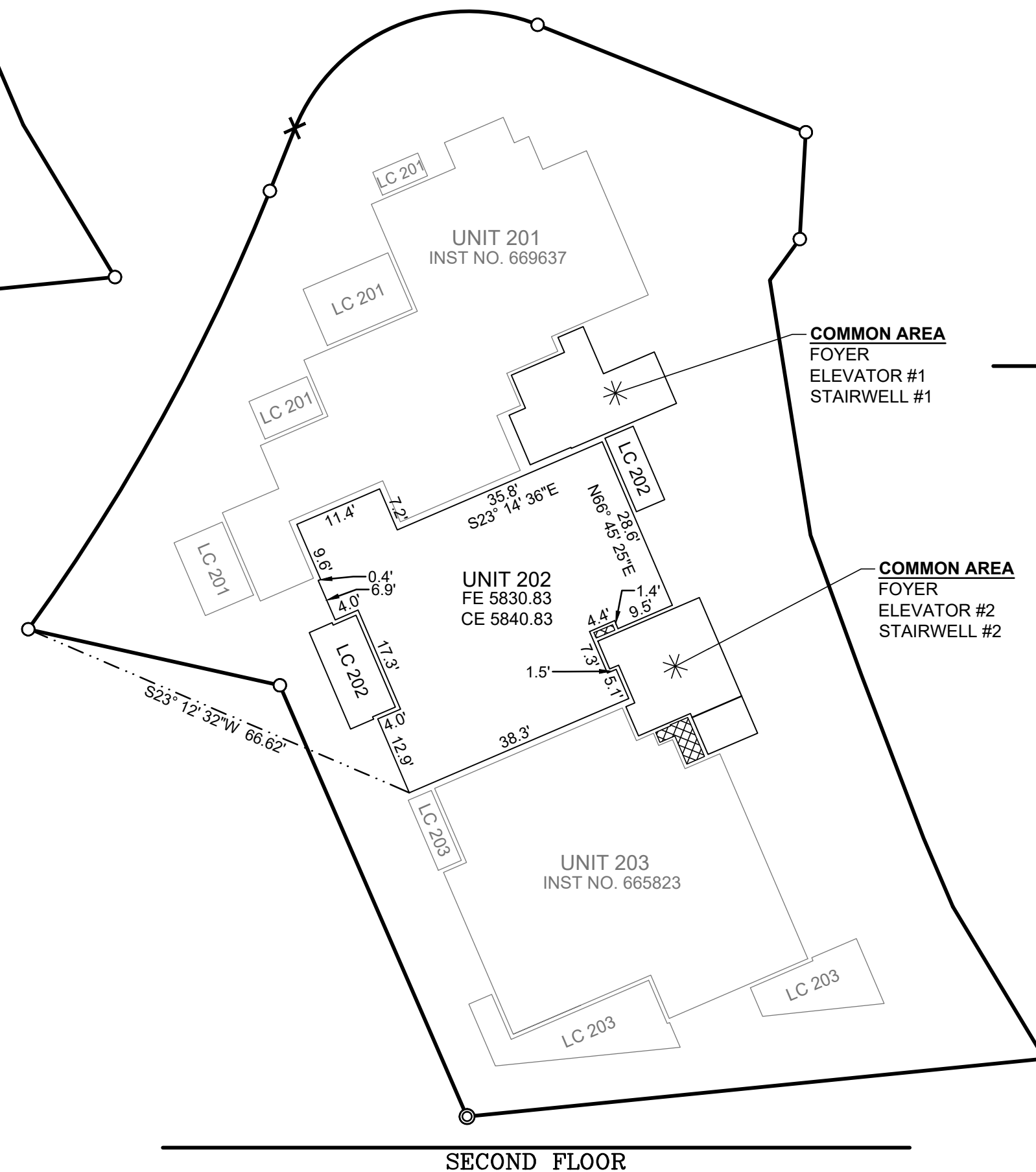
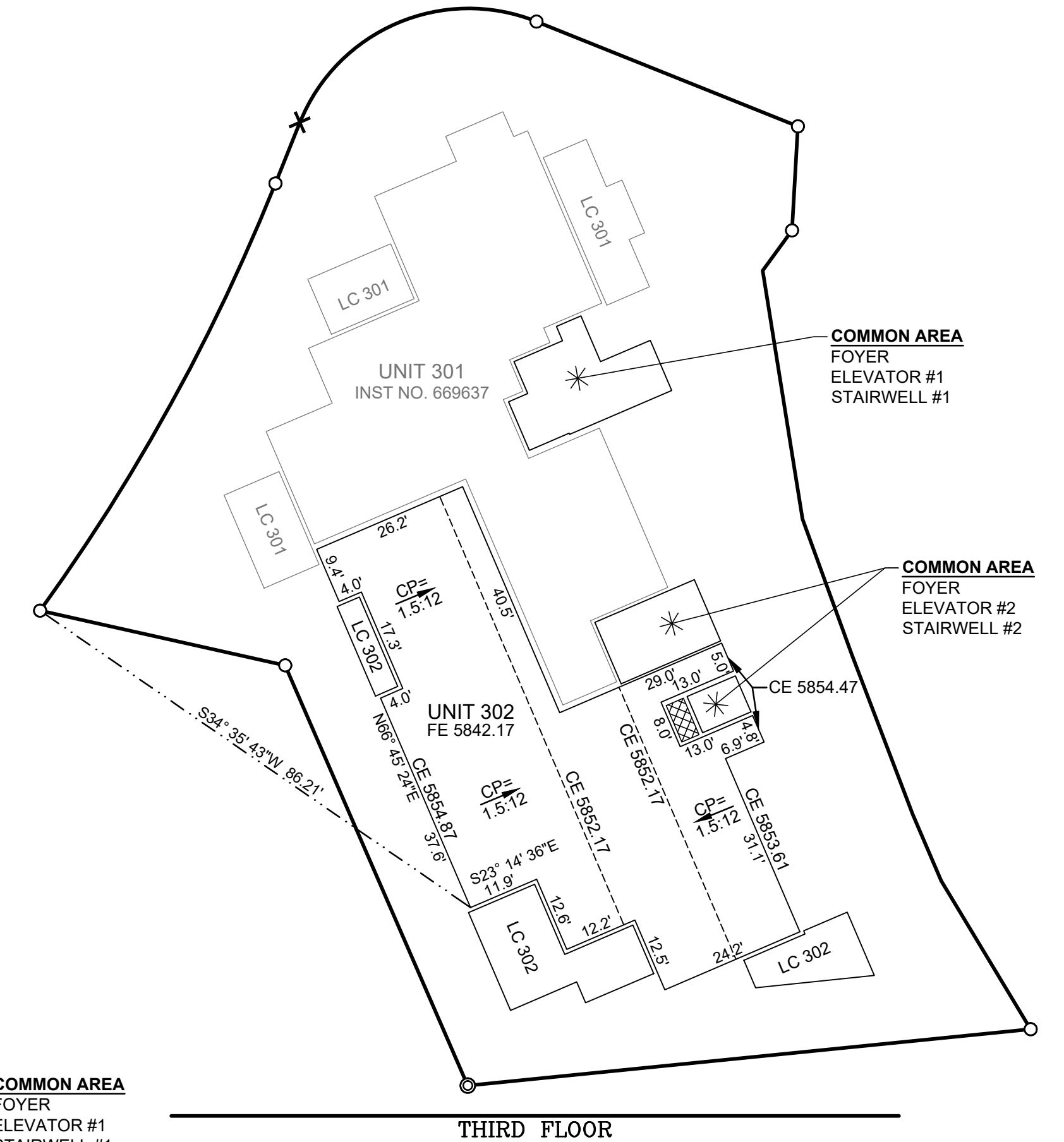
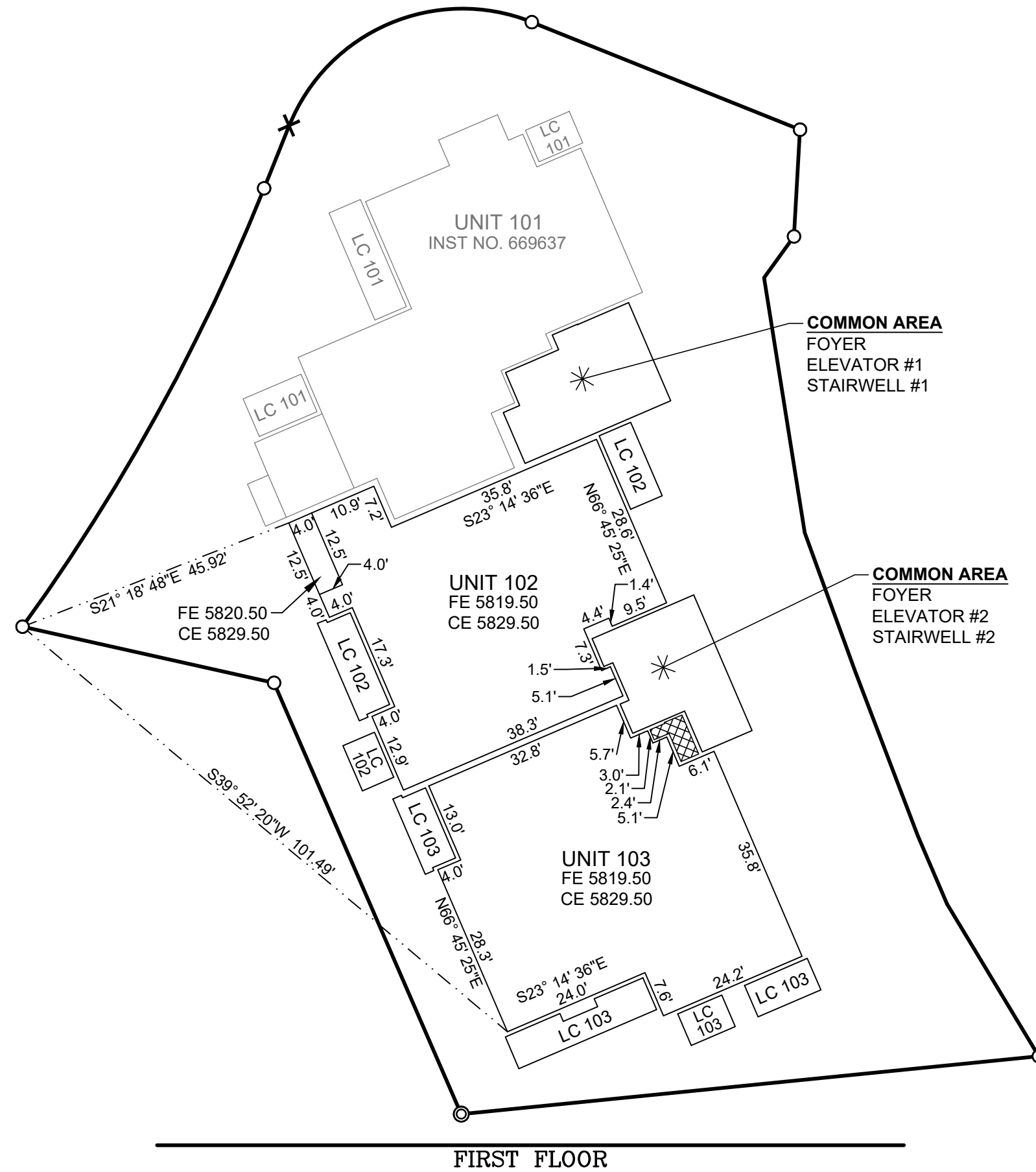
MARK E. PHILLIPS, PLS 16670

A CONDOMINIUM PLAT SHOWING
THE ONYX AT LEADVILLE RESIDENCE: PHASE 3
 LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

JUNE 2020

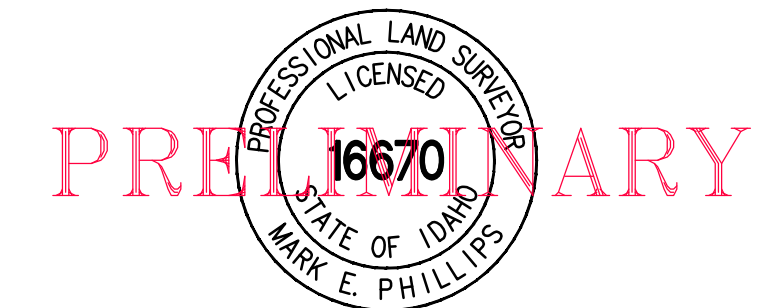


SCALE: 1" = 20'



SEE PAGE 1 FOR SURVEY NARRATIVE & NOTES

LEGEND	
	Property Line
	Unit Tie to True Point of Beginning
	Ceiling Pitch Break
	Found Aluminum Cap on 5/8" Rebar
	Found 5/8" Rebar
	Found 1/2" Rebar
	Set Magnetic Nail & Washer at previous Calculated Point
	Found Chiseled X in Concrete, Set Magnetic Nail & Washer
	Mechanical Rooms / Area
LC = Limited Common	
FE = Finished Floor Elevation	
CE = Ceiling Elevation	
CP = Ceiling Pitch	



MARK E. PHILLIPS, PLS 16670

THE ONYX AT LEADVILLE
RESIDENCE: PHASE 3

GALENA ENGINEERING, INC.
HAILEY, IDAHO

SHEET 2 OF 3

Job No. 7410.04

Attachment 2.
Draft Findings of Fact, Conclusions of Law, and Decision, The Onyx at Leadville
Residence: Phase 3, Final Plat



**City of Ketchum
Planning & Building**

IN RE:)	
)	
The Onyx at Leadville Residence: Phase 3)	KETCHUM CITY COUNCIL
Final Plat)	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Date: July 20, 2020)	DECISION
)	
File Number: P20-052)	

Findings Regarding Application Filed

PROJECT: The Onyx at Leadville Residence: Phase 3

APPLICATION TYPE: Condominium Subdivision Final Plat

FILE NUMBER: P20-009

ASSOCIATED PERMITS: Design Review P18-005, Lot Line Shift P18-010, Building Permit B18-016

OWNERS: J Peterman Development LLC

REPRESENTATIVE: Sean Flynn PE, Galena Engineering

REQUEST: Final Plat to subdivide four condominium units within a multi-family residential development currently under construction and nearing completion

LOCATION: 341 S Leadville Avenue (Trail Creek Condominiums: Block 1A)

NOTICE: No noticing is required for Final Plats

ZONING: Tourist (T)

OVERLAY: None

Findings Regarding Associated Development Applications

The subject property, Block 1A of Trail Creek Condominiums Amended, is located at the northwest corner of S Leadville Avenue and Onyx Street within the Tourist (T) Zoning District. Currently under construction and nearing completion, the Onyx at Leadville Residences is a three-story, 19,888 gross sq ft, multi-family residential development containing eight dwelling units and 18 underground parking spaces. In anticipation of the condominium units' sale, the applicant has submitted Phase 3 of the Onyx at Leadville Residences to create Units 102, 103, 202 and 302.

The Planning & Zoning Commission approved the Design Review (P18-005) for the project on February 12th, 2019. Consistent with condition of approval #12 of Design Review P18-005, the applicant received approval for a Lot Line Shift application (P18-010) to adjust the recorded lot lines for Blocks 1 and 2 of the Trail Creek

Condominiums Amended Subdivision. The adjustment moved the shared boundary line to expand Block 1 in order to accommodate the underground parking garage proposed within the Onyx at Leadville building. The lot line readjustment also incorporated a new parking lot easement to benefit the adjacent Trail Creek Condominiums on Block 2A.

In accordance with Ketchum Municipal Code (KMC) §17.124.040 and memorialized through FAR Exceedance Agreement (Contract 20171), the applicant secured an off-site dwelling unit to satisfy the community housing contribution for the associated increase above the permitted FAR.

The building previously received Design Review approval (P17-010) and a building permit (BP18-072) and the building was designed and intended to be condominiumized. The Planning and Zoning Commission and the City Council reviewed the Preliminary Plat application during hearings on June 10, 2019 and June 17, 2019, respectively. The Planning and Zoning Commission reviewed the Final Plat application on July 8, 2019 and recommended approval. The Council approved the Final Plat for Phase 1 on December 2, 2019; Phase 1 created Unit 203. Council approved the Final Plat for Phase 2 on February 3, 2020; Phase 2 created Units 101, 201 and 301 and limited common and common areas.

The Planning & Building Department issued a Building Permit (B18-016) for the construction of the new multi-family residential development in May of 2018. All eight dwelling units within the building were designed and intended to be condominium units.

Findings Regarding City Department Comments

All City Department standards as well as required right-of-way improvements were reviewed through the Design Review and Building Permit processes. Prior to issuance of a Certificate of Occupancy for Units 102, 103, 202 and 302, City Departments will conduct final inspections to ensure compliance with all conditions and requirements of the associated Design Review, Exceedance Agreement, Building Permit, and Preliminary Plat approvals. A bond has been put in place by the applicant for Right-of-Way required improvements.

The applicant is aware that all required improvements, including completion of the sidewalk to the satisfaction of the Streets Department and City Engineer, are required to be installed in order to obtain Certificates of Occupancy for the four (4) units in the third and final phase of the project.

Findings Regarding Condominium Subdivision Procedure (KMC§16.04.070)

All land subdivisions in the City of Ketchum are subject to the standards contained in Ketchum, Municipal Code, Title 16, Subdivision. Many standards are related to the design and construction of multiple new lots that will form new blocks and infrastructure, such as streets that will be dedicated to and maintained by the City. The standards for certain improvements (KMC §16.04.040) including street, sanitary sewage disposal, planting strip improvements are not applicable to the subject project as the application proposes to subdivide a building currently under construction into condominium units. As conditioned, the request to subdivide meets all applicable standards for Condominiums Preliminary Plats contained in Ketchum Municipal Code's Subdivision (Title 16) and Zoning (Title 17) regulations. The Condominium Subdivision does not change the proposed residential use or alter the proposed development as reviewed and approved through Design Review P18-005 and Building Permit B18-016.

The first step in the condominium platting process is Preliminary Plat review and to receive a recommendation from the Planning and Zoning Commission. The Planning and Zoning Commission held a site visit and unanimously recommended approval of the Preliminary Plat application to the City Council on October 14th, 2019. The Ketchum City Council unanimously approved the Preliminary Plat application

on October 21st, 2019, a Final Plat for Phase 1 on December 3, 2019, and a Final Plat for Phase 2 on February 3, 2020.

Table 1: Findings Regarding Condominium Final Plat Requirements

Condominium Requirements				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.C	<p>Final Plat Procedure:</p> <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 condominium has received:</p> <ul style="list-style-type: none"> a. A certificate of occupancy issued by the city of Ketchum; and b. Completion of all design review elements as approved by the planning and zoning administrator. <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> <p>Prior to final plat approval, the subdivider shall submit to the city a copy of the final bylaws and condominium declarations which shall be approved by the council and filed with the Blaine County recorder, including the instrument number(s) under which each document was recorded.</p>
			Staff Comments	<p><i>The Final Plat shall not be signed by the City Clerk until the Certificates of Occupancy for units 102, 103, 202 and 302 have been issued.</i></p> <p><i>A bond is in place for the right-of-way improvements. However, right-of-way improvements shall be completed prior to issuing Certificates of Occupancy for the four (4) units included in the Final Plat for Phase 3.</i></p> <p><i>The bylaws and condominium declarations were recorded simultaneously with the recording of the Final Plat for Phase 1.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.D	<p>Garage: 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.</p>
			Staff Comments	<p><i>All underground garage parking spaces have been designated as limited common area tied to a specific condominium unit.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.E	<p>Storage Areas: Adequate interior storage space for personal property of the resident of each condominium unit.</p>
			Staff Comments	<p><i>Storage areas for certain units have been designated as limited common area within the underground parking garage. A storage locker area has also been included within basement floor plan and is designated as common area.</i></p> <p><i>All eight residential condominium units provide adequate interior storage space for personal property.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.F	<p>Maintenance Building: 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.</p>
			Staff Comments	<p><i>The architectural plans approved with the Building Permit correspond to the plat and include a maintenance and mechanical room, trash area, and mechanical or storage lockers in the basement, which have been designated as common area.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.G	<p>Open Space: 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.</p>

			Staff Comments	<i>All proposed units include outdoor terraces, patios, and balconies, which have been designated as limited common area on the plat. The site plan as approved through Design Review P18-005 also includes walkways for pedestrian circulation, which have been designated as common area for the development.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.060.H	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 condominium subdivisions.
			Staff Comments	<i>The condominium subdivision shall comply with all other provisions of Title 16, Title 17, and all applicable City ordinances, rules, and regulations.</i>

Table 2: Findings Regarding Final Plat Requirements

Final Plat Requirements				
Compliant			Standards and Staff Comments	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K	Contents Of Final Plat: The final plat shall be drawn at such a scale and contain such lettering as to enable same to be placed upon sheets of eighteen inch by twenty four inch (18" x 24") Mylar paper with no part of the drawing nearer to the edge than one-half inch (1/2"), and shall be in conformance with the provisions of title 50, chapter 13, Idaho Code. The reverse side of such sheet shall not be used for any portion of the drawing, but may contain written matter as to dedications, certificates, signatures, and other information. The contents of the final plat shall include all items required under title 50, chapter 13, Idaho Code, and also shall include the following:
			Staff Comments	<i>The mylar paper shall be prepared following Ketchum City Council review and approval of the Final Plat application and shall meet these standards.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.1	Point of beginning of subdivision description tied to at least two (2) governmental survey corners, or in lieu of government survey corners, to monuments recognized by the city engineer.
			Staff Comments	<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.2	Location and description of monuments.
				<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.3	Tract boundary lines, property lines, lot lines, street right of way lines and centerlines, other rights of way and easement lines, building envelopes as required on the preliminary plat, lot area of each lot, boundaries of floodplain and floodway and avalanche district, all with bearings, accurate dimensions in feet and decimals, in degrees and minutes and radii, arcs, central angles, tangents and chord lengths of all curves to the above accuracy.
			Staff Comments	<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.4	Names and locations of all adjoining subdivisions.
			Staff Comments	<i>The adjacent Trail Creek Crossing Condominiums has been noted on the plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.5	Name and right of way width of each street and other public rights of way.
				<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.6	Location, dimension and purpose of all easements, public or private.
				<i>As conditioned, this standard shall be met. The applicant shall include the following items on the Final Plat mylar: (a) visually represent the 5 ft public utility easement as required pursuant to KMC 16.04.030.J10, (b) certifications, (c) certificate of owners, (d) surveyor approval, and (e) agency approvals.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.K.7	The blocks numbered consecutively throughout each block.
				<i>This standard does not apply as no new blocks are proposed. The proposal consists of subdividing a multi-family residential development currently under construction and nearing completion into one condominium unit and common area.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.K.8	The outline of any property, other than a street, alley or easement, which is offered for dedication to public use, fully dimensioned by distances and bearings with the area marked "Dedicated to the City of Ketchum for Public Use", together with any other descriptive language with regard to the precise nature of the use of the land so dedicated.
				<i>N/A as no dedications have been proposed with the condominium subdivision.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.9	The title, which shall include the name of the subdivision, the name of the city, if appropriate, county and state, and the location and description of the subdivision referenced to section, township, range.
				<i>This standard has been met. The name of the proposed subdivision is Onyx at Leadville Residence: Phase 3.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.10	Scale, north arrow and date.
				<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.11	Location, width, and names of all existing or dedicated streets and other public ways within or adjacent to the proposed subdivision
				<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.12	A provision in the owner's certificate referencing the county recorder's instrument number where the condominium declaration(s) and/or articles of incorporation of homeowners' association governing the subdivision are recorded.
				<i>As conditioned, this standard will be met prior to recordation of the Final Plat. The applicant shall include a provision in the owner's certificate referencing the county recorder's instrument number where the article of incorporation of the homeowners' association governing the subdivision are recorded.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.13	Certificate by registered engineer or surveyor preparing the map certifying to the accuracy of surveying plat.
				<i>As conditioned, this standard will be met prior to recordation of the Final Plat. The signature block page shall include the surveyor's certification.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.14	A current title report of all property contained within the plat.
				<i>This standard has been met. A title report and warranty deed were submitted with the Preliminary Plat and both are current.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.15	Certification of owner(s) of record and all holders of security interest(s) of record with regard to such property.
				<i>As conditioned, this standard will be met prior to recordation of the Final Plat. The signature block page shall include a certificate of ownership and associated acknowledgement from all owners and holders of security interest with regard to the subject property, which shall be signed following Ketchum City Council review and approval of the application and prior to recordation of the Final Plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.16	Certification and signature of engineer (surveyor) verifying that the subdivision and design standards meet all city requirements.
				<i>As conditioned, this standard will be met prior to recordation of the Final Plat. The signature block page shall include the certification and signature of the surveyor verifying that the subdivision and design standards meet all City requirements.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.17	Certification and signature of the city engineer verifying that the subdivision and design standards meet all city requirements.
				<i>As conditioned, this standard will be met prior to recordation of the Final Plat. The signature block page shall include the City Engineer's approval and verification that the subdivision and design standards meet all City requirements.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.18	Certification and signature of the city clerk of the city of Ketchum verifying that the subdivision has been approved by the council.
				<i>As conditioned, this standard will be met prior to recordation of the Final Plat. The signature block page shall include the certification and signature of the City Clerk verifying the subdivision has been approved by City Council.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.K.19	Notation of any additional restrictions imposed by the council on the development of such subdivision to provide for the public health, safety and welfare.
				<i>N/A as no restrictions were imposed by the Ketchum City Council during review of the Preliminary Plat application.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.L	Final Plat Copies: Both a hard copy and a digital copy of the final plat shall be filed with the administrator prior to being placed upon the Council's agenda. A digital copy of the final plat as approved by the council and signed by the city clerk shall be filed with the administrator and

				retained by the city. The Applicant shall also provide the city with a digital copy of the recorded document with its assigned legal instrument number.
				<i>This standard has been met.</i>
<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.
				<i>City Departments, including Planning, Building, Fire, Streets, City Engineer, and Utilities, reviewed all required improvements associated with the multi-family residential development and approved the project or approved the project subject to conditions through the Design Review P18-005 and Building Permit B18-016 review processes.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.B	Improvement Plans: Prior to approval of final plat by the Council, 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>City Departments, including Planning, Building, Fire, Streets, City Engineer, and Utilities, reviewed all required improvements associated with the multi-family residential development and approved the project or approved the project subject to conditions through the Design Review P18-005 and Building Permit B18-016 review processes.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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, factors beyond the control of the subdivider, or other conditions as determined acceptable at the sole discretion of the city, 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 two years 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>All required improvements shall be installed prior to issuance of a Certificate of Occupancy for the final phase of this project. The Streets Department and City Engineer shall conduct a final inspection prior to issuance of a Certificate of Occupancy for the project to ensure compliance with all applicable standards and regulations. Prior to recordation of the Final Plat, the applicant shall secure a Certificate of Occupancy for Units 102, 103, 202 and 302</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>This standard will be met prior to City Council acceptance of improvements. All required improvements shall be installed prior to issuance of a Certificate of Occupancy for the final phase of the project. The Streets Department and City Engineer shall conduct a final inspection prior to issuance of a Certificate of Occupancy for the project to ensure compliance with all applicable standards and regulations.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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: 1. All angle points in the exterior boundary of the plat.

				<p>2. All street intersections, points within and adjacent to the final plat.</p> <p>3. All street corner lines ending at boundary line of final plat.</p> <p>4. All angle points and points of curves on all streets.</p> <p>5. The point of beginning of the subdivision plat description.</p>
				<i>The applicant shall meet the required monumentation standards prior to recordation of the Final Plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.F	<p>Lot Requirements:</p> <p>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.</p> <p>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:</p> <p style="padding-left: 40px;">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.</p> <p style="padding-left: 40px;">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> <p>3. Corner lots outside of the original Ketchum Townsite shall have a property line curve or corner of a minimum radius of twenty five feet (25') unless a longer radius is required to serve an existing or future use.</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. Minimum lot sizes in all cases shall be reversed frontage lot(s).</p>
				<i>Not applicable. This standard is not applicable as the application proposes to subdivide a multi-family residential building currently under construction and does not create new lots.</i>
<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> <p>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> <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. Except in the original Ketchum Townsite, corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the intersection of the streets.</p>
				<i>This application does not create a new block. This requirement is not applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H	<p>Street Improvement Requirements:</p> <p>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</p>

			<p>relation to existing and planned streets, topography, public convenience and safety, and the proposed uses of the land;</p> <p>2. All streets shall be constructed to meet or exceed the criteria and standards set forth in chapter 12.04 of this code, and all other applicable ordinances, resolutions or regulations of the city or any other governmental entity having jurisdiction, now existing or adopted, amended or codified;</p> <p>3. Where a subdivision abuts or contains an existing or proposed arterial street, railroad or limited access highway right of way, the council may require a frontage street, planting strip, or similar design features;</p> <p>4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods;</p> <p>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;</p> <p>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> <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 County Assessor's office 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 shall be required consistent with adopted city standards and where designated 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 and chapter 12.04 of this code;</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 shall be required consistent with adopted city standards and where designated shall be a required improvement installed by the subdivider;</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; and</p> <p>24. No new public or private streets or flag lots associated with a proposed subdivision (land, planned unit development, townhouse, condominium) are permitted to be developed on parcels within the Avalanche Zone.</p>
				<p><i>This proposal does not create new street, private road, or bridge. Sidewalks, curb, and gutter are required to be installed and the associated civil drawing have been reviewed and approved through review of the Building Permit B18-016.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.I	<p>Alley Improvement Requirements: Alleys shall be provided in, commercial and light industrial zoning districts. The width of an alley shall be not less than twenty feet (20'). Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be provided to permit safe vehicular movement. Dead end alleys shall be permitted only within the original Ketchum Townsite and only after due consideration of the interests of the owners of property adjacent to the dead-end alley including, but not limited to, the provision of fire protection, snow removal and trash collection services to such properties. Improvement of alleys shall be done by the subdivider as required improvement and in conformance with design standards specified in subsection H2 of this section.</p> <p><i>This proposal does not create a new alley. Alley improvements were not applicable to this project. This standard is not applicable as the proposed condominium is located within a residential neighborhood and alleys are not required to be provided.</i></p>
<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> <p><i>The applicant shall include the required 5 ft utility easement on the Final Plat mylar. As conditioned, the subdivision shall meet this standard.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.04.040.K Sanitary Sewage Disposal Improvements: Central sanitary sewer systems shall be installed in all subdivisions and connected to the Ketchum sewage treatment system as a required improvement by the subdivider. 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>The building is connected to the municipal sewer system. The Utilities Department reviewed all required improvements associated with the multi-family residential development and approved the project or approved the project subject to conditions through the Design Review P18-005 and Building Permit B18-016 review processes.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.04.040.L Water System Improvements: A central domestic water distribution system shall be installed in all subdivisions by the subdivider as a required improvement. The subdivider shall also be required to locate and install an adequate number of fire hydrants within the proposed subdivision according to specifications and requirements of the City under the supervision of the Ketchum Fire Department and other regulatory agencies having jurisdiction. Furthermore, the central water system shall have sufficient flow for domestic use and adequate fire flow. All such water systems installed shall be looped extensions, and no dead end systems shall be permitted. All water systems shall be connected to the Municipal water system and shall meet the standards of the following agencies: Idaho Department of Public Health, Idaho Survey and Rating Bureau, District Sanitarian, Idaho State Public Utilities Commission, Idaho Department of Reclamation, and all requirements of the City.</p> <p><i>The building is connected to the municipal water system. The Utilities Department reviewed all required improvements associated with the multi-family residential development and approved the project or approved the project subject to conditions through the Design Review P18-005 and Building Permit B18-016 review processes.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>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.</p> <p><i>This standard is not applicable. The multi-family residential development's proposed landscaping was reviewed and approved by the Planning & Zoning Commission through Design Review P18-010.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>16.04.040.N Cuts, Fills, And Grading Improvements: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts, fills, alterations of topography, streams, drainage channels, and disruption of soils and vegetation. The design criteria shall include the following:</p> <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.

				<p>3. Grading shall be designed to blend with natural landforms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.</p> <p>4. Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for open space for the benefit of future property owners within the subdivision.</p> <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>These standards are not applicable. City Departments, including Planning, Building, Fire, Streets, City Engineer, and Utilities, reviewed all required improvements including the Grading Plan associated with the multi-family residential development and approved the project or approved the project subject to conditions through the Design Review P18-005 and Building Permit B18-016 review processes.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>
				<p><i>This application is for the subdivision of a building on an existing lot that has frontage on an existing street. No new streets are proposed and no alteration to topography are proposed with this application. City Departments, including Planning, Building, Fire, Streets, City Engineer, and Utilities, reviewed all required improvements including the Drainage Plan, associated with the multi-family residential development and approved the project or approved the project subject to conditions through the Design Review P18-005 and Building Permit B18-016 review processes.</i></p>
<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>
				<p><i>Natural gas, telephone, cable, and electricity are installed or in the process of being installed prior to Certificate of Occupancy for the building. City Departments, including Planning, Building, Fire, Streets, City Engineer, and Utilities, reviewed all required improvements associated with the multi-</i></p>

				<i>family residential development and approved the project or approved the project subject to conditions through the Design Review P18-005 and Building Permit B18-016 review processes.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.Q	Off Site Improvements: Where the off site impact of a proposed subdivision is found by the commission or Council to create substantial additional traffic, improvements to alleviate that impact may be required of the subdivider prior to final plat approval, including, but not limited to, bridges, intersections, roads, traffic control devices, water mains and facilities, and sewer mains and facilities. <i>No off-site improvements are required.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.R	Avalanche And Mountain Overlay: All improvements and plats (land, planned unit development, townhouse, condominium) created pursuant to this chapter shall comply with City of Ketchum Avalanche Zone District and Mountain Overlay Zoning District requirements as set forth in Title 17 of this Code. <i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.S	Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision. <i>N/A</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 City 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 Subdivision Final Plat application for the development and use of the project site.
2. The Council has authority to hear the applicant’s Condominium Subdivision application pursuant to Chapter 16.04 of Ketchum Code Title 16.
3. The City of Ketchum Planning Department provided adequate notice for the review of this application.
4. The Condominium Subdivision Preliminary Plat application is governed under Sections 16.04.010, 16.04.020, 16.04.030, and 16.04.070 of Ketchum Municipal Code Chapter 16.04.
5. The proposed Condominium Subdivision for the Onyx at Leadville Residence: Phase 3 meets the standards for Preliminary Plats under Title 16 of Ketchum Municipal Code subject to conditions of approval.

DECISION

THEREFORE, the Ketchum City Council **approves** this Condominium Subdivision Final Plat application this Monday, July 20th, 2020 subject to the following conditions:

CONDITIONS OF APPROVAL

1. Approval of the Condominium Subdivision Preliminary Plat is subject to Design Review P18-005 and Building Permit B18-016. All conditions of approval shall apply. All City Department conditions shall be met prior to issuance of Certificates of Occupancy for Units 102, 103, 202 and 302.
2. The Final Plat mylar shall visually represent the 5 ft public utility easement as required pursuant to KMC §16.04.030.J10.

3. Pursuant to KMC §16.04.070.C, the final plat shall not be signed by the City Clerk and recorded until the condominium has received: Certificates of Occupancy issued by the City of Ketchum for Units 102, 103, 202 and 302.
4. The recorded plat shall show a minimum of two Blaine County Survey Control Monuments with ties to the property and an inverse between the two monuments. The Survey Control Monuments shall be clearly identified on the face of the map.
5. An electronic CAD file shall be submitted to the City of Ketchum prior to final plat signature by the City Clerk. The electronic CAD file shall be submitted to the Blaine County Recorder's office concurrent with the recording of the Plat containing the following minimum data:
 - a. Line work delineating all parcels and roadways on a CAD layer/level designated as "parcel";
 - b. Line work delineating all roadway centerlines on a CAD layer/level designated as "road"; and,
 - c. Line work that reflects the ties and inverses for the Survey Control Monuments shown on the face of the Plat shall be shown on a CAD layer/level designated as "control"; and,
 - d. All information within the electronic file shall be oriented and scaled to Grid per the Idaho State Plane Coordinate System, Central Zone, NAD1983 (1992), U.S. Survey Feet, using the Blaine County Survey Control Network. Electronic CAD files shall be submitted in a ".dwg", ".dgn" or ".shp" format and shall be submitted digitally to the City on a compact disc. When the endpoints of the lines submitted are indicated as coincidental with another line, the CAD line endpoints shall be separated by no greater than 0.0001 drawing units.
5. The applicant shall provide a copy of the recorded Final Plat and the associated condominium owners' documents to the Planning and Building Department for the official file on the application.
6. The Final Plat mylar shall contain all items required under Title 50, Chapter 13, Idaho Code as well as all items required pursuant to KMC §16.04.030J including certificates and signatures.
7. All governing ordinances and department conditions pertinent to the Fire Department, Building Department, Utilities Department, Street Department and Ketchum City Engineer shall be met.

Findings of Fact **adopted** this 20th day of July, 2020

Neil Bradshaw, Mayor

Robin Crotty, City Clerk



City of Ketchum

July 20, 2020

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Consideration and Approval of 2020 Events and Park Reservations

Recommendation and Summary

On May 18, City Council agreed to review and approve park reservation and special event applications and require them to submit a COVID plan. This report provides the required information for the Inclusive Idaho Fundraiser special event, and the Friday Evening Shabbat Service and Baby Shower park reservations. It is recommended the council approve or deny the following applications and adopt the following motions:

“I move to approve/deny the Special Events License Application submitted for the Inclusive Idaho Fundraiser, and the park reservations for the Friday Evening Shabbat Service and Baby Shower.”

The reasons for the recommendation are as follows:

- Ketchum City Council requested the authority to review and approve all 2020 Special Events and Park Reservations.
- All applicants have developed and submitted a COVID plan.
- The special events provide activity for residents and visitors.

Introduction and History

Currently under the State order, people arriving to Idaho from states with a high occurrence of COVID should quarantine for 14 days. This still may be the case in the coming months.

On May 26, the State of Idaho issued interim guidance for safe gatherings and public events, with planning recommendations during and after Stage 4. The protocols direct event planners to use the practices outlined in the previous stages, which include allowing for groups larger than 50 people where physical distancing of six feet can be maintained for employees and attendees, wearing cloth face coverings in public places, providing adequate sanitation services, ensuring frequent disinfection of event location and regular cleaning of high-touch surfaces, limiting close interactions with attendees, among others. Planners should also know the level of disease transmission in the local community and the level of transmission in the areas from which the attendees will travel from. This report provides details for each event for Council’s consideration.

Analysis

Inclusive Idaho Fundraiser

The Inclusive Idaho Fundraiser is scheduled for July 31st at Forest Service Park. This event anticipates attendance of 50-100 guests and 6 volunteer/staff members with a predominately local demographic. 4-5 guests from the Boise-based non-profit, Inclusive Idaho, plan to be in attendance. The event is open to the public for 3.5 hours from 6:00pm – 9:30pm.

The proposed usable venue for the Inclusive Idaho Fundraiser event at Forest Service Park is approximately 7,500 square feet. Using a three-foot radius per person to establish social distancing, each individual potentially occupies 28 square feet, allowing for 35 people per 1000 square feet. Using this formula, the maximum capacity for the proposed venue, assuming all attendees and staff are socially distanced and not members of the same household/family unit, the capacity for the proposed venue is 262 people.

Friday Evening Shabbat Service

The Friday Evening Shabbat Service is scheduled for 5 Fridays at Rotary Park beginning July 24th and ending August 28th, with one Friday already reserved for another event on August 21st. The event is private, with guests invited by the organizer. The event organizer anticipates 10-25 attendees at their event. Attendees are from the Wood River Valley including multiple family units and second homeowners. This reservation is scheduled from 5:45pm – 7:30pm.

The proposed venue for the Friday Evening Shabbat Services scheduled at Rotary park July 24th – August 28th is approximately 3,100 square feet. Using a 3-foot radius per person to establish social distancing, each individual potentially occupies 28 square feet, allowing for 35 people per 1000 square feet. Using this formula, the maximum capacity for the proposed Rotary park venue is 108 people, assuming all attendees are socially distanced and not members of the same household/family unit.

Baby Shower

The Baby Shower is scheduled for August 14th at Forest Service Park. This reservation anticipates attendance of 40-50 guests. A small number of guests from Washington state plan to be in attendance. This event is scheduled for 4 hours from 4:00pm – 8:00pm.

The proposed usable venue for the Baby Shower at Forest Service Park is approximately 7,500 square feet. Using a three-foot radius per person to establish social distancing, each individual potentially occupies 28 square feet, allowing for 35 people per 1000 square feet. Using this formula, the maximum capacity for the proposed venue, assuming all attendees and staff are socially distanced and not members of the same household/family unit, the capacity for the proposed venue is 262 people.

Sustainability Impact

There is no sustainability impact.

Financial Impact

There is no financial impact.

Attachments:

Inclusive Idaho Fundraiser plan & map
Friday Evening Shabbat Services plan & map
Baby Shower plan & map

City of Ketchum Request for COVID-19 Plan

The current COVID-19 pandemic prompted the City of Ketchum to reevaluate all existing events and park reservations. In order to evaluate each event and reservation, the City of Ketchum has developed the following request for mapping and information as outlined below.

Site Plan Including Locations of the Following (Must Reflect 6 Foot Physical Distancing):

- Ceremony Location
- Seating Plan Showing Number of Guests per Table
- Restrooms and Handwashing Stations Plan (City Restrooms are Closed)
- Food and Beverage Station Locations
- Stage and Dancefloor
- High-Touch Areas (Gift Tables, Seating Card Tables, etc.)
- Onsite Signage Including CDC Recommendations for Large Gatherings
- Traffic Flow Signage

Please Provide Answers to the Following Questions:

What is your event?

A fundraiser for a non profit organization, Inclusive Idaho, hosted by The Boho Lounge. It will be panel discussion, cocktail hour, raffle and music.

Where will your event take place?

The Forest Service Park on Washington Ave & 1st in Ketchum, ID

How many people will attend your event?

It is open to the public but we estimate 50 - 100 guests

What areas of the country/state will your guests be arriving from (Please List)?

The attendees will mostly be locals, we as the hosts are local and 4 - 5 guests from Boise who are involved with the non - profit org.

What are your protocols for guests arriving from COVID hotspots?

All masks will be required at event, social distancing and mask signs will be placed throughout the event. Guests arriving from Boise have been practicing safe social distancing and will not come if they show any signs of being sick.

Where will your guests be staying if they are non-residents?

Hotel:

Short Term Rental: In Ketchum

Other:

Are you allowing guests to attend who are experiencing COVID symptoms?
Absolutely not.

Will you provide face masks, hand sanitizer or gloves for your guests?

We will have hand sanitization stations and require all guests to wear masks. If guests do not have a mask they will not be allowed to attend the event.

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

The Boho Lounge will be providing cocktails, beer and wine at the event. We have a catering permit and have followed all CDC protocol for serving.

Have your food and beverage providers issued assurance they will be following state-issued and CDC protocols that are in place during your event?

Yes.

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

Yes.

What is your contingency plan in the event of a COVID outbreak?

In the event of a COVID breakout, all attendees will be notified and requested to go get tested and self quarantine for 14 days and notify all all places and people they have been around. We also ask if anyone that attended the event discovers they have COVID after to notify The Boho Lounge immediately so we can alter all other attendees and staff.

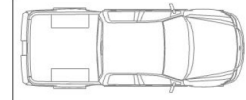
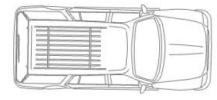
The City of Ketchum reserves the right to revoke any permit and/or cancel any event or park reservation as deemed necessary in order to protect the public health and safety. In event of cancellation the City will reasonably work with the event or park reservation holder to accommodate rescheduling.

Submitted By: Brenna Cavanaugh

Signed: *Brenna Cavanaugh*

Date: 7/ 10 /2020

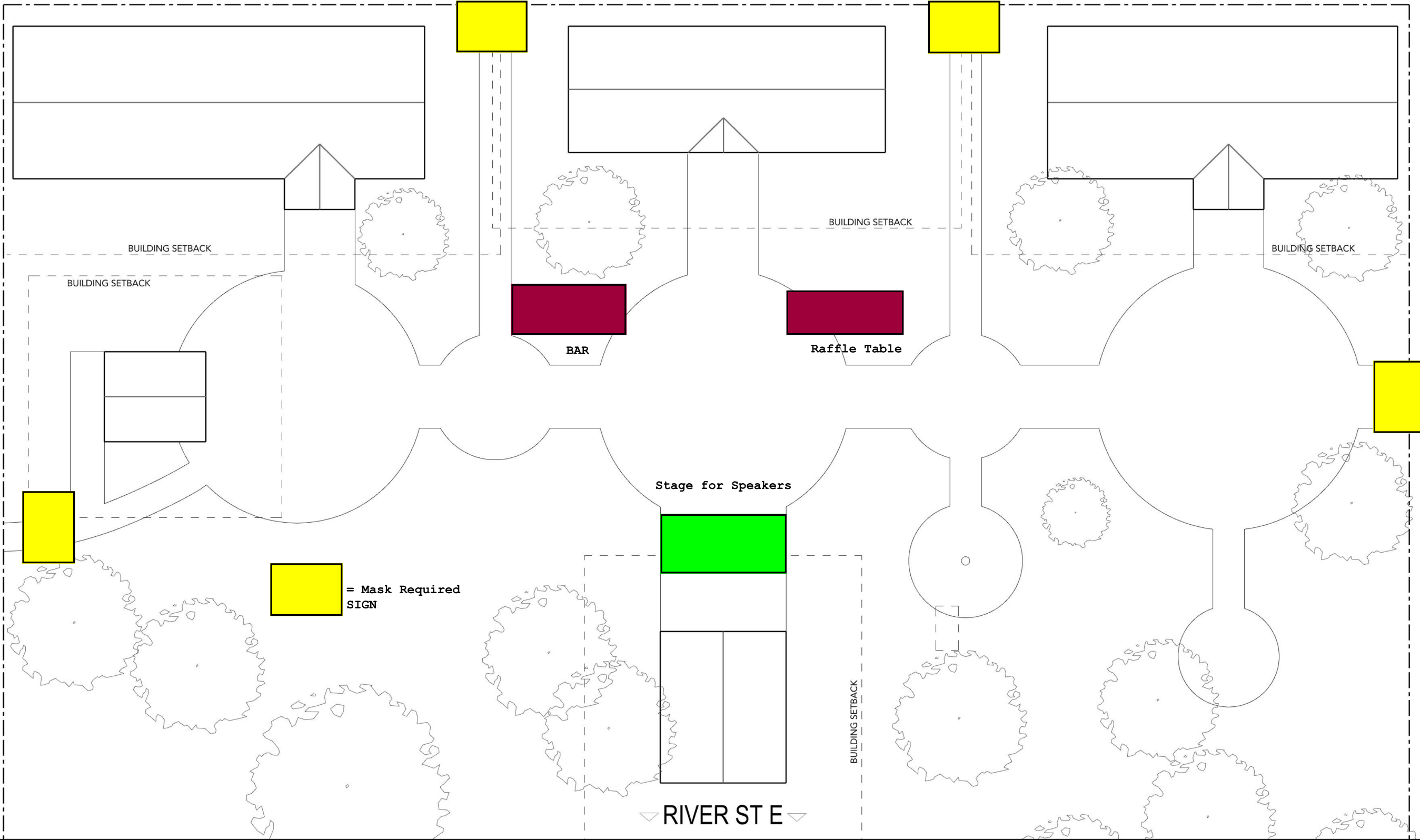
1ST ST E



1ST AVE S



WASHINGTON AVE



BUILDING SETBACK

BUILDING SETBACK


BUILDING SETBACK

BUILDING SETBACK

BAR

Raffle Table

Stage for Speakers

 = Mask Required SIGN

BUILDING SETBACK

▽ RIVER ST E ▽



1/16" = 1'-0"

FOREST SERVICE PARK

EVENT TENT LOCATIONS AND CLEARANCES

City of Ketchum Request for COVID-19 Plan

The current COVID-19 pandemic prompted the City of Ketchum to reevaluate all existing events and park reservations. In order to evaluate each event and reservation, the City of Ketchum has developed the following request for mapping and information as outlined below.

Site Plan Including Locations of the Following (Must Reflect 6 Foot Physical Distancing):

- Ceremony Location
- Seating Plan Showing Number of Guests per Table
- Restrooms and Handwashing Stations Plan (City Restrooms are Closed)
- Food and Beverage Station Locations
- Stage and Dancefloor
- High-Touch Areas (Gift Tables, Seating Card Tables, etc.)
- Onsite Signage Including CDC Recommendations for Large Gatherings
- Traffic Flow Signage

Please Provide Answers to the Following Questions:

What is your event?

Friday evening Shabbat service

Where will your event take place?

At Rotary Park, around the picnic area, with people seated on the lawn in socially distanced pods.

Pods will be marked off.

They will be bringing their own chairs.

How many people will attend your event?

Between 10-25

What areas of the country/state will your guests be arriving from (Please List)?

Most are local, some part time residents who have come from various states, but have likely been here since the end of June or early July

What are your protocols for guests arriving from COVID hotspots?

We hadn't considered that since those who are coming are not here for a one-time event. They are either full time or part time residents

We will hand sanitizing material available as well as masks. Pods to be set demarcated with red tape (removable)

Where will your guests be staying if they are non-residents?

In their own residence

Hotel:

Short Term Rental:

Other:

Are you allowing guests to attend who are experiencing COVID symptoms?

No, We will put out a notice on the same day (in the morning) that if anyone is experiencing Symptoms, to please stay away.

But I would say that all the people who we anticipate will attend are older folks and are being very cautious.

Will you provide face masks, hand sanitizer or gloves for your guests?

Yes to all these items

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

No food will be involved with exception of 2 items:

Challah (traditional bread for Sabbath – and they will be individual small loaves, or precut so that a person could get a single slice, and a very tiny cup of wine(also individual cup per person)

Have your food and beverage providers issued assurance they will be following state-issued and CDC protocols that are in place during your event?

NA

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

NA attendees will be bringing their own blankets or lawn type chairs

What is your contingency plan in the event of a COVID outbreak?

Don't anticipate that. But in the event someone were to become ill after the event, we will have an attendance sheet that people can sign as they enter the Park and we would immediately contact each attendee and also alert the Department of Public Health

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

Submitted By: ___Susan Green/ President Wood River Jewish Community_____

Signed: _Susan Green_____ Date: _7 ___/ _11 ___/ 2020___

MAP PLAN FOR WOOD RIVER JEWISH COMMUNITY
SABBATH SERVICES



City of Ketchum Request for COVID-19 Plan

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- Stage and Dancefloor
- High-Touch Areas (Gift Tables, Seating Card Tables, etc.)
- Onsite Signage Including CDC Recommendations for Large Gatherings
- Traffic Flow Signage

Please Provide Answers to the Following Questions:

What is your event?

Baby Shower

Where will your event take place?

Forest Service Park

How many people will attend your event?

We expect between 40-50 guests.

What areas of the country/state will your guests be arriving from (Please List)?

The majority of guests will be from Blaine County. Several guests will be arriving from Washington State.

What are your protocols for guests arriving from COVID hotspots?

Follow state and local guidelines for their visit to the Valley.

Where will your guests be staying if they are non-residents?

Hotel:

Short Term Rental: AirBnB

Other:

Are you allowing guests to attend who are experiencing COVID symptoms?

No.

Will you provide face masks, hand sanitizer or gloves for your guests?

Face masks and hand sanitizer will be provided.

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

No outside food vendors.

Have your food and beverage providers issued assurance they will be following state-issued and CDC protocols that are in place during your event?

N/A

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

N/A

What is your contingency plan in the event of a COVID outbreak?

If we have a COVID outbreak in Blaine County we will follow all guidance issued by the State and City and if recommended, cancel the event.

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

Submitted By: Meredith Dean

Signed: Meredith Dean

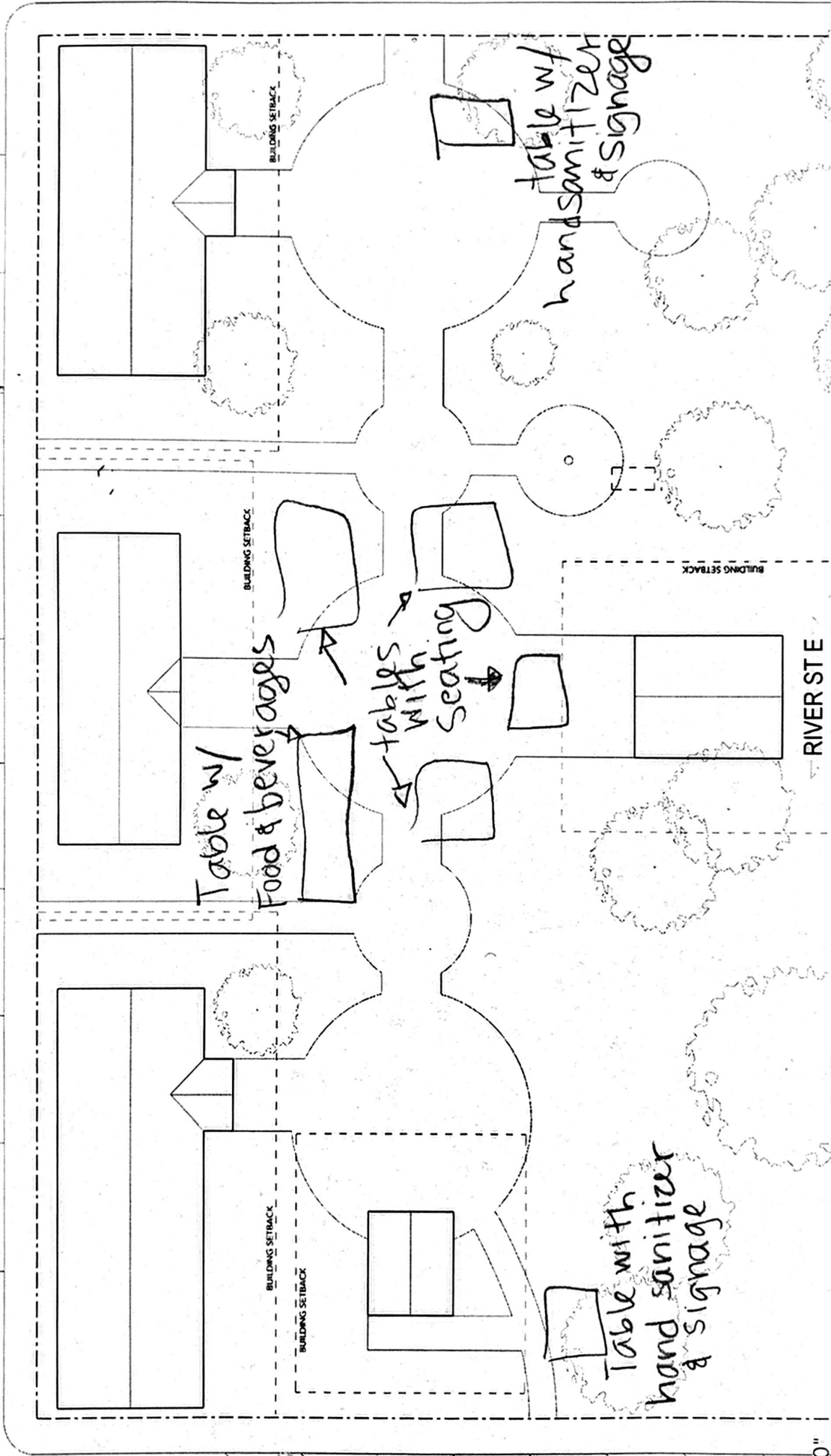
Date: 07 /14/ 20

1ST STE

1ST AVES

WASHINGTON AVE

RIVER STE



1/16" = 1'-0"

FOREST SERVICE PARK
EVENT TENT LOCATIONS AND CLEARANCES



City of Ketchum

July 20, 2020

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Discussion and Direction to Staff on Allowing Scooters in the Skatepark

Recommendation and Summary

Staff is requesting Council direction on recommendation to allow provisional scooter use at the Guy Coles Skatepark from 10am-4:30pm.

The reasons for the request are as follows:

- Scooters are not currently allowed in the Guy Coles Skatepark
- At the June 15, 2020 meeting, Ketchum City Council directed staff to coordinate with community stakeholders and develop hours allowing scooter use at the Guy Coles Skatepark.

Introduction and History

The 2005 construction of the Guy Coles Skatepark and the 2017 expansion were paid for with both public funds and fundraising efforts of the local skateboard community. The skateboard community continues to contribute to the Guy Coles Skatepark Account in the Parks and Recreation Development Trust funding repairs and maintenance of the park. Skateboards and in-line skates were the intended users of the original skatepark design. Since its inception, scooters have been prohibited at the Guy Coles Skatepark.

On June 15, City Council directed staff to collaborate with skatepark stakeholders to develop hours allowing scooter use at the Guy Coles Skatepark. At council's direction, staff collaborated with stakeholders from the skater and scooter communities to evaluate existing use patterns, review current and future signage, and develop recommended hours allowing provisional scooter use from 10am-4:30pm.

Analysis

Scooter use is allowed in many, but not all skateparks throughout the country. While scooter use has not been permitted at the Guy Coles Skatepark, collaboration with community stakeholders has directed staff to recommend provisional scooter use from 10am-4:30pm. Scooter use will be reviewed on October 1st, 2020 by stakeholders and staff.

If staff is directed to do so, temporary modifications to the existing skatepark signage reflecting the new provision for scooter use from 10am-4:30pm will be implemented. Staff is collaborating with the community stakeholder group to review existing signage and develop a new signage package reflecting current skatepark rules, the new provision of scooter use as well as interpretive signage reflecting the history and culture of the

skatepark. New rules signage will be reviewed by the Idaho Counties Risk Management Program (ICRMP) ahead of production of new signage.

Sustainability Impact

There is no sustainability impact.

Financial Impact

Approval of new rules allowing scooter use will require the purchase of new temporary and permanent signage reflecting these rules.



City of Ketchum

July 20, 2020

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to Hold a Public Hearing and Approve the Bavarian Village Townhomes Subdivision Preliminary Plat

Recommendation and Summary

Staff recommends the Ketchum City Council hold a public hearing and approve the Townhouse Subdivision Preliminary Plat for the Bavarian Village Townhomes, a proposed 2-unit townhouse development currently under construction at 112 Rember Street within the City's General Residential High Density (GR-H) Zoning District.

Recommended Motion: "I move to approve the Bavarian Village Townhomes Subdivision Preliminary Plat application subject to conditions of approval #1-8."

The reasons for the recommendation are as follows:

- The request to subdivide meets all applicable standards for Townhouse Preliminary Plats contained in Ketchum Municipal Code's Subdivision (Title 16) regulations.
- The townhome development received Design Review approval in 2017 and a building permit for the project was issued in 2019.
- The Planning & Zoning Commission reviewed the Bavarian Village Townhouse Subdivision Preliminary Plat, held a public hearing, and recommended approval of the application to the City Council on June 8th, 2020.

Financial Impact

Upon approval and recording of the Final Plat, the two townhouse sublots will be eligible for individual sale.

Attachments

- Bavarian Village Townhomes Subdivision Preliminary Plat Staff Report with Exhibits: (A) Application, (B) Preliminary Plat, (C) City Engineer Review Comments, (D) Public Comment, and (E) Draft Findings of Fact, Conclusions of Law, and Decision



City of Ketchum
Planning & Building

**STAFF REPORT
KETCHUM CITY COUNCIL
REGULAR MEETING OF JULY 20, 2020**

PROJECT: Bavarian Village Townhomes

FILE NUMBER: P20-030

APPLICANT/OWNER: Timothy J. Linehan

REPRESENTATIVE: Garth McClure, Benchmark Associates

REQUEST: Preliminary Plat for a two-unit detached townhome development that received Design Review approval (2017, amended 2018 and 2019) and a Building Permit (2019) and is currently under construction

ASSOCIATED PERMITS: B19-091, P19-091, P18-042, P17-065

LOCATION: 112 Rember Street (Lot 2, Bavarian Village Subdivision)

ZONING: General Residential – High Density (GR-H)

OVERLAY: None

NOTICE: Notice was mailed to properties within a 300 ft radius of the subject property and all political subdivisions on July 2, 2020. Notice was published in the July 1, 2020 edition of the Idaho Mountain Express. Public Comment is attached as Exhibit C to the Staff Report.

REVIEWER: Abby Rivin, Associate Planner

BACKGROUND

The applicant is requesting Preliminary Plat approval for a two-unit detached townhome development. The subject property, 112 Rember Street (Lot 2, Bavarian Village Subdivision), is located between Williams Street and Bird Drive in West Ketchum, adjacent to the existing Smoky Lane Condominiums and the new West Ketchum Residences Townhome development, which is currently under construction. The property is located within the City’s General Residential High Density (GR-H) Zoning District.

In 2017, the project received Administrative Design Review approval under the procedural regulations in place at the time. Prior to the adoption of Ordinance No. 1190 in 2018, Staff was authorized to approve multi-family residential projects of 4 units or less not located in the Community Core District. The project plans were amended in 2018 and 2019. These changes were administratively reviewed and approved pursuant to Ketchum Municipal Code §17.96.030.A.1a, which authorizes Staff to approve minor modifications to projects that have received Design Review approval. In 2019, a Building Permit was approved to construct the two detached townhome units, each with an associated storage building.

The project is currently under construction and the property owner has now applied for a preliminary plat to subdivide the property located at 112 Rember Street (Bavarian Village Subdivision: Lot 2) into two townhouse sublots (Bavarian Village Townhomes: Sublots 1 and 2). The subdivision will make the two townhouse sublots eligible for individual sale. The townhouse subdivision application proposes to plat the detached storage buildings on the same sublots as the townhome units. The ownership of the detached storage buildings will be tied to the specific townhome unit as both structures will be platted on the same sublots.

The townhome development has been evaluated for conformance with zoning, Design Review, and all other applicable life safety codes through Building Permit review and the project complies with all applicable standards and regulations. Review of this application is limited to the Preliminary Plat standards of evaluation for townhome developments.

The Planning & Zoning Commission reviewed the Bavarian Village Townhouse Subdivision Preliminary Plat, held a public hearing, and recommended approval of the application to the City Council on June 8th, 2020.

STAFF RECOMMENDATION

After holding a public hearing and considering public comment, Staff recommends the City Council approve the Bavarian Village Townhomes Subdivision Preliminary Plat subject to conditions of approval #1-8.

ANALYSIS

Table 1: City Department Comments

City Department Comments			
Compliant			City Standards and <i>City Department Comments</i>
Yes	No	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire: <i>The project shall comply with all conditions as specified in the Fire Department Memo dated September 16, 2019 regarding Building Permit 19-091.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City Engineer and Streets Department: <i>The project shall comply with all comments as noted in the City Engineer’s review of the preliminary plat dated June 1st, 2020 and attached as Exhibit C.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Utilities: <i>The applicant will be responsible for installing connections to the water and sewer system at Rember Street. All drywells must comply with DEQ regulations.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building: <i>The townhome development must meet the 2012 International Residential Code and Title 15 Buildings and Construction of Ketchum Municipal Code.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Planning and Zoning: <i>Comments are denoted throughout the Tables 2 & 3.</i>

Table 2: Townhouse Plat Requirements

Townhouse Plat Requirements				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and <i>Staff Findings</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.
			Findings	<i>The applicant has submitted the draft Townhouse Declaration for the project. The developer shall submit a final copy of the document to the Planning & Building Department and file such document prior to recordation of the final plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.C.1	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. 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.
			Findings	<i>In 2017, the project received Administrative Design Review approval under the procedural regulations in place at the time. A Building Permit was issued for the townhome development in 2019.</i>
<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.
			Findings	<i>In 2017, the project received Administrative Design Review approval under the procedural regulations in place at the time. Prior to the adoption of Ordinance No. 1190 in 2018, the Administrator was authorized to approve multi-family residential projects of 4 units or less not located in the Community Core District. The project plans were amended in 2018 and 2019. These changes were administratively reviewed and approved pursuant to Ketchum Municipal Code §17.96.030.A.1a, which authorizes the Administrator to approve minor modifications to projects that have received Design Review approval.</i>
<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.
			Findings	<i>A Building Permit was issued for the project in 2019 and the townhomes are currently under construction.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.080.C.4	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.
			Findings	<i>N/A as the applicant has not proposed phasing for this development project. The developer is constructing the townhomes concurrently.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.D	D. Final Plat Procedure: 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: 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>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>
			Findings	<i>The applicant shall follow the final plat procedure upon completion of construction.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.E.1	<p>E. 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>
			Findings	<p><i>GR-H Permitted Gross FAR: 0.5</i></p> <p><i>GR-H Permitted Gross FAR with Inclusionary Housing Incentive: 1.4</i></p> <p><i>Proposed:</i></p> <p><i>Maximum Bavarian Village Lot 2 Gross Floor Area Permitted: 4,538 sq ft</i></p> <p><i>Maximum Gross Floor Area Permitted with Gross Floor Area Inclusionary Housing Incentive: 12,709 sq ft</i></p> <p><i>Bavarian Village Lot 2 Townhome Development Gross Floor Area: 4,327 sq ft</i></p> <p><i>Proposed Expansion Gross Floor Area: 5,806 sq ft</i></p> <p><i>Lot 2 Area: 9,078 sq ft</i></p> <p><i>FAR Proposed: 0.64 (5,086 sq ft/9,079 sq ft lot area)</i></p> <p><i>Increase Above Permitted FAR: 548 sq ft</i></p> <p><i>Groundwater Issue & Underground Parking Credit: 1,400 sq ft (350 sq feet per 4 required parking spaces)</i></p> <p><i>The 1,400 sq ft discount to net livable square footage subject to the community housing contribution exceeds the increase above the permitted FAR.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.E.2	<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>
			Findings	<i>The associated accessory buildings are designated on the preliminary plat as storage. The storage areas will be platted on the same sublots as the townhomes.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.E.3	<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>
			Findings	<i>This townhouse subdivision will comply with all applicable local, state, and federal ordinances, rules, and regulations.</i>

Table 3: Preliminary Plat Requirements (all subdivisions)

Preliminary Plat Requirements				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Findings
<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.
			Findings	<i>The application has been reviewed and determined to be complete.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J	Application and Preliminary Plat Contents: The preliminary plat, together with all application forms, title insurance report, deeds, maps, and other documents reasonably required, shall constitute a complete subdivision application. The preliminary plat shall be drawn to a scale of not less than one inch equals one hundred feet (1" = 100') and shall show the following:
			Findings	<i>All required materials for the Preliminary Plat application have been submitted.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I.1	The scale, north point and date.
			Findings	<i>This standard has been met. The preliminary plat contains a scale, north point, and date.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.2	The name of the proposed subdivision.
			Findings	<i>This standard has been met. The name of the proposed subdivision is Bavarian Village Townhomes.</i>
<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.
			Findings	<i>This information has been provided on the application form and indicated on the Preliminary Plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.4	Legal description of the area platted.
			Findings	<i>This standard has been met. The legal description of the area platted is Lot 2 of Bavarian Village Subdivision.</i>
<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.
			Findings	<i>This standard has been met. The neighboring lots within Bavarian Village Subdivision as well as the Smokey Lane Condominiums are indicated on the preliminary plat.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J.6	A contour map of the subdivision with contour lines and a maximum interval of two feet (2') to show the configuration of the land based upon the United States geodetic survey data, or other data approved by the city engineer.
			Findings	<i>This standard is not applicable to the subdivision of an existing lot into two townhouse sublots.</i>
<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.
			Findings	<i>The location of neighboring buildings within Smokey Lane Condominiums is indicated on the plat. The neighboring lots within Bavarian Village Subdivision are indicated on the plat. Rember Street is labeled on the preliminary plat. As noted in the City Engineer's comment (Exhibit C), the required utility easements must be indicated on the final plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.8	Boundary description and the area of the tract.
			Findings	<i>This boundary description and the area of the tract are noted on the Preliminary Plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.9	Existing zoning of the tract.
			Findings	<i>The property is within the GR-H Zoning District. Plat note #5 references the zoning district.</i>
<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.
			Findings	<i>This standard has been met. No new streets are proposed. The subplot lines and dimensions are indicated on the preliminary plat.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.11	The location, approximate size and proposed use of all land intended to be dedicated for public use or for common use of all future property owners within the proposed subdivision.
			Findings	<i>No land for common or public use is required or proposed.</i>
<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.
			Findings	<i>The plat indicates the proposed locations of all utilities service the townhome development. No street infrastructure improvements are proposed with this project.</i>
<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.
			Findings	<i>N/a as no new streets are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.14	The location of all drainage canals and structures, the proposed method of disposing of runoff water, and the location and size of all drainage easements, whether they are located within or outside of the proposed plat.
			Findings	<i>Civil drawings for the drainage improvements were reviewed and approved with the Building Permit application.</i>
<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.
			Findings	<i>This application subdivides a platted lot into two townhouse sublots. The original subdivision's plat serves as the vicinity map.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J.16	The boundaries of the floodplain, floodway and avalanche overlay district shall also be clearly delineated and marked on the preliminary plat or a note provided if the entire project is in the floodplain, floodway or avalanche overlay district.
			Findings	<i>N/A. The property is not currently mapped to be in the floodplain/floodway. The property is not within the avalanche overlay.</i>
<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.
			Findings	<i>N/A . The property is not located within the floodway, floodplain, or avalanche zone. The property doesn't lie adjacent to a river or creek. The lot doesn't contain slopes of 25% or greater. The subject property is not a corner lot.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.18	Lot area of each lot.
			Findings	<i>The existing and proposed size of each lot is indicated.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.19	Existing mature trees and established shrub masses.
			Findings	<i>The townhome development is currently under construction. The landscape plan was approved through Design Review and the Building Permit processes.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.20	To be provided to Administrator:
				Subdivision names shall not be the same or confused with the name of any other subdivision in Blaine County, Idaho and shall be approved by the Blaine County Assessor.
			Findings	<i>The Bavarian Village Townhomes is unique and is not the same as another townhouse subdivision in Blaine County.</i>
<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.

			Findings	<i>N/A. Both lots contain existing development that is connected to municipal services.</i>
<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.
			Findings	<i>The subject parcels are within an existing subdivision. The applicant submitted a draft Townhouse Subdivision with the application. This declaration shall be filed with the final plat application.</i>
<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.
			Findings	<i>This standard has been met. The applicant has submitted a Lot Book Guarantee and the Last Deed of Record.</i>
<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.
			Findings	<i>This standard has been met. The digital copy of the preliminary plat is attached as Exhibit B.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.
			Findings	<i>N/A. No existing natural features, like mature trees, watercourses, rock outcroppings, established shrub masses, or historic area, were present on Lot 2 of Bavarian Village to preserve. The landscape plan approved with the Design Review and Building Permit applications will enhance the attractiveness of the proposed subdivision.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.
			Findings	<i>The City Engineer reviewed and approved the civil drawings submitted with Building Permit 19-091.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.
			Findings	<i>Inspection of the required improvements will be conducted prior to issuance of a Certificate of Occupancy for the townhome development prior to final plat approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.
			Findings	<i>The City Engineer shall inspect the required improvements prior to issuance of a Certificate of Occupancy for the project. As indicated within the City Engineer's comments attached as Exhibit C< the proposed water and sewer service location has been modified from the approved Building Permit drawings. The water and sewer line locations will need to be updated to reflect what was constructed in the field.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.
			Findings	<i>The applicant shall meet the required monumentation standards prior to recordation of the final plat.</i>
<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

				<p>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: 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> <p>3. Corner lots outside of the original Ketchum Townsite shall have a property line curve or corner of a minimum radius of twenty five feet (25') unless a longer radius is required to serve an existing or future use.</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>
			Findings	<p><i>Standards 4, 5, and 6 have been met.</i></p> <p><i>Standards 2 and 3 are not applicable.</i></p> <p><i>Standard 1 has been met. Existing Lot 2 of Bavarian Village Subdivision has a lot width of 68 feet, which is nonconforming to the 80-foot average lot width required in the GR-H Zone. The townhouse subplot subdivision does not increase the degree of nonconformity. The size, shape, and orientation meet the standards required in the GR-H Zone.</i></p>
<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. Except in the original Ketchum Townsite, corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the intersection of the streets.
			Findings	<p><i>N/A. Lot 2 is within the existing Bavarian Village Subdivision. No new blocks are proposed.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.1	<p>H. Street Improvement Requirements:</p> <ol style="list-style-type: none"> 1. The arrangement, character, extent, width, grade and location of all streets put in the proposed subdivision shall conform to the comprehensive plan and shall be considered in their relation to existing and planned streets, topography, public convenience and safety, and the proposed uses of the land;

			Findings	<i>N/A, the subject properties are within an existing subdivision. No new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.2	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;
			Findings	<i>This proposal does not create a new street. These standards are no applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.3	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;
			Findings	<i>N/A. Lot 2 is within an existing subdivision. No street frontage improvements like planting strips are required.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.4	4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods;
			Findings	<i>This proposal does not create a new street. These standards are no applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.5	5. Street grades shall not be less than three-tenths percent (0.3%) and not more than seven percent (7%) so as to provide safe movement of traffic and emergency vehicles in all weather and to provide for adequate drainage and snow plowing;
			Findings	<i>This proposal does not create a new street. These standards are no applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.6	6. In general, partial dedications shall not be permitted, however, the council may accept a partial street dedication when such a street forms a boundary of the proposed subdivision and is deemed necessary for the orderly development of the neighborhood, and provided the council finds it practical to require the dedication of the remainder of the right of way when the adjoining property is subdivided. When a partial street exists adjoining the proposed subdivision, the remainder of the right of way shall be dedicated;
			Findings	<i>N/A. This proposal does not create a new street. These standards are no applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.7	7. Dead end streets may be permitted only when such street terminates at the boundary of a subdivision and is necessary for the development of the subdivision or the future development of the adjacent property. When such a dead end street serves more than two (2) lots, a temporary turnaround easement shall be provided, which easement shall revert to the adjacent lots when the street is extended;
			Findings	<i>N/A. This proposal does not create a new street. These standards are no applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.8	8. A cul-de-sac, court or similar type street shall be permitted only when necessary to the development of the subdivision, and provided, that no such street shall have a maximum length greater than four hundred feet (400') from entrance to center of turnaround, and all cul-de-sacs shall have a minimum turnaround radius of sixty feet (60') at the property line and not less than forty five feet (45') at the curb line;
			Findings	<i>N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.9	9. Streets shall be planned to intersect as nearly as possible at right angles, but in no event at less than seventy degrees (70°);
			Findings	<i>N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.10	10. Where any street deflects an angle of ten degrees (10°) or more, a connecting curve shall be required having a minimum centerline radius of three hundred feet (300') for arterial and collector streets, and one hundred twenty five feet (125') for minor streets;

			Findings	<i>N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.11	11. Streets with centerline offsets of less than one hundred twenty five feet (125') shall be prohibited;
			Findings	<i>N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.12	12. A tangent of at least one hundred feet (100') long shall be introduced between reverse curves on arterial and collector streets;
			Findings	<i>N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.13	13. Proposed streets which are a continuation of an existing street shall be given the same names as the existing street. All new street names shall not duplicate or be confused with the names of existing streets within Blaine County, Idaho. The subdivider shall obtain approval of all street names within the proposed subdivision from the County Assessor's office before submitting same to council for preliminary plat approval;
			Findings	<i>N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.14	14. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills;
			Findings	<i>N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.15	15. Street patterns of residential areas shall be designed to create areas free of through traffic, but readily accessible to adjacent collector and arterial streets;
			Findings	<i>N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.16	16. Reserve planting strips controlling access to public streets shall be permitted under conditions specified and shown on the final plat, and all landscaping and irrigation systems shall be installed as required improvements by the subdivider;
			Findings	<i>N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.17	17. In general, the centerline of a street shall coincide with the centerline of the street right of way, and all crosswalk markings shall be installed by the subdivider as a required improvement;
			Findings	<i>N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.18	18. Street lighting shall be required consistent with adopted city standards and where designated shall be installed by the subdivider as a requirement improvement;
			Findings	<i>N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.19	19. Private streets may be allowed upon recommendation by the commission and approval by the Council. Private streets shall be constructed to meet the design standards specified in subsection H2 of this section and chapter 12.04 of this code;
			Findings	<i>N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.20	20. Street signs shall be installed by the subdivider as a required improvement of a type and design approved by the Administrator and shall be consistent with the type and design of existing street signs elsewhere in the City;

			Findings	<i>N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.21	21. Whenever a proposed subdivision requires construction of a new bridge, or will create substantial additional traffic which will require construction of a new bridge or improvement of an existing bridge, such construction or improvement shall be a required improvement by the subdivider. Such construction or improvement shall be in accordance with adopted standard specifications;
			Findings	<i>N/A. This proposal does not require construction of a new bridge or impact any existing bridges.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.22	22. Sidewalks, curbs and gutters shall be required consistent with adopted city standards and where designated shall be a required improvement installed by the subdivider;
			Findings	<i>N/A. The subject properties abut an existing developed street within a residential area. No sidewalks are required for the project.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.23	23. Gates are prohibited on private roads and parking access/entranceways, private driveways accessing more than one single-family dwelling unit and one accessory dwelling unit, and public rights-of-way unless approved by the City Council; and
			Findings	<i>N/A. No private road or gates are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.24	24. No new public or private streets or flag lots associated with a proposed subdivision (land, planned unit development, townhouse, condominium) are permitted to be developed on parcels within the Avalanche Zone
			Findings	<i>N/A. The townhouse sublots are not located within the Avalanche Zone and no new public or private streets or flag lots are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.I	I. Alley Improvement Requirements: Alleys shall be provided in, commercial and light industrial zoning districts. The width of an alley shall be not less than twenty feet (20'). Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be provided to permit safe vehicular movement. Dead end alleys shall be permitted only within the original Ketchum Townsite and only after due consideration of the interests of the owners of property adjacent to the dead end alley including, but not limited to, the provision of fire protection, snow removal and trash collection services to such properties. Improvement of alleys shall be done by the subdivider as required improvement and in conformance with design standards specified in subsection H2 of this section.
			Findings	<i>N/A. The townhouse sublots are located in the GR-H Zone and do not abut an alley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.J.1	J. Required Easements: Easements, as set forth in this subsection, shall be required for location of utilities and other public services, to provide adequate pedestrian circulation and access to public waterways and lands. 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.
			Findings	<i>As noted in the City Engineer's comments, the public utility easement must be indicated on the final plat. Pursuant to KMC §12.04.030.G, utilities shall be provided along front lot lines, rear lot lines, side lot lines, or other locations deemed necessary. The final plat must indicate the required 5-foot utility easement at the front lot line. As conditioned, the project shall comply with this standard.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.J.2	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.
			Findings	<i>N/A. The townhouse sublots do not border a waterway.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.J.3	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.
			Findings	<i>N/A. The townhouse sublots do not border a waterway.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.J.4	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.
			Findings	<i>N/A. The townhouse sublots do not border a waterway.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.J.5	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.
			Findings	<i>N/A. No changes to ditches, pipes, or other irrigation structures are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.J.6	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.
			Findings	<i>N/A. The townhouse sublots are within the existing, platted Bavarian Village Subdivision.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.K	K. Sanitary Sewage Disposal Improvements: Central sanitary sewer systems shall be installed in all subdivisions and connected to the Ketchum sewage treatment system as a required improvement by the subdivider. 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.
			Findings	<i>N/A. The townhouse sublots are within the existing, platted Bavarian Village Subdivision., which contains all necessary infrastructure.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.L	<p>L. Water System Improvements: A central domestic water distribution system shall be installed in all subdivisions by the subdivider as a required improvement. The subdivider shall also be required to locate and install an adequate number of fire hydrants within the proposed subdivision according to specifications and requirements of the City under the supervision of the Ketchum Fire Department and other regulatory agencies having jurisdiction. Furthermore, the central water system shall have sufficient flow for domestic use and adequate fire flow. All such water systems installed shall be looped extensions, and no dead end systems shall be permitted. All water systems shall be connected to the Municipal water system and shall meet the standards of the following agencies: Idaho Department of Public Health, Idaho Survey and Rating Bureau, District Sanitarian, Idaho State Public Utilities Commission, Idaho Department of Reclamation, and all requirements of the City.</p>
			Findings	<i>N/A. The townhouse sublots are within the existing, platted Bavarian Village Subdivision, which contains all necessary infrastructure.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.M	<p>M. Planting Strip Improvements: Planting strips shall be required improvements. When a predominantly residential subdivision is proposed for land adjoining incompatible uses or features such as highways, railroads, commercial or light industrial districts or off street parking areas, the subdivider shall provide planting strips to screen the view of such incompatible features. The subdivider shall submit a landscaping plan for such planting strip with the preliminary plat application, and the landscaping shall be a required improvement.</p>
			Findings	<i>N/A. The townhouse sublots are within the existing, platted Bavarian Village Subdivision. The subdivision has adequate plantings where necessary.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.N.1	<p>N. Cuts, Fills, And Grading Improvements: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts, fills, alterations of topography, streams, drainage channels, and disruption of soils and vegetation. The design criteria shall include the following:</p> <p>1. A preliminary soil report prepared by a qualified engineer may be required by the commission and/or Council as part of the preliminary plat application.</p>
			Findings	<i>A preliminary soils report was reviewed and approved with Design Review 17-065.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.N.2	<p>2. Preliminary grading plan prepared by a civil engineer shall be submitted as part of all preliminary plat applications. Such plan shall contain the following information:</p> <ul 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.
			Findings	<i>Site grading was approved with Building Permit 19-091.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.N.3	<p>3. Grading shall be designed to blend with natural landforms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.</p>

			Findings	<i>The site grading plan was reviewed and approved by City Departments with Building Permit 19-091.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.N.4	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.
			Findings	<i>N/A. Lot of Bavarian Village is appropriate for the construction of the two townhome units.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.N.5	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.
			Findings	<i>Landscaping will be installed pursuant to the landscape plan approved with the Design Review and Building Permit applications.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.N.6	6. Where cuts, fills, or other excavations are necessary, the following development standards shall apply: 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.
			Findings	<i>N/A no significant cuts, fills, or excavation were required for the townhome development.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.0	O. Drainage Improvements: The subdivider shall submit with the preliminary plat application such maps, profiles, and other data prepared by an engineer to indicate the proper drainage of the surface water to natural drainage courses or storm drains, existing or proposed. The location and width of the natural drainage courses shall be shown as an easement common to all owners within the subdivision and the City on the preliminary and final plat. All natural drainage courses shall be left undisturbed or be improved in a manner that will increase the operating efficiency of the channel without overloading its capacity. An adequate storm and surface drainage system shall be a required improvement in all subdivisions and shall be installed by the subdivider. Culverts shall be required where all water or drainage courses intersect with streets, driveways or improved public easements and shall extend across and under the entire improved width including shoulders.
			Findings	<i>No natural drainage courses are proposed to be disturbed.</i>

<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.
			Findings	<i>All utilities, including electricity, natural gas, telephone, and cable services, shall be installed underground.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.Q	Q. Off Site Improvements: Where the off site impact of a proposed subdivision is found by the commission or Council to create substantial additional traffic, improvements to alleviate that impact may be required of the subdivider prior to final plat approval, including, but not limited to, bridges, intersections, roads, traffic control devices, water mains and facilities, and sewer mains and facilities.
			Findings	<i>N/A. The townhouse subdivision does not trigger off-site improvements.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.R	R. Avalanche And Mountain Overlay: All improvements and plats (land, planned unit development, townhouse, condominium) created pursuant to this chapter shall comply with City of Ketchum Avalanche Zone District and Mountain Overlay Zoning District requirements as set forth in Title 17 of this Code.
			Findings	<i>N/A. The townhouse sublots are not located in the Avalanche or Mountain overlay zoning districts.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.S	S. Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.
			Findings	<i>N/A. No existing natural features, like mature trees, watercourses, rock outcroppings, established shrub masses, or historic area, were present on Lot 2 of Bavarian Village to preserve. The landscape plan approved with the Design Review and Building Permit applications will enhance the attractiveness of the proposed subdivision.</i>

STAFF RECOMMENDATION

After holding a public hearing and considering public comment, Staff recommends the City Council approve the Bavarian Village Townhomes Subdivision Preliminary Plat application subject to conditions of approval #1-8.

RECOMMENDED MOTION

“I move to approve the Bavarian Village Townhomes Subdivision Preliminary Plat subject to conditions 1-8.”

RECOMMENDED CONDITIONS

1. All governing ordinances, requirements, and regulations of the Fire Department (2012 International Fire Code and local Fire Protection Ordinance No.1125), Building Department (2012 International Building Code, the 2012 International Residential Code, and Title 15 of Ketchum Municipal Code), Utilities Department, Street Department (Title 12 of Ketchum Municipal Code), and the City Engineer shall be met prior to Certificate of Occupancy. The project shall meet all requirements of the Fire, Utility, Building, Streets/City Engineer, and Planning requirements as specified in Table 1.
2. The project shall comply with all City Engineer comments dated June 1, 2020 and attached as Exhibit C.
3. This preliminary plat approval is subject to Building Permit 19-091 and Design Review approvals 17-065, 18-042, and 19-091. All conditions of approval shall apply.

4. The recorded plat shall show a minimum of two Blaine County Survey Control Monuments with ties to the property and an inverse between the two monuments. The Survey Control Monuments shall be clearly identified on the face of the map.
5. An electronic CAD file shall be submitted to the City of Ketchum prior to final plat signature by the City Clerk. The electronic CAD file shall be submitted to the Blaine County Recorder's office concurrent with the recording of the Plat containing the following minimum data:
 - a. Line work delineating all parcels and roadways on a CAD layer/level designated as "parcel";
 - b. Line work delineating all roadway centerlines on a CAD layer/level designated as "road"; and,
 - c. Line work that reflects the ties and inverses for the Survey Control Monuments shown on the face of the Plat shall be shown on a CAD layer/level designated as "control"; and,
 - d. All information within the electronic file shall be oriented and scaled to Grid per the Idaho State Plane Coordinate System, Central Zone, NAD1983 (1992), U.S. Survey Feet, using the Blaine County Survey Control Network. Electronic CAD files shall be submitted in a ".dwg", ".dgn" or ".shp" format and shall be submitted digitally to the City on a compact disc. When the endpoints of the lines submitted are indicated as coincidental with another line, the CAD line endpoints shall be separated by no greater than 0.0001 drawing units.
6. The applicant shall provide a copy of the recorded final plat to the Department of Planning and Building for the official file on the application.
7. The Townhouse Declaration shall be simultaneously recorded with the Final Plat. The developer shall submit a final copy of the document to the Planning & Building Department and file such document prior to recordation of the final plat. The City will not now, nor in the future, determine the validity of the Townhouse Declaration.
8. 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.

EXHIBITS

- A. Application
- B. Preliminary Plat
- C. City Engineer Review Comments
- D. Public Comment
- E. Draft Findings of Fact, Conclusions of Law, and Decision

Exhibit A: Application



City of Ketchum
Planning & Building

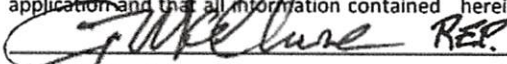
OFFICIAL USE ONLY	
Application Number	220-030
Date Received	4-20-20
By:	MP
Fee Paid	1050-
Approved Date	
By:	

Subdivision Application

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

APPLICANT INFORMATION			
Name of Proposed Subdivision: Bavarian Village Townhomes, Lot 2			
Owner of Record: Timothy J. Linehan			
Address of Owner: 9038 15th Ave, Seattle WA 98117			
Representative of Owner: Garth McClure, Benchmark Associates			
Legal Description: Lot 2, Bavarian Village Subdivision.			
Street Address: 112 Rember Street			
SUBDIVISION INFORMATION			
Number of Lots/Parcels: 2			
Total Land Area: Sublot 1: 0.1 AC Sublot 2: 0.1 AC			
Current Zoning District: GR-H			
Proposed Zoning District: GR-H			
Overlay District: N/A			
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:			
Easements to be dedicated on the final plat: Existing 5' utility & drainage esmt. per CC&R's			
Briefly describe the improvements to be installed prior to final plat approval: 2 townhouse units, paved driveways, utilities, drywells			
ADDITIONAL INFORMATION			
All lighting must be in compliance with the City of Ketchum's Dark Sky Ordinance			
One (1) copy of Articles of Incorporation and By-Laws of Homeowners Associations and/or Condominium Declarations			
One (1) copy of current title report and owner's recorded deed to the subject property			
One (1) copy of the preliminary plat			
All files should be submitted in an electronic format.			

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

 REP.
Applicant Signature

3.24.20
Date

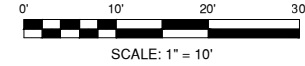
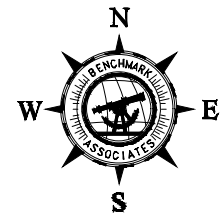
Exhibit B: Preliminary Plat

BAVARIAN VILLAGE TOWNHOMES

LOCATED WITHIN: SECTION 13, TOWNSHIP 4 NORTH, RANGE 17 EAST, B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

A TOWNHOUSE SUBDIVISION OF LOT 2, BAVARIAN VILLAGE SUBDIVISION.

MARCH 2020



LEGEND:

	PROPERTY LINE
	5' UTILITY AND DRAINAGE EASEMENT (PER CC&R'S)
	PAINTED GAS LINE
	PAINTED TELE COMM LINE
	PAINTED POWER LINE
	WATER LINE PER KETCHUM GIS
	SEWER LINE
	OVERHEAD UTILITY LINES
	EDGE PAVEMENT
	FENCE
	FOUND 1/2" REBAR
	FOUND 5/8" REBAR
	SET 5/8" REBAR, LS 13764

SURVEYOR NARRATIVE & NOTES

1. THE PURPOSE OF THIS PLAT IS TO REPLAT LOT 2, BAVARIAN VILLAGE SUBDIVISION INTO TOWNHOMES AS SHOWN. THE BOUNDARY SHOWN IS BASED ON FOUND MONUMENTS AND THE RECORDED PLAT OF BAVARIAN VILLAGE SUBDIVISION, INSTRUMENT NO. 139821, RECORDS OF BLAINE COUNTY, IDAHO. ALL FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL OR REPLACEMENTS OF ORIGINAL CORNERS.
2. EXCEPT AS SPECIFICALLY STATED OR DEPICTED ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT OF REAL PROPERTY: NATURAL HAZARDS, ENCROACHMENTS, WETLANDS, EASEMENTS, BUILDING SETBACKS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR ANY OTHER LAND-USE REGULATIONS. AN INDEPENDENT TITLE SEARCH HAS NOT BEEN PERFORMED BY THE SURVEYOR FOR THIS PROJECT.
3. ALL TOWNHOUSE OWNERS SHALL HAVE MUTUAL RECIPROCAL EASEMENTS FOR EXISTING AND FUTURE PUBLIC AND PRIVATE UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER, CABLE TV, SEWER, NATURAL GAS, TELEPHONE, AND ELECTRIC LINES OVER, UNDER AND ACROSS THEIR TOWNHOUSE SUBLOTS AND COMMON AREA FOR THE REPAIR, MAINTENANCE AND REPLACEMENT THEREOF.
4. THE TOWNHOME DECLARATION AND PARTY WALL AGREEMENT FOR BAVARIAN VILLAGE TOWNHOMES ARE RECORDED AS INST. NO. _____, RECORDS OF BLAINE COUNTY, IDAHO.
5. THE CURRENT ZONING IS GENERAL RESIDENTIAL HIGH DENSITY (GR-H). REFER TO THE CITY OF KETCHUM ZONING CODE FOR MORE INFORMATION ABOUT THIS ZONE.
6. REFER TO THE ENGINEERING BASE DRAWINGS, PREPARED BY BENCHMARK ASSOCIATES, FOR EXISTING CONDITIONS & PROPOSED IMPROVEMENTS.
7. ELEVATIONS BASED ON NAVD 88 (GEOID03) DATUM.

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be reimposed, in accordance with Idaho Code Title 50, Chapter 13, Section 50-1326, by the issuance of a certificate of disapproval.

Date: _____ South Central Public Health District, REHS



BAVARIAN VILLAGE TOWNHOMES

LOCATED WITHIN SECTION 13, TOWNSHIP 4 NORTH, RANGE 17 EAST, B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PREPARED FOR: TIMOTHY LINEHAN

PROJECT NO. 19162 DWG BY: DWS/CPL 19162PRE.DWG
 PRELIMINARY PLAT DATE: 03-29-2020 SHEET: 1 OF 1

C:\BVA\B\Bavarian village subdivision\lot 2\19162-PLAT\19162PRE.dwg, 4/20/2020 8:29:59 PM, DWG To PDF.pc

Exhibit C:
City Engineer
Review Comments



TO: City of Ketchum
FROM: Sherri Newland, PE
DATE: June 1, 2020
RE: Preliminary Plat – Bavarian Village Townhomes – Subdivision of Lot 2

NO.	ITEM	PROVIDED
1	Subdivision Name tied to at least 2 corners	X
2	Surveyor Stamp/certification	X
3	Date	X
4	Sheet Title and Preamble	X
5	Basis of Bearing	Address
6	North Arrow	X
7	Scale	X
8	Plat Closure	X
9	Total Area	X
10	Monuments	X
11	Land Corners	X
13	Street Names & Width & Centerlines	X
14	Easements – Utilities	Address
15	Lot & Block Numbers	X
16	Lot Dimensions	X
17	Curve & Line Tables	X
18	Certifications	NA
19	Certificate of Owner	NA
20	Surveyor Approval	NA
21	Sanitary Restriction/Health Certificate	NA
22	Agency Approvals:	NA
23	Public Dedication:	NA
24	Common Areas:	NA
25	Legend	X
26	Notes	X
27	Condominium CC&R or CC&R reference	X
28	18" x 24" Mylar	NA
29	Title Report	X
30	Floodways	NA



31	25% slope line	NA
32	Vicinity Map	Address
33	Contours (max 5')	X

Notes:

Per 12.04.30 Section G - Utility easements shall be provided along front lot lines, rear lot lines, side lot lines or other appropriate locations deep necessary. A 5' front lot line easement is needed.

The proposed water service and sewer service location has been modified from the approved building permit drawings and not accurately represented on the preliminary plat. The water and sewer line locations will need to be updated to reflect what was constructed in the field.

Basis of Bearing and a vicinity map need to be shown.

Exhibit D: Public Comment

From: Tony Kusak <Rember101@outlook.com>
Sent: Monday, July 13, 2020 11:02 AM
To: Participate <participate@ketchumidaho.org>
Subject: 112 Rember Street Public Comment

Hello-

We received a notice of public hearing regarding 112 Rember Street. We have concerns about the existing permitted residences being split to be further subdivided and offered for individual sale. Offering the small detached structures for individual sale will at least double the anticipated parking and traffic impacts of the development. However, it's likely that an occupant wanting to purchase this small residence has additional vehicles and trailers for storage or occupancy/travel given the small footprint of the detached structure.

Whether our supposition is right about the occupant that might purchase these detached residences the parking and traffic impacts will be beyond the intended acceptable impacts to the neighborhood.

While Ketchum has parking restrictions in place for Rember and other nearby streets, we anticipate there is an increased likelihood that the buyer of this detached residence violates these rules.

Thank you for your consideration of our comments.

Tony Kusak
206-295-4753
Jodi Kusak
206-579-7551
101 Rember Street
Rember101@outlook.com

From: [Tony Kusak](#)
To: [Abby Rivin](#)
Subject: Re: 112 Rember Street Public Comment
Date: Thursday, July 16, 2020 10:23:56 AM

Abby-

Thanks. I guess I was confused when reading the public notice we received in the mail. It looked to me that the application related to the townhomes that are under construction currently and the applicant was seeking to further subdivide the already approved (and underway) project to separately sell the detached structures to buyers other than the buyers of the townhomes.

I no longer have the notice to share but the topics you mention are different. Sorry for the confusion.

Tony Kusak
206-295-4753
Jodi Kusak
206-579-7551
101 Rember Street
Rember101@outlook.com

From: Abby Rivin <ARivin@ketchumidaho.org>
Sent: Wednesday, July 15, 2020 11:37 AM
To: Tony Kusak <Rember101@outlook.com>
Subject: RE: 112 Rember Street Public Comment

Hi Tony,

The application will subdivide the property located at 112 Rember Street (Bavarian Village Subdivision: Lot 2) into two townhouse sublots (Bavarian Village Townhomes: Sublots 1 and 2). The subdivision will make the 2 townhouse sublots eligible for individual sale.



ABBY RIVIN, AICP | CITY OF KETCHUM

Associate Planner

P.O. Box 2315 | 480 East Ave. N. | Ketchum, ID 83340

office: 208-726-7801 | direct: 208-727-5082

arivin@ketchumidaho.org | www.ketchumidaho.org

From: Tony Kusak <Rember101@outlook.com>

Sent: Tuesday, July 14, 2020 8:12 PM

To: Abby Rivin <ARivin@ketchumidaho.org>

Subject: Re: 112 Rember Street Public Comment

Abby

Thank you for the response. I guess I don't understand what's been currently applied for versus what exists today. It sounds like the applicant is requesting to sell the storage units with the townhome which makes sense to me. What is currently permitted?

Get [Outlook for iOS](#)

From: Abby Rivin <ARivin@ketchumidaho.org>

Sent: Tuesday, July 14, 2020 2:16:25 PM

To: Tony Kusak <Rember101@outlook.com>

Subject: RE: 112 Rember Street Public Comment

Hi Tony,

That's incorrect—I apologize for any confusion caused by my comments.

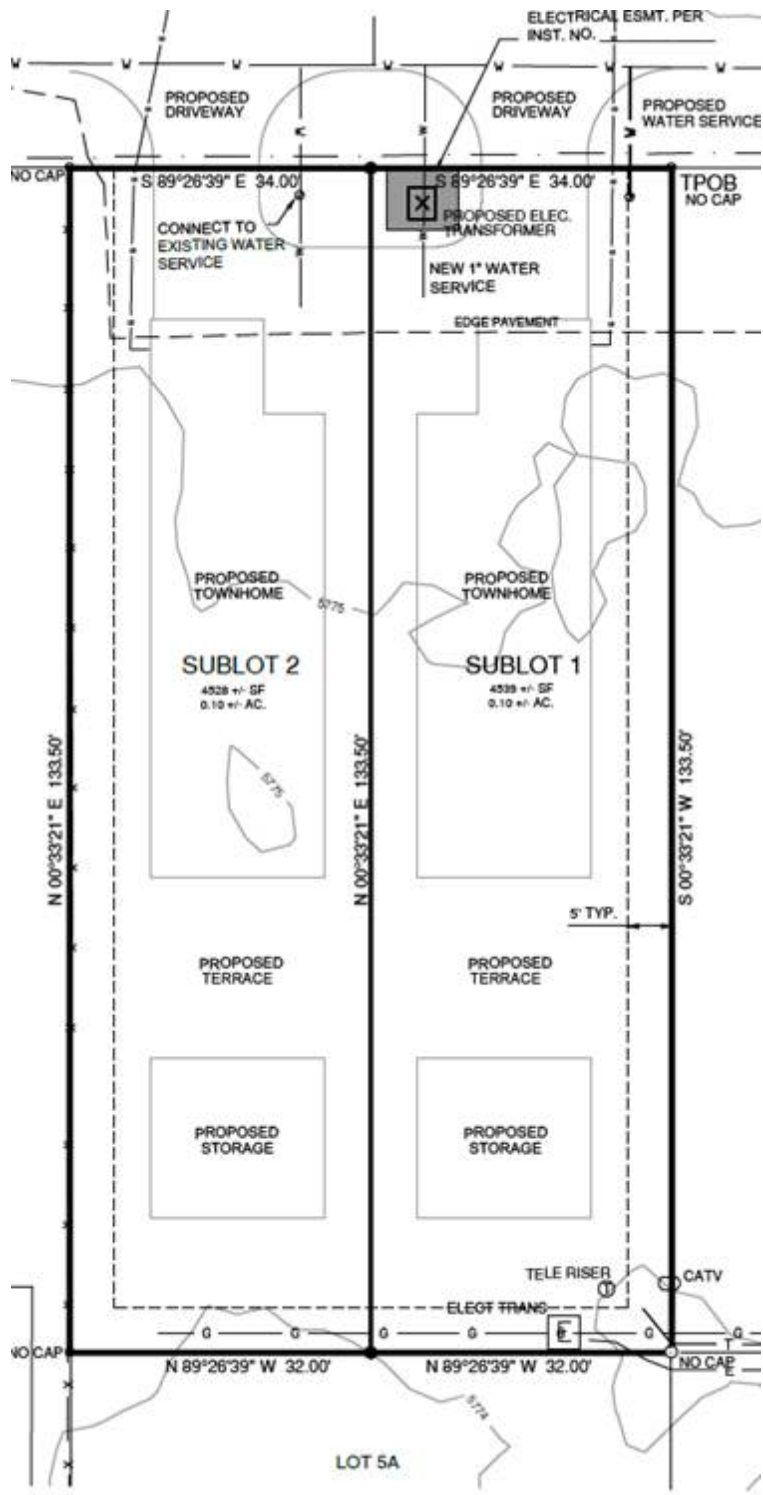
The townhouse subdivision

application proposes to plat the detached storage buildings on the same sublots as the townhome units. The ownership of the detached building will be tied to the specific townhome unit as both structures will be platted on the same sublots. As the subdivision preliminary plat indicates, each secondary storage building is platted on the same subplot as its associated primary townhome unit.

Ketchum Municipal Code does not allow detached storage buildings or garage to be sold and/or owned separately from the dwelling unit within the townhouse development (KMC §16.004.080.F).

Please don't hesitate to email or call should you have any further questions.

Best,
Abby



ABBY RIVIN, AICP | CITY OF KETCHUM

Associate Planner

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office: 208-726-7801 | direct: 208-727-5082

arivin@ketchumidaho.org | www.ketchumidaho.org

From: Tony Kusak <Rember101@outlook.com>

Sent: Monday, July 13, 2020 6:36 PM

To: Abby Rivin <ARivin@ketchumidaho.org>

Cc: Suzanne Frick <sfrick@ketchumidaho.org>; Maureen Puddicombe <mpuddicombe@ketchumidaho.org>; joditangen@yahoo.com

Subject: Re: 112 Rember Street Public Comment

Abby-

Thanks for your note. As i understand your comments, the detached storage unit cannot be sold separately at this time based upon the issued permit. However, the applicant is endeavoring to accomplish this further subdivision.

My concerns are heightened if the current detached structure is currently permitted for storage. I find it highly unlikely that a buyer of that detached structure will use it only for storage and more likely that they will improve these units for occupancy.

Thank you for your time.

Tony Kusak

206-295-4753

Jodi Kusak

206-579-7551

101 Rember Street

Rember101@outlook.com

From: Abby Rivin <ARivin@ketchumidaho.org>

Sent: Monday, July 13, 2020 4:29 PM

To: Rember101@outlook.com <Rember101@outlook.com>

Cc: Suzanne Frick <sfrick@ketchumidaho.org>; Maureen Puddicombe <mpuddicombe@ketchumidaho.org>

Subject: 112 Rember Street Public Comment

Hi Tony,

Thanks for your comment regarding the Bavarian Village Townhomes project. Your comments have

been incorporated in the record for the Townhouse Subdivision Preliminary Plat and will be forwarded to the Ketchum City Council prior to their upcoming meeting on Monday, July 20th.

The detached accessory buildings noted in your email are storage structures tied to each townhome unit. While detached from the main dwelling unit, the storage building is part of each particular townhome unit. The ownership of these detached storage buildings will be tied to the specific townhouse units. Each townhome unit and associated storage structure are platted on the same townhome sublots. The detached buildings may not be sold or owned separately from the dwelling units in the townhome development.

Please don't hesitate to email or call should you have any further questions. Have a wonderful week!

Best,
Abby

ABBY RIVIN, AICP | CITY OF KETCHUM

Associate Planner

P.O. Box 2315 | 480 East Ave. N. | Ketchum, ID 83340

office: 208-726-7801 | direct: 208-727-5082

arivin@ketchumidaho.org | www.ketchumidaho.org

Exhibit E:

**Draft Findings of Fact,
Conclusions of Law, and
Decision**



City of Ketchum
Planning & Building

IN RE:)
)
Bavarian Village Townhomes Subdivision) **KETCHUM CITY COUNCIL**
Preliminary Plat) **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND**
Date: July 20, 2020) **DECISION**
)
File Number: 20-030)

PROJECT: Bavarian Village Townhomes

FILE NUMBER: P20-030

APPLICANT/OWNER: Timothy J. Linehan

REPRESENTATIVE: Garth McClure, Benchmark Associates

REQUEST: Preliminary Plat for a two-unit detached townhome development that previously received Design Review approval (2017, amended 2018 and 2019) and a Building Permit (2019) and is currently under construction

ASSOCIATED PERMITS: B19-091, P19-091, P18-042, P17-065

LOCATION: 112 Rember Street (Lot 2, Bavarian Village Subdivision)

ZONING: General Residential – High Density (GR-H)

OVERLAY: None

NOTICE: Notice was mailed to properties within a 300 ft radius of the subject property and all political subdivisions on July 2, 2020. Notice was published in the July 1, 2020 edition of the Idaho Mountain Express. Public Comment has been included in the project record as Exhibit C to the Staff Report for the July 20th, 2020 Ketchum City Council Regular Meeting.

FINDINGS OF FACT

1. The applicant is requesting Preliminary Plat approval for a two-unit detached townhome development. The subject property, 112 Rember Street (Lot 2, Bavarian Village Subdivision), is located between Williams Street and Bird Drive in West Ketchum, adjacent to the existing Smoky Lane Condominiums and the new West Ketchum Residences Townhome development, which is currently under construction. The property is located within the City’s General Residential High Density (GR-H) Zoning District.
2. In 2017, the project received Administrative Design Review approval under the procedural regulations in place at the time. Prior to the adoption of Ordinance No. 1190 in 2018, Staff was authorized to approve multi-family residential projects of 4 units or less not located in the Community Core District. The project plans were amended in 2018 and 2019. These changes were administratively reviewed and

approved pursuant to Ketchum Municipal Code §17.96.030.A.1a, which authorizes Staff to approve minor modifications to projects that have received Design Review approval. In 2019, a Building Permit was approved to construct the two detached townhome units, each with an associated storage building.

3. The project is currently under construction and the property owner has now applied for a preliminary plat to subdivide the property located at 112 Rember Street (Bavarian Village Subdivision: Lot 2) into two townhouse sublots (Bavarian Village Townhomes: Sublots 1 and 2). The subdivision will make the two townhouse sublots eligible for individual sale. The townhouse subdivision application proposes to plat the detached storage buildings on the same sublots as the townhome units. The ownership of the detached storage buildings will be tied to the specific townhome unit as both structures will be platted on the same sublots.
4. The townhome development has been evaluated for conformance with zoning, Design Review, and all other applicable life safety codes through Building Permit review and the project complies with all applicable standards and regulations. Review of this application is limited to the Preliminary Plat standards of evaluation for townhome developments.
5. The Planning & Zoning Commission reviewed the Bavarian Village Townhouse Subdivision Preliminary Plat, held a public hearing, and recommended approval of the application to the City Council on June 8th, 2020.

Table 1: City Department Comments

City Department Comments			
Compliant			City Standards and <i>City Department Comments</i>
Yes	No	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire: <i>The project shall comply with all conditions as specified in the Fire Department Memo dated September 16, 2019 regarding Building Permit 19-091.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City Engineer and Streets Department: <i>The project shall comply with all comments as noted in the City Engineer's review of the preliminary plat dated June 1st, 2020 and attached as Exhibit C.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Utilities: <i>The applicant will be responsible for installing connections to the water and sewer system at Rember Street. All drywells must comply with DEQ regulations.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building: <i>The townhome development must meet the 2012 International Residential Code and Title 15 Buildings and Construction of Ketchum Municipal Code.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Planning and Zoning: <i>Comments are denoted throughout the Tables 2 & 3.</i>

Table 2: Townhouse Plat Requirements

Townhouse Plat Requirements				
Compliant			Standards and City Council Findings	
Yes	No	N/A	City Code	City Standards and <i>City Council Findings</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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

				<p>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.</p>
			Findings	<i>The applicant has submitted the draft Townhouse Declaration for the project. The developer shall submit a final copy of the document to the Planning & Building Department and file such document prior to recordation of the final plat.</i>
<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>
			Findings	<i>In 2017, the project received Administrative Design Review approval under the procedural regulations in place at the time. A Building Permit was issued for the townhome development in 2019.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.C.2	<p>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.</p>
			Findings	<i>In 2017, the project received Administrative Design Review approval under the procedural regulations in place at the time. Prior to the adoption of Ordinance No. 1190 in 2018, the Administrator was authorized to approve multi-family residential projects of 4 units or less not located in the Community Core District. The project plans were amended in 2018 and 2019. These changes were administratively reviewed and approved pursuant to Ketchum Municipal Code §17.96.030.A.1a, which authorizes the Administrator to approve minor modifications to projects that have received Design Review approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.C.3	<p>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.</p>
			Findings	<i>A Building Permit was issued for the project in 2019 and the townhomes are currently under construction.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.080.C.4	<p>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.</p>
			Findings	<i>N/A as the applicant has not proposed phasing for this development project. The developer is constructing the townhomes concurrently.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.D	<p>D. Final Plat Procedure:</p> <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>
			Findings	<i>The applicant shall follow the final plat procedure upon completion of construction.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.E.1	<p>E. 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>
			Findings	<p><i>GR-H Permitted Gross FAR: 0.5</i></p> <p><i>GR-H Permitted Gross FAR with Inclusionary Housing Incentive: 1.4</i></p> <p><i>Proposed:</i></p> <p><i>Maximum Bavarian Village Lot 2 Gross Floor Area Permitted: 4,538 sq ft</i></p> <p><i>Maximum Gross Floor Area Permitted with Gross Floor Area Inclusionary Housing Incentive:12,709 sq ft</i></p> <p><i>Bavarian Village Lot 2 Townhome Development Gross Floor Area: 4,327 sq ft</i></p> <p><i>Proposed Expansion Gross Floor Area: 5,806 sq ft</i></p> <p><i>Lot 2 Area: 9,078 sq ft</i></p> <p><i>FAR Proposed: 0.64 (5,086 sq ft/9,079 sq ft lot area)</i></p> <p><i>Increase Above Permitted FAR: 548 sq ft</i></p> <p><i>Groundwater Issue & Underground Parking Credit: 1,400 sq ft (350 sq feet per 4 required parking spaces)</i></p> <p><i>The 1,400 sq ft discount to net livable square footage subject to the community housing contribution exceeds the increase above the permitted FAR.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.E.2	<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>
			Findings	<i>The associated accessory buildings are designated on the preliminary plat as storage. The storage areas will be platted on the same sublots as the townhomes.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.E.3	<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>
			Findings	<i>This townhouse subdivision will comply with all applicable local, state, and federal ordinances, rules, and regulations.</i>

Table 3: Preliminary Plat Requirements (all subdivisions)

Preliminary Plat Requirements	
Compliant	Standards and City Council Findings

Yes	No	N/A	City Code	City Standards and <i>City Council Findings</i>
<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.
			Findings	<i>The application has been reviewed and determined to be complete.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J	Application and Preliminary Plat Contents: The preliminary plat, together with all application forms, title insurance report, deeds, maps, and other documents reasonably required, shall constitute a complete subdivision application. The preliminary plat shall be drawn to a scale of not less than one inch equals one hundred feet (1" = 100') and shall show the following:
			Findings	<i>All required materials for the Preliminary Plat application have been submitted.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I.1	The scale, north point and date.
			Findings	<i>This standard has been met. The preliminary plat contains a scale, north point, and date.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.2	The name of the proposed subdivision.
			Findings	<i>This standard has been met. The name of the proposed subdivision is Bavarian Village Townhomes.</i>
<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.
			Findings	<i>This information has been provided on the application form and indicated on the Preliminary Plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.4	Legal description of the area platted.
			Findings	<i>This standard has been met. The legal description of the area platted is Lot 2 of Bavarian Village Subdivision.</i>
<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.
			Findings	<i>This standard has been met. The neighboring lots within Bavarian Village Subdivision as well as the Smokey Lane Condominiums are indicated on the preliminary plat.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J.6	A contour map of the subdivision with contour lines and a maximum interval of two feet (2') to show the configuration of the land based upon the United States geodetic survey data, or other data approved by the city engineer.
			Findings	<i>This standard is not applicable to the subdivision of an existing lot into two townhouse sublots.</i>
<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.
			Findings	<i>The location of neighboring buildings within Smokey Lane Condominiums is indicated on the plat. The neighboring lots within Bavarian Village Subdivision are indicated on the plat. Rember Street is labeled on the preliminary plat. As noted in the City Engineer's comment (Exhibit C), the required utility easements must be indicated on the final plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.8	Boundary description and the area of the tract.
			Findings	<i>This boundary description and the area of the tract are noted on the Preliminary Plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.9	Existing zoning of the tract.
			Findings	<i>The property is within the GR-H Zoning District. Plat note #5 references the zoning district.</i>

<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.
			Findings	<i>This standard has been met. No new streets are proposed. The subplot lines and dimensions are indicated on the preliminary plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.11	The location, approximate size and proposed use of all land intended to be dedicated for public use or for common use of all future property owners within the proposed subdivision.
			Findings	<i>No land for common or public use is required or proposed.</i>
<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.
			Findings	<i>The plat indicates the proposed locations of all utilities service the townhome development. No street infrastructure improvements are proposed with this project.</i>
<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.
			Findings	<i>N/a as no new streets are proposed.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.14	The location of all drainage canals and structures, the proposed method of disposing of runoff water, and the location and size of all drainage easements, whether they are located within or outside of the proposed plat.
			Findings	<i>Civil drawings for the drainage improvements were reviewed and approved with the Building Permit application.</i>
<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.
			Findings	<i>This application subdivides a platted lot into two townhouse sublots. The original subdivision's plat serves as the vicinity map.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J.16	The boundaries of the floodplain, floodway and avalanche overlay district shall also be clearly delineated and marked on the preliminary plat or a note provided if the entire project is in the floodplain, floodway or avalanche overlay district.
			Findings	<i>N/A. The property is not currently mapped to be in the floodplain/floodway. The property is not within the avalanche overlay.</i>
<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.
			Findings	<i>N/A . The property is not located within the floodway, floodplain, or avalanche zone. The property doesn't lie adjacent to a river or creek. The lot doesn't contain slopes of 25% or greater. The subject property is not a corner lot.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.18	Lot area of each lot.
			Findings	<i>The existing and proposed size of each lot is indicated.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.19	Existing mature trees and established shrub masses.
			Findings	<i>The townhome development is currently under construction. The landscape plan was approved through Design Review and the Building Permit processes.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.20	To be provided to Administrator:
				Subdivision names shall not be the same or confused with the name of any other

				subdivision in Blaine County, Idaho and shall be approved by the Blaine County Assessor.
			Findings	<i>The Bavarian Village Townhomes is unique and is not the same as another townhouse subdivision in Blaine County.</i>
<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.
			Findings	<i>N/A. Both lots contain existing development that is connected to municipal services.</i>
<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.
			Findings	<i>The subject parcels are within an existing subdivision. The applicant submitted a draft Townhouse Subdivision with the application. This declaration shall be filed with the final plat application.</i>
<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.
			Findings	<i>This standard has been met. The applicant has submitted a Lot Book Guarantee and the Last Deed of Record.</i>
<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.
			Findings	<i>This standard has been met. The digital copy of the preliminary plat is attached as Exhibit B.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.
			Findings	<i>N/A. No existing natural features, like mature trees, watercourses, rock outcroppings, established shrub masses, or historic area, were present on Lot 2 of Bavarian Village to preserve. The landscape plan approved with the Design Review and Building Permit applications will enhance the attractiveness of the proposed subdivision.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.
			Findings	<i>The City Engineer reviewed and approved the civil drawings submitted with Building Permit 19-091.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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

				<p>construction of the required improvements as submitted and approved. Such performance bond shall be issued in an amount not less than one hundred fifty percent (150%) of the estimated costs of improvements as determined by the city engineer. In the event the improvements are not constructed within the time allowed by the city council (which shall be one year or less, depending upon the individual circumstances), the council may order the improvements installed at the expense of the subdivider and the surety. In the event the cost of installing the required improvements exceeds the amount of the bond, the subdivider shall be liable to the city for additional costs. The amount that the cost of installing the required improvements exceeds the amount of the performance bond shall automatically become a lien upon any and all property within the subdivision owned by the owner and/or subdivider.</p>
			Findings	<i>Inspection of the required improvements will be conducted prior to issuance of a Certificate of Occupancy for the townhome development prior to final plat approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.D	<p>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.</p>
			Findings	<i>The City Engineer shall inspect the required improvements prior to issuance of a Certificate of Occupancy for the project. As indicated within the City Engineer's comments attached as Exhibit C< the proposed water and sewer service location has been modified from the approved Building Permit drawings. The water and sewer line locations will need to be updated to reflect what was constructed in the field.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			Findings	<i>The applicant shall meet the required monumentation standards prior to recordation of the final plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.F	<p>Lot Requirements:</p> <ol style="list-style-type: none"> 1. Lot size, width, depth, shape and orientation and minimum building setback lines shall be in compliance with the zoning district in which the property is located and compatible with the location of the subdivision and the type of development, and preserve solar access to adjacent properties and buildings. 2. Whenever a proposed subdivision contains lot(s), in whole or in part, within the floodplain, or which contains land with a slope in excess of twenty five percent (25%), based upon natural contours, or creates corner lots at the intersection of two

				<p>(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: 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> <p>3. Corner lots outside of the original Ketchum Townsite shall have a property line curve or corner of a minimum radius of twenty five feet (25') unless a longer radius is required to serve an existing or future use.</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>
			Findings	<p><i>Standards 4, 5, and 6 have been met.</i></p> <p><i>Standards 2 and 3 are not applicable.</i></p> <p><i>Standard 1 has been met. Existing Lot 2 of Bavarian Village Subdivision has a lot width of 68 feet, which is nonconforming to the 80-foot average lot width required in the GR-H Zone. The townhouse subplot subdivision does not increase the degree of nonconformity. The size, shape, and orientation meet the standards required in the GR-H Zone.</i></p>
<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. Except in the original Ketchum Townsite, corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the intersection of the streets.
			Findings	<i>N/A. Lot 2 is within the existing Bavarian Village Subdivision. No new blocks are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.1	H. Street Improvement Requirements: 1. The arrangement, character, extent, width, grade and location of all streets put in the proposed subdivision shall conform to the comprehensive plan and shall be considered in their relation to existing and planned streets, topography, public convenience and safety, and the proposed uses of the land;
			Findings	<i>N/A, the subject properties are within an existing subdivision. No new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.2	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;
			Findings	<i>This proposal does not create a new street. These standards are no applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.3	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;
			Findings	<i>N/A. Lot 2 is within an existing subdivision. No street frontage improvements like planting strips are required.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.4	4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods;
			Findings	<i>This proposal does not create a new street. These standards are no applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.5	5. Street grades shall not be less than three-tenths percent (0.3%) and not more than seven percent (7%) so as to provide safe movement of traffic and emergency vehicles in all weather and to provide for adequate drainage and snow plowing;
			Findings	<i>This proposal does not create a new street. These standards are no applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.6	6. In general, partial dedications shall not be permitted, however, the council may accept a partial street dedication when such a street forms a boundary of the proposed subdivision and is deemed necessary for the orderly development of the neighborhood, and provided the council finds it practical to require the dedication of the remainder of the right of way when the adjoining property is subdivided. When a partial street exists adjoining the proposed subdivision, the remainder of the right of way shall be dedicated;
			Findings	<i>N/A. This proposal does not create a new street. These standards are no applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.7	7. Dead end streets may be permitted only when such street terminates at the boundary of a subdivision and is necessary for the development of the subdivision or the future development of the adjacent property. When such a dead end street serves more than two (2) lots, a temporary turnaround easement shall be provided, which easement shall revert to the adjacent lots when the street is extended;
			Findings	<i>N/A. This proposal does not create a new street. These standards are no applicable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.8	8. A cul-de-sac, court or similar type street shall be permitted only when necessary to the development of the subdivision, and provided, that no such street shall have a maximum length greater than four hundred feet (400') from entrance to center of turnaround, and all cul-de-sacs shall have a minimum turnaround

				radius of sixty feet (60') at the property line and not less than forty five feet (45') at the curb line;
			Findings	<i>N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.9	9. Streets shall be planned to intersect as nearly as possible at right angles, but in no event at less than seventy degrees (70°);
			Findings	<i>N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.10	10. Where any street deflects an angle of ten degrees (10°) or more, a connecting curve shall be required having a minimum centerline radius of three hundred feet (300') for arterial and collector streets, and one hundred twenty five feet (125') for minor streets;
			Findings	<i>N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.11	11. Streets with centerline offsets of less than one hundred twenty five feet (125') shall be prohibited;
			Findings	<i>N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.12	12. A tangent of at least one hundred feet (100') long shall be introduced between reverse curves on arterial and collector streets;
			Findings	<i>N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.13	13. Proposed streets which are a continuation of an existing street shall be given the same names as the existing street. All new street names shall not duplicate or be confused with the names of existing streets within Blaine County, Idaho. The subdivider shall obtain approval of all street names within the proposed subdivision from the County Assessor's office before submitting same to council for preliminary plat approval;
			Findings	<i>N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.14	14. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills;
			Findings	<i>N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.15	15. Street patterns of residential areas shall be designed to create areas free of through traffic, but readily accessible to adjacent collector and arterial streets;
			Findings	<i>N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.16	16. Reserve planting strips controlling access to public streets shall be permitted under conditions specified and shown on the final plat, and all landscaping and irrigation systems shall be installed as required improvements by the subdivider;
			Findings	<i>N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.17	17. In general, the centerline of a street shall coincide with the centerline of the street right of way, and all crosswalk markings shall be installed by the subdivider as a required improvement;
			Findings	<i>N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.18	18. Street lighting shall be required consistent with adopted city standards and where designated shall be installed by the subdivider as a requirement improvement;
			Findings	<i>N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.19	19. Private streets may be allowed upon recommendation by the commission and approval by the Council. Private streets shall be constructed to meet the design standards specified in subsection H2 of this section and chapter 12.04 of this code;
			Findings	<i>N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.20	20. Street signs shall be installed by the subdivider as a required improvement of a type and design approved by the Administrator and shall be consistent with the type and design of existing street signs elsewhere in the City;
			Findings	<i>N/A. The townhouse sublots are within an existing subdivision. No new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.21	21. Whenever a proposed subdivision requires construction of a new bridge, or will create substantial additional traffic which will require construction of a new bridge or improvement of an existing bridge, such construction or improvement shall be a required improvement by the subdivider. Such construction or improvement shall be in accordance with adopted standard specifications;
			Findings	<i>N/A. This proposal does not require construction of a new bridge or impact any existing bridges.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.22	22. Sidewalks, curbs and gutters shall be required consistent with adopted city standards and where designated shall be a required improvement installed by the subdivider;
			Findings	<i>N/A. The subject properties abut an existing developed street within a residential area. No sidewalks are required for the project.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.23	23. Gates are prohibited on private roads and parking access/entranceways, private driveways accessing more than one single-family dwelling unit and one accessory dwelling unit, and public rights-of-way unless approved by the City Council; and
			Findings	<i>N/A. No private road or gates are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.24	24. No new public or private streets or flag lots associated with a proposed subdivision (land, planned unit development, townhouse, condominium) are permitted to be developed on parcels within the Avalanche Zone
			Findings	<i>N/A. The townhouse sublots are not located within the Avalanche Zone and no new public or private streets or flag lots are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.I	I. Alley Improvement Requirements: Alleys shall be provided in, commercial and light industrial zoning districts. The width of an alley shall be not less than twenty feet (20'). Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be provided to permit safe vehicular movement. Dead end alleys shall be permitted only within the original Ketchum Townsite and only after due consideration of the interests of the owners of property adjacent to the dead end alley including, but not limited to, the provision of fire protection, snow removal and trash collection services to such properties. Improvement of alleys shall be done by the subdivider as required improvement and in conformance with design standards specified in subsection H2 of this section.
			Findings	<i>N/A. The townhouse sublots are located in the GR-H Zone and do not abut an alley.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.J.1	<p>J. Required Easements: Easements, as set forth in this subsection, shall be required for location of utilities and other public services, to provide adequate pedestrian circulation and access to public waterways and lands.</p> <p>1. A public utility easement at least ten feet (10') in width shall be required within the street right-of-way boundaries of all private streets. A public utility easement at least five feet (5') in width shall be required within property boundaries adjacent to Warm Springs Road and within any other property boundary as determined by the City Engineer to be necessary for the provision of adequate public utilities.</p>
			Findings	<i>As noted in the City Engineer's comments, the public utility easement must be indicated on the final plat. Pursuant to KMC §12.04.030.G, utilities shall be provided along front lot lines, rear lot lines, side lot lines, or other locations deemed necessary. The final plat must indicate the required 5-foot utility easement at the front lot line. As conditioned, the project shall comply with this standard.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.J.2	<p>2. Where a subdivision contains or borders on a watercourse, drainageway, channel or stream, an easement shall be required of sufficient width to contain such watercourse and provide access for private maintenance and/or reconstruction of such watercourse.</p>
			Findings	<i>N/A. The townhouse sublots do not border a waterway.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.J.3	<p>3. All subdivisions which border the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a ten foot (10') fish and nature study easement along the riverbank. Furthermore, the Council shall require, in appropriate areas, an easement providing access through the subdivision to the bank as a sportsman's access. These easement requirements are minimum standards, and in appropriate cases where a subdivision abuts a portion of the river adjacent to an existing pedestrian easement, the Council may require an extension of that easement along the portion of the riverbank which runs through the proposed subdivision.</p>
			Findings	<i>N/A. The townhouse sublots do not border a waterway.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.J.4	<p>4. All subdivisions which border on the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a twenty five foot (25') scenic easement upon which no permanent structure shall be built in order to protect the natural vegetation and wildlife along the riverbank and to protect structures from damage or loss due to riverbank erosion.</p>
			Findings	<i>N/A. The townhouse sublots do not border a waterway.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.J.5	<p>5. No ditch, pipe or structure for irrigation water or irrigation wastewater shall be constructed, rerouted or changed in the course of planning for or constructing required improvements within a proposed subdivision unless same has first been approved in writing by the ditch company or property owner holding the water rights. A written copy of such approval shall be filed as part of required improvement construction plans.</p>
			Findings	<i>N/A. No changes to ditches, pipes, or other irrigation structures are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.J.6	<p>6. Nonvehicular transportation system easements including pedestrian walkways, bike paths, equestrian paths, and similar easements shall be dedicated by the subdivider to provide an adequate nonvehicular transportation system throughout the City.</p>
			Findings	<i>N/A. The townhouse sublots are within the existing, platted Bavarian Village Subdivision.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.K	<p>K. Sanitary Sewage Disposal Improvements: Central sanitary sewer systems shall be installed in all subdivisions and connected to the Ketchum sewage treatment system as a required improvement by the subdivider. Construction plans and specifications for central sanitary sewer extension shall be prepared by the subdivider and approved by the City Engineer, Council and Idaho Health Department prior to final plat approval. In the event that the sanitary sewage system of a subdivision cannot connect to the existing public sewage system, alternative provisions for sewage disposal in accordance with the requirements of the Idaho Department of Health and the Council may be constructed on a temporary basis until such time as connection to the public sewage system is possible. In considering such alternative provisions, the Council may require an increase in the minimum lot size and may impose any other reasonable requirements which it deems necessary to protect public health, safety and welfare.</p>
			Findings	<i>N/A. The townhouse sublots are within the existing, platted Bavarian Village Subdivision., which contains all necessary infrastructure.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.L	<p>L. Water System Improvements: A central domestic water distribution system shall be installed in all subdivisions by the subdivider as a required improvement. The subdivider shall also be required to locate and install an adequate number of fire hydrants within the proposed subdivision according to specifications and requirements of the City under the supervision of the Ketchum Fire Department and other regulatory agencies having jurisdiction. Furthermore, the central water system shall have sufficient flow for domestic use and adequate fire flow. All such water systems installed shall be looped extensions, and no dead end systems shall be permitted. All water systems shall be connected to the Municipal water system and shall meet the standards of the following agencies: Idaho Department of Public Health, Idaho Survey and Rating Bureau, District Sanitarian, Idaho State Public Utilities Commission, Idaho Department of Reclamation, and all requirements of the City.</p>
			Findings	<i>N/A. The townhouse sublots are within the existing, platted Bavarian Village Subdivision, which contains all necessary infrastructure.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.M	<p>M. Planting Strip Improvements: Planting strips shall be required improvements. When a predominantly residential subdivision is proposed for land adjoining incompatible uses or features such as highways, railroads, commercial or light industrial districts or off street parking areas, the subdivider shall provide planting strips to screen the view of such incompatible features. The subdivider shall submit a landscaping plan for such planting strip with the preliminary plat application, and the landscaping shall be a required improvement.</p>
			Findings	<i>N/A. The townhouse sublots are within the existing, platted Bavarian Village Subdivision. The subdivision has adequate plantings where necessary.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.N.1	<p>N. Cuts, Fills, And Grading Improvements: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts, fills, alterations of topography, streams, drainage channels, and disruption of soils and vegetation. The design criteria shall include the following:</p> <p>1. A preliminary soil report prepared by a qualified engineer may be required by the commission and/or Council as part of the preliminary plat application.</p>

			Findings	<i>A preliminary soils report was reviewed and approved with Design Review 17-065.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.N.2	<p>2. Preliminary grading plan prepared by a civil engineer shall be submitted as part of all preliminary plat applications. Such plan shall contain the following information:</p> <ul 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.
			Findings	<i>Site grading was approved with Building Permit 19-091.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.N.3	<p>3. Grading shall be designed to blend with natural landforms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.</p>
			Findings	<i>The site grading plan was reviewed and approved by City Departments with Building Permit 19-091.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.N.4	<p>4. Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for open space for the benefit of future property owners within the subdivision.</p>
			Findings	<i>N/A. Lot of Bavarian Village is appropriate for the construction of the two townhome units.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.N.5	<p>5. Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such times as such revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion.</p>
			Findings	<i>Landscaping will be installed pursuant to the landscape plan approved with the Design Review and Building Permit applications.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.N.6	<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.
			Findings	<i>N/A no significant cuts, fills, or excavation were required for the townhome development.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.O	O. Drainage Improvements: The subdivider shall submit with the preliminary plat application such maps, profiles, and other data prepared by an engineer to indicate the proper drainage of the surface water to natural drainage courses or storm drains, existing or proposed. The location and width of the natural drainage courses shall be shown as an easement common to all owners within the subdivision and the City on the preliminary and final plat. All natural drainage courses shall be left undisturbed or be improved in a manner that will increase the operating efficiency of the channel without overloading its capacity. An adequate storm and surface drainage system shall be a required improvement in all subdivisions and shall be installed by the subdivider. Culverts shall be required where all water or drainage courses intersect with streets, driveways or improved public easements and shall extend across and under the entire improved width including shoulders.
			Findings	<i>No natural drainage courses are proposed to be disturbed.</i>
<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.
			Findings	<i>All utilities, including electricity, natural gas, telephone, and cable services, shall be installed underground.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.Q	Q. Off Site Improvements: Where the off site impact of a proposed subdivision is found by the commission or Council to create substantial additional traffic, improvements to alleviate that impact may be required of the subdivider prior to final plat approval, including, but not limited to, bridges, intersections, roads, traffic control devices, water mains and facilities, and sewer mains and facilities.
			Findings	<i>N/A. The townhouse subdivision does not trigger off-site improvements.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.R	R. Avalanche And Mountain Overlay: All improvements and plats (land, planned unit development, townhouse, condominium) created pursuant to this chapter shall comply with City of Ketchum Avalanche Zone District and Mountain Overlay Zoning District requirements as set forth in Title 17 of this Code.
			Findings	<i>N/A. The townhouse sublots are not located in the Avalanche or Mountain overlay zoning districts.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.S	S. Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.
			Findings	<i>N/A. No existing natural features, like mature trees, watercourses, rock outcroppings, established shrub masses, or historic area, were present on Lot 2 of Bavarian Village to preserve. The landscape plan approved with the Design Review and Building Permit applications will enhance the attractiveness of the proposed subdivision.</i>

CONCLUSIONS OF LAW

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

DECISION

THEREFORE, the Ketchum City Council **approves** this Preliminary Plat application this Monday, July 20th, 2020 subject to the following conditions

CONDITIONS OF APPROVAL

1. All governing ordinances, requirements, and regulations of the Fire Department (2012 International Fire Code and local Fire Protection Ordinance No.1125), Building Department (2012 International Building Code, the 2012 International Residential Code, and Title 15 of Ketchum Municipal Code), Utilities Department, Street Department (Title 12 of Ketchum Municipal Code), and the City Engineer shall be met prior to Certificate of Occupancy. The project shall meet all requirements of the Fire, Utility, Building, Streets/City Engineer, and Planning requirements as specified in Table 1.
2. The project shall comply with all City Engineer comments dated June 1, 2020 and attached as Exhibit C.
3. This preliminary plat approval is subject to Building Permit 19-091 and Design Review approvals 17-065, 18-042, and 19-091. All conditions of approval shall apply.
4. The recorded plat shall show a minimum of two Blaine County Survey Control Monuments with ties to the property and an inverse between the two monuments. The Survey Control Monuments shall be clearly identified on the face of the map.
5. An electronic CAD file shall be submitted to the City of Ketchum prior to final plat signature by the City Clerk. The electronic CAD file shall be submitted to the Blaine County Recorder's office concurrent with the recording of the Plat containing the following minimum data:
 - a. Line work delineating all parcels and roadways on a CAD layer/level designated as "parcel";
 - b. Line work delineating all roadway centerlines on a CAD layer/level designated as "road"; and
 - c. Line work that reflects the ties and inverses for the Survey Control Monuments shown on the face of the Plat shall be shown on a CAD layer/level designated as "control"; and,
 - d. All information within the electronic file shall be oriented and scaled to Grid per the Idaho State Plane Coordinate System, Central Zone, NAD1983 (1992), U.S. Survey Feet, using the Blaine County Survey Control Network. Electronic CAD files shall be submitted in a ".dwg", ".dgn" or ".shp" format and shall be submitted digitally to the City on a compact disc. When the endpoints of the lines submitted are indicated as coincidental with another line, the CAD line endpoints shall be separated by no greater than 0.0001 drawing units.
6. The applicant shall provide a copy of the recorded final plat to the Department of Planning and Building for the official file on the application.
7. The Townhouse Declaration shall be simultaneously recorded with the Final Plat. The developer shall submit a final copy of the document to the Planning & Building Department and file such

document prior to recordation of the final plat. The City will not now, nor in the future, determine the validity of the Townhouse Declaration.

8. 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 20th day of July 2020.

Neil Bradshaw
Mayor
City of Ketchum

Robin Crotty
City Clerk
City of Ketchum