



AGENDA

PUBLIC PARTICIPATION INFORMATION

Public information on this meeting is posted outside City Hall.

We welcome you to watch Commission Meetings via live stream.

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

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

1. Join us via Zoom (*please mute your device until called upon*).
Join the Webinar: <https://ketchumidaho-org.zoom.us/j/81880525288>
Webinar ID: 818 8052 5288
2. Address the Commission in person at City Hall.
3. Submit your comments in writing at participate@ketchumidaho.org (*by noon the day of the meeting*).

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

CALL TO ORDER:

ROLL CALL:

COMMUNICATIONS FROM COMMISSIONERS:

4. Public Comment

CONSENT AGENDA:

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

5. ACTION: Approve minutes of January 11, 2022.
6. ACTION ITEM: Recommendation to approve Findings of Fact, Conclusions of Law, and Decision for the 380 N 1st Avenue Mixed-Use Building Design Review.

PUBLIC HEARING:

- [7.](#) ACTION ITEM: Recommendation to approve the Condominium Preliminary Plat Subdivision application and Findings of Fact, Conclusions of Law, and Decision for 231 Sun Valley Rd Condos.231 Sun Valley Road – Condominium Preliminary Plat.
- [8.](#) ACTION ITEM: Planning and Zoning Commission interpretation to determine if non-conforming houses on a hillside may be demolished and a new home may be constructed on a non-conforming hillside pad.
- [9.](#) ACTION ITEM: Recommendation to review information and provide direction to staff on implementation of short term and long-term measures to Ketchum regulations to address the mixture of uses in the Community Core and housing production in the Community Core and high-density residential areas (GR-H and Tourist).

ADJOURNMENT:

JAMES R. LASKI
JRL@LAWSONLASKI.COM



February 11, 2022

VIA EMAIL ONLY

Abby Rivin
Senior Planner
City of Ketchum
191 5th Street West
Ketchum, Idaho 83340
arivin@ketchumidaho.org

Re: *Lots 5A & 6A and Lots 7 and 8 Block 91, Ketchum Townsite*
Our File No.: 12552-001

Dear Abby:

As you know, we represent 671 E 6th Street LLC and Spruce and 6th LLC, the owners of Lots 5A & 6A and Lots 7 and 8 Block 91, Ketchum Townsite. We are in receipt of the Staff Report for the Planning and Zoning Commission's ("Commission") Special Meeting of February 15, 2022 ("Special Meeting"), which includes Exhibit A: 691 N Spruce Street & 671 E 6th Street Redevelopment Project Plans (the "Exhibit"). I am writing to inform you that the Exhibit was submitted to the City as part of a different proposal to construct an unrelated building – it is not illustrative of the project to be considered by the Commission at the Special Meeting.

As such, the Commission's consideration of the Exhibit at the Special Meeting would be prejudicial to my client which is why I am hereby requesting that the Exhibit be removed from the Staff Report and replaced with the enclosed preliminary plat to assist the Commission with interpreting the proposed building envelope. To the extent the prior application in which the Exhibit was attached and which the City declined to review, has not been withdrawn, please consider it withdrawn. I appreciate your assistance in resolving this error and look forward to discussing our application at the Special Meeting. In the meantime, please let me know if you have any questions or need any additional information.

Sincerely,

LAWSON LASKI CLARK, PLLC

James R. Laski

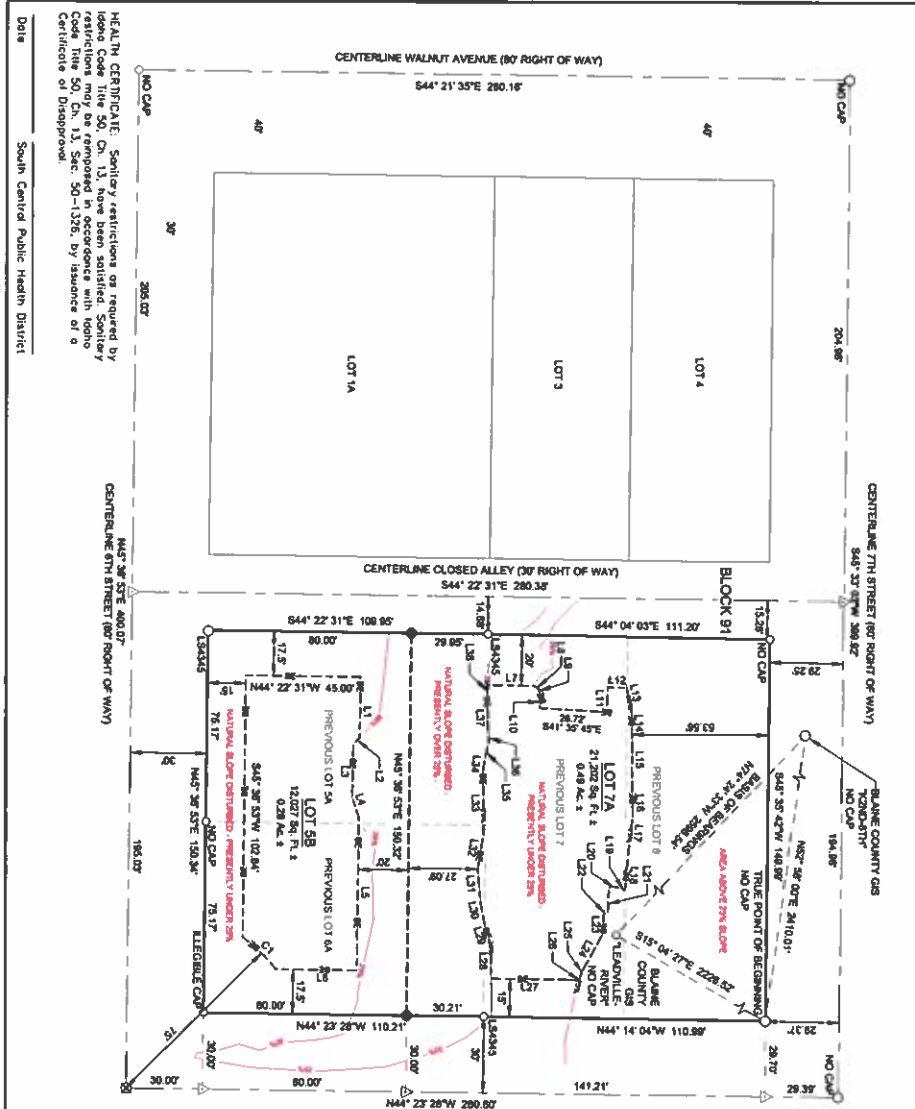
cc: Suzanne Frick (sfrick@ketchumidaho.org)
Enclosures

A PLAT SHOWING LOTS 5B & 7A, BLOCK 91, KETCHUM TOWNSITE WHEREIN THE LOT LINES BETWEEN LOTS 5A, 6A, 7 & 8, BLOCK 91 ARE RECONFIGURED AS SHOWN HEREON LOCATED WITHIN SECTION 18, T.4N., R.18E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO DECEMBER 2021

SCALE: 1" = 30'



Curve Table	Curve Length	Radius	Delta	Tangent	Chord	Chord Division
C1	18.10'	73.00'	15°49'47"	9.09'	18.08'	500°30'07"



Lot Table		Lot Table	
Lot #	Dimensions	Lot #	Dimensions
L1	23.82' x 146.39' x 107.97'	L21	10.81' x 54.67' x 107.97'
L2	32.82' x 88.73' x 107.97'	L22	1.82' x 141.73' x 107.97'
L3	20.80' x 146.17' x 107.97'	L23	7.80' x 54.67' x 107.97'
L4	8.29' x 102.44' x 107.97'	L24	18.48' x 57.11' x 107.97'
L5	60.17' x 146.39' x 107.97'	L25	3.82' x 50.77' x 107.97'
L6	31.80' x 54.73' x 107.97'	L26	0.42' x 50.77' x 107.97'
L7	18.22' x 54.11' x 107.97'	L27	8.17' x 141.10' x 107.97'
L8	2.07' x 110.92' x 107.97'	L28	12.17' x 141.73' x 107.97'
L9	2.42' x 50.77' x 107.97'	L29	10.07' x 40.78' x 107.97'
L10	5.22' x 146.73' x 107.97'	L30	7.02' x 104.72' x 107.97'
L11	8.44' x 141.73' x 107.97'	L31	14.08' x 102.38' x 107.97'
L12	7.80' x 54.67' x 107.97'	L32	14.10' x 104.72' x 107.97'
L13	10.81' x 54.67' x 107.97'	L33	34.30' x 144.03' x 107.97'
L14	10.10' x 54.11' x 107.97'	L34	3.88' x 141.10' x 107.97'
L15	14.23' x 141.10' x 107.97'	L35	7.29' x 146.39' x 107.97'
L16	15.40' x 141.73' x 107.97'	L36	4.80' x 141.73' x 107.97'
L17	11.21' x 82.02' x 107.97'	L37	10.80' x 146.73' x 107.97'
L18	18.22' x 50.77' x 107.97'	L38	7.29' x 146.73' x 107.97'
L19	3.82' x 141.73' x 107.97'	L39	7.29' x 146.73' x 107.97'
L20	3.82' x 141.73' x 107.97'	L40	146.73' x 107.97' x 3.82'

SURVEY NARRATIVE & NOTES

- The purpose of this survey is to show the monuments found and set during the boundary retracement of Lots 5A, 6A, 7 & 8, Block 91, Ketchum Townsite and reconfigure the lots as shown hereon, creating Lots 5B & 7A, Block 9A, Ketchum Townsite. The boundary shown is based on found corner monuments and the Official Map of the Village of Ketchum, Instrument Number 502807, records of Blaine County, Idaho. All found monuments have been re-established and during the course of this survey include the true line of Ketchum, Blaine County, Idaho, Instrument Number 654648, 1981 records of Blaine County, Idaho.
- The distances shown are measured. Refer to the above referenced documents for previous record data.
- See Ketchum Ordinance 173, recorded as Instrument Number 197870, records of Blaine County, Idaho for condensation/restriction regarding Block 91 P&S.
- A Title Commitment for Lots 7 & 8, Block 91, Village of Ketchum, Blaine County, Idaho, has been issued by Sun Valley Title Guaranty Company, File Number 193454903 with a Date of Guarantee of May 28, 2020. A Title Commitment for Lots 5A & 6A, Block 91, Village of Ketchum, Blaine County, Idaho, has been issued by Stewart Title Guaranty Company, File Number 20225991 with a Date of Guarantee of July 31, 2020. Certain information contained in said title policy may not appear on this map or may affect items shown hereon. It is the responsibility of the purchaser or agent to review said title policy. All possible encumbrances and easements listed in the title policy shall appear on this map. Review of specific documents is required, if further information is desired.

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.

South Central Public Health District

MARK E. PHILLIPS, P.L.S. 16670
 KETCHUM TOWNSITE
 GALENA ENGINEERING, INC.
 HALEY, IDAHO
 SHEET 1 OF 2
 Job No. 7032

From: [Rebecca Bundy](#)
To: [Participate](#)
Cc: [Matthew Mead](#); [Brenda Moczygemba](#); [Tim Carter](#); [Spencer Cordovano](#); [Neil Morrow](#); [Suzanne Frick](#); [Neil Bradshaw](#)
Subject: Ketchum Planning and Zoning Commission Meeting 2/15/22
Date: Tuesday, February 15, 2022 9:01:31 AM

Please consider my comments regarding the February 15 agenda concerning a proposed emergency ordinance and code changes pertaining to density and housing.

First, I am in general support of attempts to increase residential density, limit home sizes and require no net lose of housing in the community. We desperately need more housing, and smaller, denser housing better utilizes existing infrastructure, resources and has lighter impact on our environment.

I am concerned, however, that the proposed solutions may not result in more middle income or affordable housing. What can be done to ensure that the housing is affordable and available to local workers? Will the result simply be more expensive, vacant vacation condominiums?

I strongly oppose adding a CUP requirement to review a project's mix of uses. That adds another expensive and highly subjective process, when it seems that the real problem is that there is a perception that the uses allowed by the zoning code are not a good fit to real needs. Increased development costs/time just get translated into higher rents/sales prices. I recommend making a code change, if that's what's needed, so the process can remain as straightforward and objective as possible.

I do not understand why the proposed CUP requirement would apply only to projects exceeding an FAR of 1. Aren't the smaller projects not exceeding FAR 1 just as likely to possibly contain few and large units? They are definitely not utilizing the property, associated infrastructure and resources as efficiently as a larger project.

Thank you for your consideration.

Rebecca F. Bundy, Architect, PLLC
AIA NCARB AICP
www.rfbundydesign.com
208-720-1832

From: [H Boyle](#)
To: [Participate](#)
Subject: Public Comment 2/15 P&Z Special Meeting Item 7 "Mountain Overlay"
Date: Monday, February 14, 2022 12:24:20 PM

It is puzzling as to why the Staff is asking the Commission for guidance on this issue. A standard exists. The City's intent in creating the standard was clear. The staff has the power to enforce the standard. Nothing has changed. Why doesn't the staff just say "no" to the proposed development?

Is this because the person who bought the parcel is "well-connected?" Is it because she owns the Middle Fork Lodge? Is it because she lives in Greenwich CT?

Take a look at the renderings on page 36—two stories of floor to ceiling glass walls looking down from 100' above Ketchum.

I urge the commission to stick to the current rules and apply them equally to everyone.

It is particularly puzzling given the staff recommendations in Item 8 on the agenda.

Perry Boyle
Ketchum

From: [H Boyle](#)
To: [Participate](#)
Subject: Public Comment on 2/15 P&Z Special Meeting Item 6 "231 Sun Valley Rd"
Date: Monday, February 14, 2022 11:48:47 AM

Whenever you have a non-conforming lot that wants something from the City and there is no legal requirement for the City to give it, is there an opportunity to get something in return?

For example, if Mr. McIntosh wants to subdivide this building in the commercial core, can you require a deed restriction to keep him from renting it out for under 6mo?

Just a thought.

Perry Boyle
Ketchum

From: [H Boyle](#)
To: [Participate](#)
Cc: gfoley@mtexpress.com; [Mark Dee](#); [Carissa Connelly](#)
Subject: Public Comment P&Z meeting 2/15/22 Item 8 on Community Core
Date: Monday, February 14, 2022 1:04:47 PM

I urge the Commission to take no action on the Staff Memo.

The City Council has hired Carissa Connelly to lead a Housing Task Force and create a housing strategy for the City. I urge the Commission not to let the Staff supersede her efforts, and to wait until she comes back with her plan. That plan will have broad input from the Community. This Staff memo only represents the views of the the Staff, not the community.

With that plan in hand, then the Commission can represent the community better in making this kind of a decision.

I reiterate my previous comments that the Staff does not seem to understand that they work for you, not the other way around.

To justify their position, the Staff makes assertions contrary to fact. For example, they state that in the CC zone, multiple units have not been replaced with fewer units. That is just not true. Indeed the trend is the opposite. You just have to look at what is under construction to see that they are jut making up their “facts.” Or that disaster they pushed call Ketch. There are more housing units in the CC today than there were 4 years ago. And more of them are tiny with no parking.

We all know the Mayor and the Staff want more density of low-income housing in the CC. And maybe that’s what the community wants, too. But shouldn’t we let the process play out before we disempower our housing czar?

The vibrancy argument is just....nonsensical? Specious? Replacing commercial and retail businesses in the community core with low-income residential, while reducing the availability of parking, is not a well-considered pathway to “vibrancy.” Stuffing the community core with people who make less than \$39k a year in taxpayer subsidized massive sole purpose apartment complexes with no requirement to work (and insufficient parking) with a justification of “vibrancy” defies logic. Vibrancy comes from a critical mass of commercial/retail that attract people to that core who have the means to spend money in those restaurants and shops.

What is going on with the Staff? What are they trying to achieve?

Perry Boyle
Ketchum



Planning and Zoning Commission Regular Meeting Minutes

Tuesday, January 11, 2022, at 4:30 PM
191 5th Street West, Ketchum, ID 83340

CALL TO ORDER

The meeting was called to order at 4:31 p.m. by Vice-Chairman, Mattie Mead.

ROLL CALL

PRESENT

Chairman, Neil Morrow (Zoom)
Vice-Chairman, Mattie Mead
Commissioner, Brenda Moczygemba
Commissioner, Tim Carter
Commissioner, Spencer Cordovano

OTHER STAFF

Director, Planning and Building - Suzanne Frick
Senior Planner - Morgan Landers
Senior Planner - Abby Rivin
Planner - Adam Crutcher
City Administrator – Jade Riley
Housing Strategist – Carissa Connelly
City Clerk – Tara Fenwick

COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE

CONSENT CALENDAR — ACTION ITEMS

ACTION - Minutes of December 14, 2021.

Motion to approve the minutes. Motion made by Commissioner, Neil Morrow, Seconded by Commissioner, Brenda Moczygemba. Voting Yea: Morrow, Mead, Moczygemba, Carter, Cordovano.

ACTION: Recommendation to approve Findings of Fact, Conclusions of Law, and Decision for 106 Neils Way Amendment to the Official Zone District Map.

Motion to approve Findings of Fact, Conclusions of Law, and Decision for 106 Neils Way Amendment to the Official Zone District Map. Motion made by Commissioner, Tim Carter, Seconded by Commissioner, Spencer Cordovano. Voting Yea: Morrow, Mead, Moczygemba, Carter, Cordovano.

NEW BUSINESS

City Administrator, Jade Riley and Housing Strategist, Carissa Connelly provided the Commission an update on the Ketchum Housing Action Plan.

Public Comment:

Perry Boyle	00:37:53 in video
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Senior Planner, Abby Rivin provided the Commission an overview of the mixed-use project proposed at 460 N Main Street.

Applicant, David Wilson and Architect, Michael Bulls highlighted details of the project for the Commission.

Commissioners expressed appreciation for the applicant’s project and their intentional inclusion of Community housing within it.

Motion to move the applicant to final design review. Motion made by Commissioner, Neil Morrow, Seconded by Commissioner, Tim Carter. Voting Yea: Morrow, Mead, Moczygemba, Carter, Cordovano.

Vice-Chairman, Mattie Mead called for a short break. Then, called the meeting back to order at 6:53 p.m.

Commission Discussion:

The Commission engaged in a discussion about the impact of large-scale Hotel development on affordable housing opportunities and an available workforce within Ketchum.	02:36:00 in video
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ADJOURNMENT

Motion to adjourn at 8:01 p.m. Motion made by Vice-Chairman, Neil Morrow, Seconded by Commissioner, Spencer Cordovano. Voting Yea: Morrow, Mead, Moczygemba, Carter, Cordovano.

Chairman, Neil Morrow
Planning and Zoning Commission

Secretary, Tara Fenwick



City of Ketchum
Planning & Building

IN RE:)	
)	
380 N 1st Ave Mixed-Use Building)	KETCHUM PLANNING & ZONING COMMISSION
Design Review)	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
)	DECISION
Date: February 15, 2022)	
File Number: 21-085)	

PROJECT: 380 N 1st Ave Mixed-Use Building

FILE NUMBER: P21-085

APPLICATION: Design Review

REPRESENTATIVE: Williams Partners Architects

OWNER: Corey Street Mass LLC

LOCATION: 380 N 1st Avenue (Ketchum Townsite: Block 37: Lot 5)

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

OVERLAY: None

NOTICE: A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivision on October 20th, 2021. The public hearing notice was published in the Idaho Mountain Express the on October 20th, 2021. A notice was posted on the City’s website on October 20th, 2021. The public hearing notice was posted on the project site on November 2nd, 2021. The public hearing for this project has been continued from the Planning & Zoning Commission Regular Meeting of November 9th, 2021.

FINDINGS OF FACT

Findings Regarding Project Background

The 380 N 1st Avenue Mixed-Use Building project is a 5,095-square-foot addition to the McAtee House —a historic log cabin that was constructed in the 1930s. The project site is located at the southeast corner of 1st Avenue and 4th Street in the Mixed-Use Subdistrict of the Community Core (CC-2). The historic cabin will be repurposed as commercial office space and the new addition will accommodate

two residential units, common area, and parking garages. The project is subject to Design Review pursuant to Ketchum Municipal Code 17.96.010 for the development of the mixed-use addition.

The McAtee House is representative of traditional residential architecture associated with Ketchum’s early settlement period. The design characteristics of these early homes reflected their natural alpine surroundings. Many of the residences built during this time were one- and two-story rectangular structures constructed with logs cut from the surrounding forest or milled lumber from local sawmills. Common architectural features included gable roofs, overhanging eaves, and low horizontal massing. The Historic Preservation Commission reviewed the McAtee House Addition project on July 7th, 2021 and unanimously approved the applicant’s request to alter the historic building.

The original log cabin will be relocated closer towards the street corner. The minimum required setback from front and street side property lines in the CC-2 Zone is an average of 5 feet (Ketchum Municipal Code §17.12.040). The relocated McAtee House is setback 10 feet from 1st Avenue and 9 feet from 4th Street. Echoing traditional single-family yard areas, the project’s generous setbacks accommodate light and air creating a feeling of openness at the street corner.

The bulk of the proposed addition is concentrated towards the rear of the lot. The addition steps up from the McAtee House to a maximum height of 35 feet, which is 7 feet less than the maximum building height permitted in the CC-2 Zone (Ketchum Municipal Code §17.12.040). The addition’s rectangular mass echoes the original log cabin’s building form. The new flat roof elements highlight the restored gable roof. Achieving compatibility without mimicry, the addition complements the historic cabin sensitively responding to its surrounding context while maintaining its own unique design style. The project successfully distinguishes between old and new balancing the distinctive characteristics of each into one cohesive and authentic design.

The Planning & Zoning Commission considered the 380 N 1st Avenue Mixed-Use Building Design Review (Application File No. P21-085) during their meetings on November 9th, 2021 and December 14th, 2021.

Findings Regarding Compliance with Zoning Code and Dimensional Standards

Zoning and Dimensional Standards Analysis				
Compliant			Standards and Commission Findings	
Yes	No	N/A	Ketchum Municipal Code Section	City Standards and Commission Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	Minimum Lot Area
			Commission Findings	Required: 5,500 square feet minimum Ketchum Townsite Block 37 Lot 5: 5,505 square feet
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.040	Floor Area Ratios and Community Housing
			Commission Findings	Permitted Gross FAR in Community Core Subdistrict 2 (CC-2): 1.0 Gross FAR with Inclusionary Housing Incentive: 2.25
				Proposed

				<p>Gross Floor Area: 5,845 gross square feet</p> <p>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. The applicant has provided six parking spaces on-site. Staff has discounted 3 parking stalls [3 x parking stall dimension pursuant to KMC §17.125.030(9 x 18)= 486 square feet] from the gross floor area calculation for the 3 parking spaces provided on site.</p> <p>Gross Floor Area with Parking Discount: 5,359 square feet Lot Area: 5,505 square feet Proposed FAR: 0.97 (5,359 gross sq ft/5,505 sq ft lot area)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	Minimum Building Setbacks
			Commission Findings	<p>Required</p> <p>Front & Street Side: 5' average Rear Side Adjacent to an Alleyway: 3' Interior Side: 0' Cantilevered decks and overhangs: 0' Non-habitable Structures/Fixed Amenities/Solar and Mechanical Equipment Affixed to the Roof from all Building Facades: 10'</p> <p>Proposed Building Setbacks</p> <p>The applicant has indicated the proposed setbacks on Sheet A2.1 of the project plans. Front (First Avenue): 10'-6" to 72'-3" Street Side: (4th Street): 0' to 55' Rear Side (adjacent to alleyway): 3'-3" Interior Side: 0'</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	Maximum Building Heights
			Commission Findings	<p>Maximum Permitted Building Height: 42 feet</p> <p>Proposed Maximum Building Height: 35 feet</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.125.030H	Curb Cut
			Commission Findings	<p>Permitted</p> <p>A total of 35% of the linear footage of any street frontage can be devoted to access to off street parking. Corner lots that front two or more streets may select either or both streets as access but shall not devote more than 35% of the total linear footage of street frontage to access off street parking.</p> <p>Proposed</p> <p>The parking area is located off the Block 37 alley. No curb cuts along 4th Street or 1st Avenue are proposed.</p>
			17.125.040	Parking Spaces

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Commission Findings	<p>Required (KMC §17.125.040) Multi-Family Dwelling Units in CC Zone Units 750 square feet or less: 0 parking spaces Units 751 square feet to 2,000 square feet: 1 parking space Units 2,001 square feet and above: 2 parking spaces</p> <p>Non-residential: 1 parking space per 1,000 gross square feet (refer to definition of gross floor area with additional exclusion of common and public areas)</p> <p>Project Parking Demand Residential Unit 1 (750 square feet): 0 parking spaces Residential Unit 2 (2,164 square feet): 2 parking spaces Office (848 square feet): 1 parking space</p> <p>Total Parking Demand: 3 Parking Spaces (2 residential & 1 commercial)</p> <p>Proposed Off-Street Parking 3 parking spaces, including 1 ADA van accessible, spaces are provided on-site within enclosed garages accessed from the alley.</p>
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Findings Regarding Compliance with Design Review Standards

Design Review Improvements and Standards (KMC §17.96.060)				
Yes	No	N/A	City Code	City Standards and Commission Findings
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.A1 Streets	<p>The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development.</p> <p>Commission Findings The subject property has existing street frontage along 4th Street and 1st Avenue.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.A2 Streets	<p>All street designs shall be approved by the City Engineer.</p> <p>Commission Findings No changes to the lanes of travel or the streets design are proposed with this project.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.B1 Sidewalks	<p>All projects under 17.96.010(A) that qualify as a “Substantial Improvement” shall install sidewalks as required by the Public Works Department.</p> <p>Commission Findings The applicant has proposed to install new heated, paver sidewalks along 4th Street and 1st Avenue (Project Plans: Sheets C1.1 and C.12).</p> <p>Final civil drawings for all associated ROW improvements shall be submitted with the building permit application to be verified, reviewed, and approved by the City Engineer and Streets Department.</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.B2 Sidewalks	Sidewalk width shall conform to the City's right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.
			Commission Findings	<p>The applicant will install new heated, paver sidewalks along both 1st Avenue and 4th Street.</p> <p>Final civil drawings for all associated ROW improvements shall be submitted with the building permit application to be verified, reviewed, and approved by the City Engineer and Streets Department.</p> <p><u>Applicant's Design Review Standards Evaluation Comments</u> <i>The sidewalk along Fourth Street is proposed to be 12' wide to meet the Fourth Street Pedestrian Corridor Standards, which match the project under construction at the southwest corner of 1st and 4th. The sidewalk along First Avenue is proposed to be 8' wide to meet City Street Standards. A bulb-out at First Avenue also mimics the bulb-out designed for the project under construction to the west.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B3 Sidewalks	<p>Sidewalks may be waived if one of the following criteria is met:</p> <ol style="list-style-type: none"> The project comprises an addition of less than 250 square feet of conditioned space. The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.
			Commission Findings	N/A as sidewalks are required for this project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.B4 Sidewalks	The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.
			Commission Findings	<p>The proposed sidewalk improvements are equal to the length of property's street frontages along 1st Avenue and 4th Street.</p> <p><u>Applicant's Design Review Standards Evaluation Comments</u> <i>The length of sidewalk improvements is equal to the length of the subject property lines. The 12' sidewalk width at Fourth Street tapers down to meet the adjacent curb line at the alley and in front of Board Bin within the length of the subject property line. The 8' sidewalk width at First Street tapers down to meet the adjacent curb line in front of The Open Room beyond the length of the subject property line.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.B5 Sidewalks	New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.
			Commission Findings	The proposed sidewalk design connects with existing sidewalks along 1 st Avenue and 4 th Street.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B6 Sidewalks	The City may approve and accept voluntary cash contributions in-lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in-lieu contribution shall be paid before the City issues a certificate of occupancy.
			Commission Findings	N/A. Staff does not recommend a voluntary cash contribution in-lieu of improvements for this project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C1 Drainage	All storm water shall be retained on site.
			Commission Findings	All storm water shall be retained on site. Sheets C1.1 and L-2.0 of the project plans indicate the proposed drainage improvements. The drainage plan is comprised of a system of catch basins and drywells. <u>Applicant's Design Review Standards Evaluation Comments</u> <i>All drainage at the roofs and upper floor terraces will be collected via roof drains and gutters and hard piped to the two drywells shown on site. Channel drains at the alley apron and paver areas will also hard pipe to the on-site drywells. Landscaped areas slope to three on-site catch basins.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C2 Drainage	Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.
			Commission Findings	Drainage improvements shall be equal to the length of the property lines along 1 st Avenue and 4 th Street. See above analysis for Ketchum Municipal Code §17.96.060.C1. All drainage improvements are required to be constructed City standards. Final civil drawings for all drainage improvements shall be submitted with the building permit application to be verified, reviewed, and approved by the City Engineer.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C3 Drainage	The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.
			Commission Findings	The City Engineer will determine if the drainage improvements are sufficient after reviewing the final civil drawings submitted with the building permit application. The City Engineer may require additional drainage improvements if necessary.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C.4 Drainage	Drainage facilities shall be constructed per City standards.
			Commission Findings	All drainage facilities within the project site and the public right-of-way shall meet City standards. Final drainage specifications must be included with the civil drawings submitted with the Building Permit

				application to be reviewed and approved by the City Engineer & Streets Department.
☒	☐	☐	17.96.060.D1 Utilities	All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.
			Commission Findings	All utilities necessary for the project shall be improved and installed at the sole expense of the applicant. The applicant has provided letters from Intermountain Gas Company and Idaho Power verifying the availability of existing infrastructure to serve the development.
☒	☐	☐	17.96.060.D2 Utilities	Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.
			Commission Findings	All utilities within the development site shall be underground and concealed from public view. Sheet A4.2 shows that the electric and gas meters are located at the rear façade within an alcove.
☒	☐	☐	17.96.060.D3 Utilities	When extension of utilities is necessary all developers will be required to pay for and install two (2") inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with city of Ketchum standards and at the discretion of the City Engineer.
			Commission Findings	The subject property is served by high-speed internet. If an extension is needed, then the applicant will work with the City Engineer to identify the location of a fiber line to serve the project.
☒	☐	☐	17.96.060.E1 Compatibility of Design	The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.
			Commission Findings	The materials board is included on Sheet A5.2 of the project plans. The proposed exterior materials include: <ul style="list-style-type: none"> • natural/warm beige stucco • board-formed concrete site walls • black aluminum clad windows • tan/grey EPDM flat roof • grey standing seam metal sloped roof • natural wood soffit • light tan wood rainscreen siding • tan/grey stone veneer walls • black steel <p>The proposed exterior alterations to the historic building include re-finishing and staining the logs, installing new windows, and replacing the existing wood-shingles with a standing seam metal roof to comply with Fire Department requirements. These improvements will not only restore the historic integrity of the original log cabin but also help maintain the historic structure over time, improve the development's</p>

				<p>energy-efficiency, and upgrade the building to comply with current code standards.</p> <p>The addition's exterior materials complement the historic log cabin and are compatible with the surrounding built environment.</p> <p><u>Applicant's Design Review Standards Evaluation Comments</u> <i>The project's materials and colors are complementary with the townscape, surrounding neighborhoods, and adjoining structures. The existing cabin will be refinished from a painted finish to a natural stain, which is likely the original finish of the cabin. The roof will be replaced with a medium grey standing seam metal roof. The addition contains four primary materials, which include a horizontal wood rainscreen siding with a natural wood finish, stone veneer, black steel accents, and a portion of medium grey standing seam roof. The proposed palette at the addition seeks to mimic the tones and character of the horizontal logs, utilizing traditional materials such as wood and stone. Signing on site will be minimal, limited to building addressing and vinyl window signs at each of the two entries. The surrounding neighborhood is primarily 1- to 3-story stucco or wood-sided buildings of tan colors. The adjacent Open Room building is wood lap siding currently painted blue. The adjacent Board Bin building is board and batten siding also currently painted blue.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.96.060.E2 Compatibility of Design</p> <p>Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.</p>	<p>Commission Findings</p> <p>The McAtee House is one of the 24 structures on the City's Historic Building List. The project is subject to Historic Preservation Commission (HPC) review pursuant to Section 1.C.1 of Interim Historic Preservation Ordinance No. 1216. HPC review is required for all requests for partial or total demolitions, exterior alterations, and additions to all structures on the Historic Building List. The Historic Preservation Commission reviewed the McAtee House Addition project on July 7th, 2021 and unanimously approved the applicant's request to alter the historic building. The addition project will restore and repurpose the McAtee House.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.96.060.E3 Compatibility of Design</p> <p>Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.</p>	<p>Commission Findings</p> <p>This project achieves compatibility without mimicry. The addition complements the historic cabin and sensitively responds to its context while maintaining its own unique design style. The project successfully distinguishes between the old and the new balancing their distinctive characteristics into one cohesive design.</p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F1 Architectural	Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.
			Commission Findings	<p>The main entrance to the office is located at the front façade of the McAtee House. The entrance leads to a heated, paver pathway connecting to the sidewalk along 4th Street. The entrance to the repurposed historic cabin is defined by a gable roof element. An additional entrance to the mixed-use building is provided along 1st Avenue. This entrance leads to a common area corridor with entrances to the office and the first-floor residential unit. The entrance along 1st Avenue is defined by a flat, projecting roof.</p> <p><u>Applicant’s Design Review Standards Evaluation Comments</u> <i>The building has two pedestrian entrances, which are each flanked by two 6- foot long board-formed site walls. The main entry to the office space in the existing McAtee cabin will be off of First Avenue. The entry door is defined by a small gable form. The common area entry is located off of Fourth Street, which will access both of the residential units and the office space. The entry door is defined and protected by a flat, projecting roof.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F2 Architectural	The building character shall be clearly defined by use of architectural features.
			Commission Findings	<p>The McAtee House is a 744-square-foot log cabin that was constructed in the 1930s. The single-story rectangular building is approximately 17 feet in height and includes a gable roof. The original log cabin is representative of traditional residential architecture associated with Ketchum’s early settlement period. The design characteristics of these early homes reflected their natural alpine surroundings. Many of the residences built during this time were one- and two-story rectangular structures constructed with logs cut from the surrounding forest or milled lumber from local sawmills. Common architectural features included gable roofs, overhanging eaves, and low horizontal massing.</p> <p>The rectangular mass of the addition echoes the original log cabin’s building form. The addition has flat roofing forms with projecting canopy elements. The flat roof elements highlight the preserved gable roof of the McAtee House. This project achieves compatibility without mimicry. The addition complements the historic cabin and sensitively responds to its context while maintaining its own unique design style. The project successfully distinguishes between the old and the new balancing their distinctive characteristics into one cohesive design.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F3 Architectural	There shall be continuity of materials, colors and signing within the project.
			Commission Findings	This project achieves compatibility without mimicry. The addition complements the historic cabin and sensitively responds to its context while maintaining its own unique design style. The project successfully

				distinguishes between the old and the new balancing their distinctive characteristics into one cohesive design.
☒	☐	☐	17.96.060.F4 Architectural	Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.
			Commission Findings	The iron fence panels and concrete site walls provide a sense of privacy while still cultivating an inviting streetscape. <u>Applicant’s Design Review Standards Evaluation Comments</u> <i>A fence around the west and north sides of the property line will be similar to the existing wrought iron fence panels along the First Avenue property line. Board-formed concrete site walls define the two entries, melding the traditional nature of the fence with a more contemporary site wall. Both styles complement the building.</i>
☒	☐	☐	17.96.060.F5 Architectural	Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.
			Commission Findings	The original log cabin will be relocated approximately 4 feet west and 4 feet north towards the corner of 1st Avenue and 4th Street. Structures are required to be setback an average of 5 feet from front and street side property lines in the CC-2 Zone (Ketchum Municipal Code §17.12.040). The relocated McAtee House will be setback approximately 10 feet from 1st Avenue and approximately 9 feet from 4th Street. Echoing traditional single-family yard areas, these proposed setbacks accommodate light and air creating a feeling of openness at the street corner. The proposed 5,095-square-foot addition is sited at the rear of the property stepping up from the historic structure. The portion of the addition that directly borders the historic log cabin is only one-story with a maximum height of 12’-6’’, which is approximately 4 feet lower than the original McAtee House. This portion of the addition maintains an ample setback area along 4th Street. The addition then steps up to two-stories towards the rear of the lot by the alley and has a maximum height of 35 feet, which is 7 feet less than the maximum height permitted in the CC-2 Zone (Ketchum Municipal Code §17.12.040). This portion of the addition spans the width of the lot.
☒	☐	☐	17.96.060.F6 Architectural	Building(s) shall orient towards their primary street frontage.
			Commission Findings	The original log cabin will be relocated approximately 4 feet west and 4 feet north towards the corner of 1st Avenue and 4th Street. Structures are required to be setback an average of 5 feet from front and street side property lines in the CC-2 Zone (Ketchum Municipal Code §17.12.040). The relocated McAtee House will be setback approximately 10 feet from 1st Avenue and approximately 9 feet from 4th Street. Echoing traditional single-family yard areas, these proposed setbacks accommodate light and air creating a feeling of openness at the street corner.

				Both relocating the original log cabin towards the street corner as well as concentrating the bulk of the addition towards the rear of the lot highlight the historical significance of the McAtee House. The project's scale, proportion, and site orientation complement the surrounding built environment within this downtown neighborhood. The mixed-use building will help retain Ketchum's community character by protecting the historic integrity of the McAtee House and enhancing downtown's pedestrian-oriented streetscape.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F7 Architectural	Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.
			Commission Findings	The garbage and recycling area is proposed to be located at the rear of the building and will be accessed from the alley. The applicant has provided a letter from Clear Creek Disposal approving the proposed garbage disposal configuration.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F8 Architectural	Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.
			Commission Findings	The historic cabin's gable roofs include snow retention devices and gutters. The flat, projecting roof provides weather protection at the building's 1 st Avenue entrance. <u>Applicant's Design Review Standards Evaluation Comments</u> <i>The gable roof of the cabin will include the addition of snow retention bars and gutters at the eaves. The flat roofs of the addition will not shed snow or drip water outside of the building perimeter. The drainage of these flat roofs will happen internally via roof drains hard-piped to on-site drywells. The low-slope roof above the second floor residential unit's terrace will also have snow retention bars and gutters at the eaves.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G1 Circulation Design	Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.
			Commission Findings	This standard has been met by the proposed sidewalk improvements. The new sidewalks will connect to existing sidewalks along 4 th Street and 1 st Avenue, which extend to the downtown pedestrian network.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.G2	Awnings extending over public sidewalks shall extend five (5') feet or more across the public sidewalk but shall not extend within two (2') feet of parking or travel lanes within the right of way.
			Circulation Design	N/A. No awnings extending over public sidewalks are proposed with the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G3 Circulation Design	Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.

			Commission Findings	<p>Vehicle access to the enclosed garages is provided from the alleyway. This circulation configuration complies with the Ketchum Traffic Authority’s recommendation that no curb cuts be permitted if there is alley access available to serve the development. No curb cuts are proposed along 4th Street or 1st Avenue, which enhances safety as driveways intersecting sidewalks may increase congestion and create safety hazards for pedestrians and bicyclists.</p> <p>Pedestrian and bicycle access to the building is provided from an internal circulation system of concrete pathways that connect to the public sidewalks along 4th Street and 1st Avenue.</p> <p>Prior to issuance of a building permit for the project, the City Engineer and Streets Department shall review the civil drawings to ensure adequate sight distances and proper signage for the proposed development.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.G4 Circulation Design	Curb cuts and driveway entrances shall be no closer than twenty (20') feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right of way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.
			Commission Findings	N/A as no curb cuts or driveway entrances are proposed along 4 th Street or 1 st Avenue.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G5 Circulation Design	Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.
			Commission Findings	Unobstructed access for emergency vehicles, snowplows, and garbage trucks is provided from the Block 37 alley, 4 th Street, and 1 st Avenue. The applicant has submitted a letter from Clear Creek Disposal approving the garbage disposal configuration.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.H1 Snow Storage	Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.
			Commission Findings	All improved parking and pedestrian circulation areas are heated, which is permitted as an alternative to providing a snow storage areas on site by KMC §17.96.060.H4.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.H2 Snow Storage	Snow storage areas shall be provided on-site.
			Commission Findings	The applicant has proposed to snowmelt all hardscape areas, which is permitted as an alternative to providing a snow storage area by KMC §17.96.060.H4.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.H3 Snow Storage	A designated snow storage area shall not have any dimension less than five (5') feet and shall be a minimum of twenty-five (25) square feet.
			Commission Findings	N/A as no snow storage areas have been provided on-site. The applicant has proposed snowmelt in lieu of providing any snow storage areas on site.

☒	☐	☐	17.96.060.H4 Snow Storage	In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.
			Commission Findings	All improved hardscape areas are proposed to be heated with a snowmelt system instead of providing snow storage areas on site.
☒	☐	☐	17.96.060.I1 Landscaping	Landscaping is required for all projects.
			Commission Findings	The landscape plan is indicated on Sheet L-3.0 of the project plans.
☒	☐	☐	17.96.060.I2 Landscaping	Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.
			Commission Findings	<p>Landscape vegetation types include:</p> <ul style="list-style-type: none"> • evergreen trees (Subalpine Fir and Tannenbaum Pine) • Russian Hawthorns • Shrubs • Perennials • Ornamental grasses • Fescue lawn • Red Rocket Maple street trees <p>The proposed landscaping will beautify the open space within the project site and complement the surrounding neighborhood.</p> <p>The landscape plan shall meet requirements for microclimate, soil conditions, orientation, and aspect.</p>
☒	☐	☐	17.96.060.I3 Landscaping	All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.
			Commission Findings	All trees, shrubs, grasses, and perennials shall be drought tolerant. Native plants are recommended.
☒	☐	☐	17.96.060.I4 Landscaping	Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.
			Commission Findings	The subject property is surrounded by compatible uses within the Community Core Zone. The vegetation will enhance the pedestrian-friendly streetscape.
☒	☐	☐	17.96.060.J1 Public Amenities	Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.
			Commission Findings	Benches are provided within the sidewalks along 1 st Avenue and 4 th Street.

				<p>All amenities proposed within the right-of-way must be reviewed and approved by the City Engineer and, if approved, will require an Encroachment Permit issued by the City.</p> <p>Final civil drawings for all associated ROW and street improvements shall be submitted with the building permit application to be verified, reviewed, and approved by the City Engineer and Streets Department.</p>
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Findings Regarding Compliance with Community Core Design Review Standards

Community Core Design Review Improvements and Standards (KMC 17.96.070)				
Yes	No	N /A	Ketchum Municipal Code Section	City Standards and Commission Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070A(1)	<p>Street trees, street lights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department.</p>
			Commission Findings	<p>The placement of all street trees, streetlights, and street furnishings requires review and approval by the City Engineer.</p> <p>6 feet of clearance must be provided around all obstacles within the right-of-way, including street trees, grates, and lights. All amenities within the public right-of-way must be reviewed and approved by the City Engineer and, if approved, will require an Encroachment Permit issued by the City.</p> <p>Final civil drawings for all associated ROW and street improvements shall be submitted with the building permit application to be verified, reviewed, and approved by the City Engineer and Streets Department.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(A)(2) Streets	<p>Street trees with a minimum caliper size of three (3") inches, shall be placed in tree grates.</p>
			Commission Findings	<p>Sheet L-3.0 specifies that the proposed Red Rocket Maple street trees will be 4-inches caliper and installed within tree grates.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(A)(3)	<p>Due to site constraints, the requirements if this subsection 17.96.070(A) may be modified by the Public Works Department.</p>
			Commission Findings	<p>Preliminary plans submitted with Design Review are reviewed by the City Engineer and Streets Department in concept only. Modification to the requirements of KMC §17. 96.070.A may be recommended by the City Engineer and Streets Department following review of the civil drawings submitted with the building permit application. The final civil drawings, including the streetscape, sidewalk, utilities, and drainage plans, shall be reviewed and approved by the City Engineer,</p>

				Streets Department prior to issuance of a building permit for the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(B)(1)	Facades facing a street or alley or located more than five (5') feet from an interior side property line shall be designed with both solid surfaces and window openings to avoid the creation of blank walls and employ similar architectural elements, materials, and colors as the front façade.
			Commission Findings	<u>Applicant's Design Review Standards Evaluation Comments</u> <i>All three facades facing the street and alley are designed with both solid surfaces and window openings to avoid the creation of blank walls. Protruding steel accents frame some of the windows and doors and add depth to the facades. Horizontal wood rainscreen siding is meant to complement the horizontal logs of the existing McAtee cabin in both orientation and color tone. A medium grey standing seam metal roof is proposed to be installed at both the existing cabin and the second floor terrace overhang at the addition.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(B)(2)	For nonresidential portions of buildings, front building facades and facades fronting a pedestrian walkway shall be designed with ground floor storefront windows and doors with clear transparent glass. Landscaping planters shall be incorporated into facades fronting pedestrian walkways.
			Commission Findings	<u>Applicant's Design Review Standards Evaluation Comments</u> <i>The office use that will take place in the McAtee cabin will not incorporate storefront windows in order to maintain the integrity of the historic structure. The existing windows and doors will be replaced with a like style.</i> <i>The new common area entry accessed from Fourth Street will employ a 9' tall x 15'-3" wide section of glazing, consisting of a fully glazed door and two windows at each side of the door. Muntin bars are proposed in the windows to match the style of the double-hung windows at the cabin. Both entries incorporate ground-level planting beds.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(B)(3)	For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows.
			Commission Findings	<u>Applicant's Design Review Standards Evaluation Comments</u> <i>The office use that will take place in the McAtee cabin will not incorporate storefront windows in order to maintain the integrity of the historic structure. The existing windows and doors will be replaced with a like style. The existing design of the front façade of the cabin does not obscure views into the windows.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(B)(4)	Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.
			Commission Findings	The addition has flat roofing forms with projecting canopy elements. The flat roof elements highlight the preserved gable roof of the

				<p>McAtee House. This project achieves compatibility without mimicry. The addition complements the historic cabin and sensitively responds to its context while maintaining its own unique design style. The project successfully distinguishes between the old and the new balancing their distinctive characteristics into one cohesive design.</p> <p><u>Applicant's Design Review Standards Evaluation Comments</u> <i>A medium grey standing seam metal roof will replace the existing wood shake roof at the McAtee cabin. The metal roof will be a class 'A' roof to meet Ketchum Fire requirements and to create a more fire-wise structure. The gabled roofing form will remain. Flat roofs cover a majority of the addition, which will be covered in rock ballast. A low-slope roof form will cover a portion of the terrace at the second floor residential unit. This roof will incorporate the same medium grey standing seam metal roof material of the cabin. A material sample will be provided. While this material is metal, I do not believe it to be especially reflective.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(B)(5)	<p>All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters, and downspouts.</p> <p>Commission Findings The historic cabin's gable roofs include snow retention devices with gutters and downspouts.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(B)(6)	<p>Roof overhangs shall not extend more than three (3') feet over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Department.</p> <p>Commission Findings N/A as no overhangs are proposed to encroach over the property line into the adjacent ROW.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(B)(7)	<p>Front porches and stoops shall not be enclosed on the ground floor by permanent or temporary walls, windows, window screens, or plastic or fabric materials.</p> <p>Commission Findings N/A as no front porches or stoops are proposed on the ground level.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(C)(1)	<p>Trash disposal areas and shipping and receiving areas shall be located within parking garages or to the rear of buildings. Trash disposal areas shall not be located within the public right of way and shall be screened from public views.</p> <p>Commission Findings The trash disposal area is located at the rear of the building and accessed from the alley. The trash and recycling area will be located within an alcove that screens the garbage disposal area from public view.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(C)(2)	<p>Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.</p> <p>Commission Findings <u>Applicant's Design Review Standards Evaluation Comments</u> <i>Electrical and gas meters are located within alcoves off the alley. Any roof-mounted equipment will be screened from public view with a screen compatible with the overall building design.</i></p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(D)(1)	When a healthy and mature tree is removed from a site, it shall be replaced with a new tree. Replacement trees may occur on or off site.
			Commission Findings	Applicant's Design Review Standards Evaluation Comments <i>See sheet L-1.0 and L-3.0. A crabapple and chokecherry tree will be removed along the First Avenue property line. Two spruce and a grouping of (2) aspen will be removed along the Fourth Street property line. They are proposed to be replaced with four Red Rocket Maple street trees and (8) trees on site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(D)(2)	Trees that are placed within a courtyard, plaza, or pedestrian walkway shall be placed within tree wells that are covered by tree grates.
			Commission Findings	The applicant has proposed 3 street trees within the ROW along 4 th Street and 1 street tree within the ROW along First Avenue. The street trees are proposed to be installed in tree wells with Silva Cells and covered by tree grates. Streetscape improvements must be indicated on civil plans submitted with the building permit application for final review and approval by the City Engineer and Streets Department.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(D)(3)	The city arborist shall approve all parking lot and replacement trees.
			Commission Findings	No surface parking lot is proposed with this project. The applicant shall coordinate with the City Arborist regarding the placement of the replacement trees.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(E)(1)	Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.
			Commission Findings	N/A. No surface parking lot is proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(E)(2)	Surface parking lots shall incorporate at least one (1) tree and one (1) additional tree per ten (10) onsite parking spaces. Trees shall be planted in landscaped planters, tree wells and/or diamond shaped planter boxes located between parking rows. Planter boxes shall be designed so as not to impair vision or site distance of the traveling public.
			Commission Findings	N/A. The project does not include a surface parking lot. On-site parking is provided within enclosed garages accessed from the alley.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(E)(3)	Ground cover, low lying shrubs, and trees shall be planted within the planters and planter boxes. Tree grates or landscaping may be used in tree wells located within pedestrian walkways.
			Commission Findings	The landscape plan includes planting beds with perennials and ornamental grasses. The 4 street trees are proposed to be installed in tree wells and covered by grates.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(F)(1)	One (1) bicycle rack, able to accommodate at least two (2) bicycles, shall be provided for every four (4) parking spaces as required by the proposed use. At a minimum, one (1) bicycle rack shall be required per development.

			Commission Findings	The development generates a parking demand of 3 spaces. 1 bike rack accommodating 2 bikes is required for the project. Two inverted U bike racks are located adjacent to the site walls along 1 st Avenue.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(F)(2)	When the calculation of the required number of bicycle racks called for in this section results in a fractional number, a fraction equal to or greater than one-half (1/2) shall be adjusted to the next highest whole number.
			Commission Findings	1 bike rack is required. The fraction of the calculation is not equal to or greater than one-half.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(F)(3)	Bicycle racks shall be clearly visible from the building entrance they serve and not mounted less than fifty (50') feet from said entrance or as close as the nearest non-ADA parking space, whichever is closest. Bicycle racks shall be located to achieve unobstructed access from the public right-of-way and not in areas requiring access via stairways or other major obstacles.
			Commission Findings	The 2 bike racks are visible from 1 st Avenue and have unobstructed access from the public right-of-way.

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum Municipal Code (“KMC”) and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which City Ordinances govern the applicant’s Design Review application for the development and use of the project site.
2. The Commission has authority to hear the applicant’s Design Review Application pursuant to Chapter 17.96 of Ketchum Municipal Code Title 17.
3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Ketchum Municipal Code §17.96.080.
4. The Design Review application is governed under Ketchum Municipal Code Chapters 17.96, 17.124, 17.08, 17.12, 17.18, and 17.128.
5. The 380 N 1st Avenue Mixed-Use Building Design Review application meets all applicable standards specified in Title 17 of Ketchum Municipal Code.

DECISION

THEREFORE, the Ketchum Planning and Zoning Commission **approves** this Design Review Application File No. P21-085 this Tuesday, December 14th, 2021 subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. This Design Review approval is subject to all comments and conditions as described in Tables 1, 2, and 3.
2. This Design Review approval is based on the plans and information presented and approved at the meeting on the date noted herein. Building Permit plans for all on-site improvements must conform to the approved Design Review plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal.
3. All governing ordinances, requirements, and regulations of the Fire Department (2018 International Fire Code and local Fire Protection Ordinance No.1217), Building Department (2018 International Building Code, the 2018 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.
4. The applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that include specifications for all improvements within the public right-of-way including sidewalks, circulation design, and drainage improvements to be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project.
5. Prior to issuance of a Certificate of Occupancy for the project, the applicant shall secure a Right-of-Way Encroachment Permit from the City for the proposed pavers and snowmelt system within the public right-of-way. The ROW Encroachment Permit requires review by the Streets Department and City Engineer and final approval by the Ketchum City Council.
6. The term of Design Review approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations (KMC §17.96.090).
7. All Design Review elements shall be completed prior to issuance of a Certificate of Occupancy for the mixed-use development.
8. All exterior lighting on the property shall comply with Ketchum Municipal Code, Chapter 17.132, Dark Skies, and shall be inspected by Planning Staff and approved prior the issuance of a Certificate of Occupancy for the building.
9. Prior to issuance of a Building Permit for the project, the applicant shall submit a construction management plan, which addresses each of the standards as set forth in Ketchum Municipal Code, Chapter 15.06 Construction Activity Standards for review and approval by the Building, Planning, Streets, Utilities, and Fire departments.
10. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.

Findings of Fact **adopted** this 15th day of February 2022.

Neil Morrow, Chair
City of Ketchum
Planning and Zoning Commission



City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF FEBRUARY 15, 2022

PROJECT: 231 Sun Valley Rd Condos

FILE NUMBER: P21-075

APPLICATION TYPE: Condominium Subdivision – Preliminary Plat

APPLICANT: Sean Flynn, Galena Engineering

PROPERTY OWNER: McIntosh Holdings, LLC

REQUEST: Condominium Preliminary Plat application to subdivide an existing building into two units and associated common area.

LOCATION: 231 E Sun Valley Rd – E 75 feet of Lot 8, Block 17, Ketchum Townsite

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

REVIEWER: Morgan R. Landers, AICP – Senior Planner

NOTICE: A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on January 19, 2022. The public hearing notice was published in the Idaho Mountain Express and on the city’s website the on January 19, 2022.

I. EXECUTIVE SUMMARY:

The Applicant is proposing to subdivide an existing 4,928 square foot two story building located at 231 E Sun Valley Rd (the “subject property”). The subject property is zoned Community Core -Subdistrict 2 - Mixed Use (CC-2) on Sun Valley Rd directly southwest of TNT Tap Room, across the alley. The existing building includes one commercial space on the ground floor, currently occupied by “The Mill”. In addition, the building includes one residential dwelling unit with square footage on the first and second floors, and a rooftop deck with access via stairs. Please see the floorplans included in Attachment A for further details.

As discussed in further detail below, the existing residential use is non-conforming as one-family dwellings are not permitted in the CC-2 district. Per Chapter 17.136, a nonconforming use can continue until a change of use occurs and shall not be enlarged or extended. The request for a condominium subdivision of the existing building is not enlarging or extending the non-conforming use per the proposed preliminary plat. Therefore, the subdivision application can be processed provided that all subdivision standards are met.

Except for the residential use, staff believes the project to be in conformance with all requirements of the zoning code and all subdivision requirements for preliminary plats and condominium subdivisions. Please see Attachment C for a full review of all subdivision standards.

II. BACKGROUND:

The first design review approval on the subject property was in 2015 for a 7,826 square foot mixed use building with commercial on the ground floor and two residential units above. That approval expired in 2016 as no requests for extensions were made. The existing building received Design Review approval (P17-004) on May 8, 2017. The approved, and constructed project is a 4,928 square foot two unit building with one commercial unit on the ground floor and one residential unit on the ground and second floors. Per the staff report for the Planning and Zoning Commission (the "Commission") hearing, the preapplication requirement was waived for the project. The proposed building was constructed in 2017/2018 and received a certificate of occupancy in August 2018. During construction, a condominium subdivision preliminary plat application was processed and approved on May 14, 2018. The final plat was never filed, therefore the preliminary plat application expired, and the building was never subdivided for individual unit sale.

The City of Ketchum received the application for a Condominium Subdivision Preliminary Plat for the project on August 18, 2021. The application was deemed complete on January 13, 2022, after one review for completeness. Following receipt of the complete application, staff routed the application materials to all city departments for review. Department comments were provided to the applicant on January 18, 2022. The only department to provide comments was the Fire Department as outlined below in the staff report.

Conformance with Zoning Regulations

As mentioned above, the residential use within the existing building is considered a non-conforming use as there is only one residential dwelling unit. At the time of Design Review approval in 2017 (P17-004), the municipal code included four subdistricts within the Community Core. The code permitted "Dwelling, multi-family" uses as a use by right. "Dwelling, One-Family" uses were not permitted in any of the four subdistricts, except that existing non-conforming one-family dwellings could be expanded through with approval of a conditional use permit. In review of the staff report for the original design review approval (P17-004), no analysis of conformance with the District Use Matrix was conducted. An analysis for conformance with the comprehensive plan was conducted, characterizing the proposed project as "Mixed Use" because the project included commercial and residential uses. Although this characterization is correct, "Mixed Use" is not a listed permitted use in the District Use Matrix.

Additionally, the project is not in conformance with our current municipal code. Ordinance 1187, adopted in 2018, made a variety of changes to the zoning code including a consolidation of subdistricts in the community core from four to two. Per the current Ketchum Municipal Code (KMC), residential uses permitted in the CC-2 district have not changed from the prior code and include "Dwelling, multi-family". As previously permitted, existing "dwelling, one-family" uses can be expanded with approval of a conditional use permit. As the existing use is considered non-conforming, the project is subject to KMC Chapter 17.136 – *Nonconforming Uses and Nonconforming Buildings*. Per the KMC, nonconforming uses may be continued provided that the use is "not enlarged or extended so as to increase the degree of nonconformity" (KMC 17.136.050). The condominium subdivision application does not increase or enlarge the use; therefore the condominium subdivision can be approved as long as all subdivision standards are met.

III. CONFORMANCE WITH SUBDIVISION STANDARDS

During Department Review, staff reviewed the preliminary plat application for conformance with KMC 16.04.030 – *Procedures for subdivision approval*, KMC 16.04.040 – *Development and Design*, and KMC 16.04.070 – *Condominiums*. Please see Attachment C for the review of all requirements and standards. Where "N/A" is checked, the standard is not applicable for one of the following reasons or as further stated in the staff comments:

- The standard applies to the creation of new subdivisions, not the subject property, which is an existing platted lot within the Ketchum Townsite.
- Per provisions of the standard, the City Engineer has determined that the standard does not apply.

Conformance with City of Ketchum Building and Fire Codes

The conversion of an existing unsubdivided building to a condominium building requires evaluation for compliance with the adopted Fire Code and Building Code to ensure that all requirements for life, safety, and construction are met. During department review of the application the building department and fire department conducted a thorough review of the property. As the project was completed in 2018, complete construction sets were available for review. The building official determined that the building as constructed meets the requirements for a structure to be subdivided.

The City of Ketchum Fire Marshall conducted a review of the property and provided a list of items that needed to be addressed including installation of smoke and carbon monoxide detectors, fire extinguishers in various locations, and confirmation of current keys to the building for fire access. The applicant is in full agreement with the requirements and is actively working to address the items. Staff recommends condition of approval #1 to ensure that all required items are addressed fully prior to approval of a Final Plat application.

Staff believes the proposed preliminary plat, as conditioned, meets all the subdivision requirements and standards for a preliminary plat and condominium map.

IV. STAFF RECOMMENDATION

Staff recommends **approval** of the Condominium Subdivision Preliminary Plat application subject to the following conditions:

1. Prior to approval of a Final Plat application for the Sun Valley Rd Condos, an inspection shall be conducted by the City of Ketchum Fire Marshall to verify installation of all required life safety items for all areas of the building. If at the time of inspection, all required items are not installed, the Final Plat application will not proceed to the approval stage until all items are installed and verified by the City of Ketchum Fire Marshall.
2. This preliminary plat application is subject to all conditions of approval for Design Review application P17-004.
3. Failure to record a Final Plat within two (2) years of Council’s approval of a Preliminary Plat shall cause the Preliminary Plat to be null and void.

V. RECOMMENDED MOTIONS

Preliminary Plat:

“I move to recommend approval of the 231 Sun Valley Rd Condominium Preliminary Plat application, and adopt the Findings of Fact, Conclusions of Law, and Decision, as it conforms to all applicable subdivision regulations for a preliminary plat and condominium map.”

ATTACHMENTS:

- A. Application Materials – Application and Supporting Documents
- B. Application Materials – Preliminary Plat Plan Set
- C. Draft Findings of Fact, Conclusions of Law, and Decision

**Attachment A:
Application Materials –
Application and Supporting
Documents**



**City of Ketchum
Planning & Building**

OFFICIAL USE ONLY
Application Number:
Date Received:
By:
Fee Paid:
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: 231 SUN VALLEY ROAD CONDOMINIUMS			
Owner of Record: McIntosh Holdings L.L.C.			
Address of Owner: P.O. Box 2320; Ketchum, ID 83340			
Representative of Owner: Sean Flynn with Galena Engineering			
Legal Description: East 75' Lot 8, Block 17, Ketchum Townsite			
Street Address: 231 East Sun Valley Road			
SUBDIVISION INFORMATION			
Number of Lots/Parcels: 2 Condominium Units			
Total Land Area: 5505 s.f., 0.13 Acres			
Current Zoning District: CC			
Proposed Zoning District: CC			
Overlay District: Community Core, Subdistrict C and Festival Overlay			
TYPE OF SUBDIVISION			
Condominium <input checked="" type="checkbox"/>	Land <input type="checkbox"/>	PUD <input type="checkbox"/>	Townhouse <input type="checkbox"/>
Adjacent land in same ownership in acres or square feet: None			
Easements to be dedicated on the final plat: Reciprocal utility easements			
Briefly describe the improvements to be installed prior to final plat approval: None, all improvements have been installed			
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.

Sean Flynn

08/12/21

Applicant Signature

Date

This instrument was filed for record by Blaine County Title, as an accommodation only, it has not been examined as to its execution or as to its effect upon title.

Instrument # 685416

HAILEY, BLAINE, IDAHO
08-11-2021 3:59:34 PM No. of Pages: 3
Recorded for: BLAINE COUNTY TITLE
JOLYNN DRAGE Fee: \$15.00
Ex-Officio Recorder Deputy: GWB
Electronically Recorded by Simplifile

WARRANTY DEED

FOR VALUE RECEIVED

McIntosh Holdings, LLC, an Idaho limited liability company, successor in interest to 670 DuBuque LLC, a California limited liability company,

the Grantor, hereby grants, bargains, sells, conveys and warrants unto

McIntosh Holdings, LLC, an Idaho limited liability company

the Grantee, whose current address is: PO Box 2320, Ketchum, ID 83340

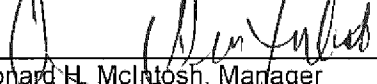
the following described premises, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject to and those made, suffered or done by the Grantee; and subject to all existing patent reservations; restrictions in railroad deeds of record; easements and rights of way established and of record; protective covenants of record; zoning ordinances and applicable building codes, use restrictions, ordinances, laws and regulations of any governmental unit; general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable; and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated this 10 day of Aug 2021.

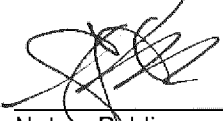
McIntosh Holdings, LLC,
an Idaho limited liability company



Leonard H. McIntosh, Manager

State of ID
County of BLAINE

This record was acknowledged before me on 10 day of AUG. , 2021 , by Leonard H. McIntosh, as Manager of McIntosh Holdings, LLC .


Notary Public HAILEY, ID
My Commission Expires: 5.18.22

(STAMP)

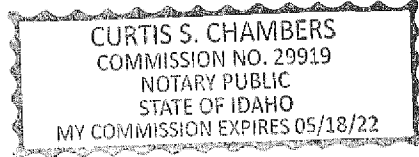


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 18A, Block 56 of LOT 18A, BLOCK 56, HAILEY TOWNSITE, as shown on the official plat thereof, recorded as Instrument No. 673223, records of Blaine County, Idaho.

and

Condominium Units 1, 2, 3, 4 and 5 AND the Common Areas, as shown on the Plat of the River Street Condominiums filed February 1, 2021 as Instrument No. 678803, official records of Blaine County, Idaho, as said plat may be amended or supplemented from time to time, and as defined in the Condominium Declaration for River Street Condominiums, recorded as Instrument No. 679845, official records of Blaine County, Idaho, as said declaration may be amended or supplemented from time to time.

[The above property was formerly described as Lot 2, Block 1 of Intrusted Subdivision, Blaine County, Idaho, according to the official plat thereof, recorded as Instrument No. 678802, records of Blaine County, Idaho.]

and

The East Seventy Five Feet (75') of Lot 8 in Block 17, of the VILLAGE OF KETCHUM, as shown on the certified copy of the official map thereof, recorded as Instrument No. 302967, records of Blaine County, Idaho.



ALTA COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY’S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the “Company”), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company’s liability and obligation end.


Countersigned by:


Authorized Countersignature





Frederick H. Eppinger
President and CEO



David Hisey
Secretary

Blaine County Title, Inc.
360 Sun Valley Road
P.O. Box 3176
Ketchum, ID 83340
(208) 726-0700

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I - Requirements;
- (f) Schedule B, Part II - Exceptions; and
- (g) a countersignature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I - Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

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File No. 2123633

ALTA Commitment For Title Insurance 8-1-16 (4-2-18)

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AMERICAN
LAND TITLE
ASSOCIATION



- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II - Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <<http://www.alta.org/arbitration>>.

STEWART TITLE GUARANTY COMPANY

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252-2029.

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File No. 2123633

ALTA Commitment For Title Insurance 8-1-16 (4-2-18)

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LAND TITLE
ASSOCIATION



**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data for reference only:

Issuing Agent: Blaine County Title, Inc.
Issuing Office: 360 Sun Valley Road, P.O. Box 3176, Ketchum, ID 83340
Issuing Office's ALTA® Registry ID: N/A
Loan ID Number: N/A
Commitment Number: 2123633
Issuing Office File Number: 2123633
Property Address: 231 E Sun Valley Rd., Ketchum, ID 83340
Revision Number:

1. Commitment Date: May 04, 2021 at 8:00 A.M.

2. Policy to be issued: **Proposed Policy Amount**
(a) ALTA Owner's Policy Standard \$4,285,000.00

Proposed Insured: 670 Dubuque, LLC

(b) ALTA Loan Policy

Proposed Insured:

3. The estate or interest in the Land described or referred to in this Commitment is:

Fee Simple

4. The Title is, at the Commitment Date, vested in:

231 E Sun Valley Road II LLC, an Delaware Limited Liability Company

5. The Land is described as follows:

The East Seventy Five Feet (75') of Lot 8 in Block 17, of the VILLAGE OF KETCHUM, as shown on the certified copy of the official map thereof, recorded as Instrument No. 302967, records of Blaine County, Idaho.

STATEMENT OF CHARGES

These charges are due and payable
before a policy can be issued

Owner's Policy: \$8,357.00

Reissue Credit of (\$1,263.00) Included

Underwriter remittance
\$1,002.84

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File No. 2123633

ID ALTA Commitment For Title Insurance Schedule 8-1-16 (4-2-18)

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Requirements

File No.: 2123633

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. The Company requires for its review a certificate of good standing, and satisfactory evidence of authority of the officers, managers, or members to execute the documents for **231 E Sun Valley Road II LLC**.
6. Release of Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby:
Amount: \$2,000,000.00
Dated: 11/06/2019
Grantor: 231 E Sun Valley Road II LLC, a Delaware Corporation
Trustee: Blaine County Title, Inc.
Beneficiary: Zions Bancorporation, N.A. dba Zions First National Bank
Recorded: 11/18/2019, as Instrument No. 667934, records of Blaine County, Idaho
7. Release of Assignment of Rents by and between 231 E Sun Valley Road II LLC, a Delaware Corporation and Zions Bancorporation, N.A. dba Zions First National Bank, recorded 11/18/2019 as Instrument No.667935, records of Blaine County, Idaho.
8. Delivery to the Company of the Affidavit as to Debts and Liens. Upon acceptance and review of said Affidavit, title will be subject to such further matters as appear necessary and appropriate following such review.
9. Pursuant to the State of Idaho Insurance Regulations, a cancellation fee is to be charged on all cancelled orders. Unless otherwise advised, orders will be considered cancelled six months after the effective date on the Commitment. The amount of the fee assessed shall be in accordance with our rate filing with the Idaho Department of Insurance.

If you should decide to change lenders within six months, this commitment can be transferred to avoid a cancellation charge.

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File No. 2123633

ALTA Commitment For Title Insurance Schedule 8-1-16 (4-2-18)

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AMERICAN
LAND TITLE
ASSOCIATION



ALTA COMMITMENT FOR TITLE INSURANCE

SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exceptions

File No.: 2123633

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by public record.
3. Any facts, rights, interests, or claims which are not shown by the public records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
4. Easements, liens, or encumbrances, or claims thereof, which are not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortages in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims, or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
7. Any lien or right to a lien for services, labor, equipment, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
8. Rights of the state or federal government and/or public in and to any portion of the land for right of way (whether or not such rights are shown by recordings of easements and/or maps in the Public Records by the State of Idaho showing the general location of these rights of way).
9. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. Stewart makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interest that are not listed.
10. General taxes for the year 2020, a lien in the amount of \$11,132.20, of which the first half due December 20, 2020

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ID ALTA Commitment For Title Insurance Schedule 8-1-16 (4-2-18) (1-1-2021)

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AMERICAN
LAND TITLE
ASSOCIATION



ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exceptions

are PAID and the second half are due on or before June 20, 2021. (Parcel No. RPK0000017008A)

11. General taxes for the year 2021 and subsequent years, which are a lien not yet payable.
12. Water and sewer charges of the City of Ketchum.
13. Ketchum rubbish charges billed by Clear Creek Disposal.
14. Notes, Easements and Restrictions, if any, as shown on the official map of the Village of Ketchum, recorded February 13, 1989 as [Instrument No. 302967](#), records of Blaine County, Idaho.
15. Easement, including the terms and provisions thereof, in favor of Idaho Power Company, recorded August 24, 2017 as [Instrument No. 645945](#), records of Blaine County, Idaho.
16. Notices of liens if any, in favor of the State Tax Commission, the Department of Labor and Department of Health and Welfare of the State of Idaho filed in the office of the Secretary of State pursuant to Chapter 19, Title 45, Idaho Code. (The Idaho State Tax Commission electronically files liens with the office of the Secretary of State and not with the Blaine County Recorder. Until final review at closing, title may be subject to such further matters as appear necessary and appropriate following such review.

Items 1-5 and 7 may be removed upon issuance of any ALTA Extended Coverage Policy.

Copies of all recorded documents outlined in this section are available upon request

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ID ALTA Commitment For Title Insurance Schedule 8-1-16 (4-2-18) (1-1-2021)

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AMERICAN
LAND TITLE
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STG Privacy Notice Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
For our everyday business purposes — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes — to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness.	No	We don't share
For our affiliates to market to you — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to optout@stewart.com or fax to 1-800-335-9591.
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	We collect your personal information, for example, when you <ul style="list-style-type: none"> ▪ request insurance-related services ▪ provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact us: *If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1360 Post Oak Blvd., Ste. 100, Privacy Officer, Houston, Texas 77056*

Privacy Notice for California Residents

Pursuant to the California Consumer Privacy Act of 2018 (“CCPA”), Stewart Information Services Corporation and its subsidiary companies (collectively, “Stewart”) are providing this **Privacy Notice for California Residents** (“CCPA Notice”). This CCPA Notice supplements the information contained in Stewart’s existing privacy notice and applies solely to all visitors, users and others who reside in the State of California or are considered California Residents (“consumers” or “you”). Terms used but not defined shall have the meaning ascribed to them in the CCPA.

Information Stewart Collects

Stewart collects information that identifies, relates to, describes, references, is capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular consumer, household, or device. Most of the information that Stewart collects in the course of its regular business is already protected pursuant to the Gramm-Leach-Bliley Act (GLBA). Additionally, much of this information comes from government records or other information already in the public domain. Personal information under the CCPA does not include:

- Publicly available information from government records.
- Deidentified or aggregated consumer information.
- Certain personal information protected by other sector-specific federal or California laws, including but not limited to the Fair Credit Reporting Act (FCRA), GLBA and California Financial Information Privacy Act (FIPA).

Specifically, Stewart has collected the following categories of personal information from consumers within the last twelve (12) months:

Category	Examples	Collected?
A. Identifiers.	A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver’s license number, passport number, or other similar identifiers.	YES
B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)).	A name, signature, Social Security number, physical characteristics or description, address, telephone number, passport number, driver’s license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information. Some personal information included in this category may overlap with other categories.	YES
C. Protected classification characteristics under California or federal law.	Age (40 years or older), race, color, ancestry, national origin, citizenship, religion or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status, genetic information (including familial genetic information).	YES
D. Commercial information.	Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.	YES
E. Biometric information.	Genetic, physiological, behavioral, and biological characteristics, or activity patterns used to extract a template or other identifier or identifying information, such as, fingerprints, faceprints, and voiceprints, iris or retina scans, keystroke, gait, or other physical patterns, and sleep, health, or exercise data.	YES
F. Internet or other similar network activity.	Browsing history, search history, information on a consumer’s interaction with a website, application, or advertisement.	YES
G. Geolocation data.	Physical location or movements.	YES
H. Sensory data.	Audio, electronic, visual, thermal, olfactory, or similar information.	YES
I. Professional or employment-related information.	Current or past job history or performance evaluations.	YES
J. Non-public education information (per the Family Educational Rights and Privacy Act (20 U.S.C. Section 1232g, 34 C.F.R. Part 99)).	Education records directly related to a student maintained by an educational institution or party acting on its behalf, such as grades, transcripts, class lists, student schedules, student identification codes, student financial information, or student disciplinary records.	YES
K. Inferences drawn from other personal information.	Profile reflecting a person’s preferences, characteristics, psychological trends, predispositions, behavior, attitudes, intelligence, abilities, and aptitudes.	YES

Stewart obtains the categories of personal information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees or their agents (For example, realtors, lenders, attorneys, etc.)
- Directly and indirectly from activity on Stewart's website or other applications.
- From third-parties that interact with Stewart in connection with the services we provide.

Use of Personal Information

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules and regulations.
- Performing services including maintaining or servicing accounts, providing customer service, processing or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all of our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent in the course of your transaction (for example, a realtor or a lender). Stewart may disclose your personal information to a third party for a business purpose. Typically, when we disclose personal information for a business purpose, we enter a contract that describes the purpose and requires the recipient to both keep that personal information confidential and not use it for any purpose except performing the contract.

We share your personal information with the following categories of third parties:

- Service providers and vendors (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- Affiliated Companies
- Litigation parties and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations.
- Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information for a business purpose:

- Category A: Identifiers
- Category B: California Customer Records personal information categories
- Category C: Protected classification characteristics under California or federal law
- Category D: Commercial Information
- Category E: Biometric Information
- Category F: Internet or other similar network activity
- Category G: Geolocation data
- Category H: Sensory data
- Category I: Professional or employment-related information
- Category J: Non-public education information
- Category K: Inferences

Consumer Rights and Choices

The CCPA provides consumers (California residents) with specific rights regarding their personal information. This section describes your CCPA rights and explains how to exercise those rights.

Access to Specific Information and Data Portability Rights

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

Deletion Request Rights

You have the right to request that Stewart delete any of your personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you
2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.
3. Debug products to identify and repair errors that impair existing intended functionality.
4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.
5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 *seq.*).
6. Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.
7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.
8. Comply with a legal obligation.
9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

Exercising Access, Data Portability, and Deletion Rights

To exercise the access, data portability, and deletion rights described above, please submit a verifiable consumer request to us either:

- Calling us Toll Free at 1-866-571-9270
- Emailing us at Privacyrequest@stewart.com
- Visiting <http://stewart.com/ccpa>

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.
- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

Response Timing and Format

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable. For data portability requests, we will select a format to provide your personal information that is readily useable and should allow you to transmit the information from one entity to another entity without hindrance.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

Non-Discrimination

Stewart will not discriminate against you for exercising any of your CCPA rights. Unless permitted by the CCPA, we will not:

- Deny you goods or services.
- Charge you a different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

Changes to Our Privacy Notice

Stewart reserves the right to amend this privacy notice at our discretion and at any time. When we make changes to this privacy notice, we will post the updated notice on Stewart's website and update the notice's effective date. **Your continued use of Stewart's website following the posting of changes constitutes your acceptance of such changes.**

Contact Information

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described here, your choices and rights regarding such use, or wish to exercise your rights under California law, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270

Website: <http://stewart.com/ccpa>

Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation
Attn: Mary Thomas, Deputy Chief Compliance Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

**CONDOMINIUM DECLARATION AND
COVENANTS, CONDITIONS, AND RESTRICTIONS**

FOR

231 SUN VALLEY ROAD

ARTICLE I

Recitals and Certain Definitions

Section 1.01 The Declarant; the Real Property. McIntosh Holdings LLC, an Idaho Limited Liability Company authorized to do business within the State of Idaho (together with its successors and assigns, including any person or entity acquiring all and not less than all of the interest of McIntosh Holdings LLC in the "Real Property" whether by purchase or pursuant to foreclosure proceedings or otherwise (collectively the "Declarant")), is the owner of that certain real property located in the City of Ketchum, Blaine County, Idaho, described in Exhibit A attached hereto and hereby made a part of this Declaration (the "Real Property").

Section 1.02 Intention of Declarant. Declarant intends to provide for condominium ownership of the Real Property under the Condominium Property Act of the State of Idaho.

Section 1.03 The Project. The term "Project" shall collectively mean the Real Property and all buildings and other improvements located on the Real Property. Declarant intends for the Project to be a mixed-use project consisting of areas for retail, office and residential uses.

Section 1.04 Type of Ownership. This condominium project will provide a means for ownership in fee simple of separate interests in the Units and for co-ownership with others, as tenants in common, of the Common Area, as those terms are herein defined.

ARTICLE II

Additional Definitions

The following terms shall have the following meanings when used herein unless the context otherwise requires.

Section 2.01 Building. "Building" means any building constructed on the Real Property pursuant to this Declaration.

Section 2.02 Unit. "Unit" means the separate interest in a Condominium as bounded by the interior surfaces of the perimeter walls, floors, ceilings, windows, and

doors thereof and the interior surfaces of built-in fireplaces, as shown and numbered on the Condominium Map to be filed for record, together with all fixtures and improvements therein contained (attached as Exhibit B). Notwithstanding such markings, the following are not part of a "Unit": bearing walls, columns, floors, and roofs (except for the interior surface thereof), foundations, elevator equipment and shafts, central heating, central refrigeration and central air-conditioning equipment, reservoirs, tanks, pumps, and other central services pipes, vents, ducts, flues, chutes, conduits, and wires, and other utility installations wherever located, except the outlets thereof when located within the Unit. The interior surfaces of a perimeter window or door means at the points at which such surfaces are located when such windows or doors are closed; the physical windows and doors themselves are part of the Unit or Common Area as herein defined. Each Unit excludes the interior of any storage areas and/or garages, which are shown on the Condominium Map that are dedicated to a particular unit, and hereinafter referred to as a Limited Common Area. The ownership of a storage unit or garage is preconditioned on the ownership of a Unit. The storage units and garage must be used only for purposes, which are consistent with relevant zoning regulations and shall not be used as residences or as dog kennels.

Section 2.03 Common Area. "Common Area" means the entire Project excepting the Limited Common Areas and the Units.

Section 2.04 Limited Common Areas. "Limited Common Area" means that Common Area and facilities designated herein for the exclusive use of a certain Condominium Owner or Owners to the exclusion, limitation or restriction of others, as described in greater detail in Section 4.02. Without limiting the foregoing, the Limited Common Areas shall include decks, balconies, porches appurtenant to and accessible only from a Unit, the elevator designated to serve a Unit 2, the garage designated to serve a Unit 2, storage areas designated as Limited Common Area in this Declaration or on the Condominium Map, and heating or other equipment located in an enclosed area adjacent to each Unit or for the exclusive use of such Unit. Such Limited Common Area shall be used in connection with such Unit to the exclusion of the use thereof by the other Owners of Units except by invitation. No reference to Limited Common Area need be made in any instrument of conveyance or encumbrance in order to convey or encumber the Limited Common Area appurtenant to a Unit.

Section 2.05 Condominium. "Condominium" means a separate interest in a Unit, plus the Limited Common Area appurtenant to that Unit, along with an undivided interest in common in the Common Area in accordance with the attached Exhibit B.

Section 2.06 Owner. "Owner" means any person or entity, including Declarant, at any time owning a Unit or Condominium; the term "Owner" shall not refer to any Mortgagee, as herein defined, unless such Mortgagee has acquired title pursuant to foreclosure or any proceeding in lieu of foreclosure.

Section 2.07 Mortgage. "Mortgage" means any mortgage, deed of trust, or other security instrument by which a Unit or Condominium or any part thereof is encumbered.

Section 2.08 Mortgagee. "Mortgagee" means any person or any successor to the interest of such person named as the mortgagee, trust beneficiary, or creditor under any Mortgage, as Mortgage is defined in Article II, Section 2.07, under which the interest of any Owner, or successor to the interest of such Owner, is encumbered.

Section 2.09 Association. "Association" means 231 Sun Valley Road Owners Association, Inc., an Idaho corporation, not for profit, its successors and assigns, organized as provided herein. The Association shall act through its duly elected Board of Directors.

Section 2.10 Condominium Map. "Condominium Map" means the Condominium Map for 231 Sun Valley Road to be filed for record in the office of the County Recorder of Blaine County, Idaho (attached as Exhibit B) consisting of a plat or survey map of the surface of the ground of the Real Property showing a survey thereof, the location of the Building with respect to the boundaries of the Real Property, together with diagrammatic floor plans of the Building showing the boundaries of each Unit within the Building, including horizontal and vertical locations and dimensions of all boundaries of each Unit and the Unit number identifying the Units, together with such other information as may be included therein in the discretion of the Declarant.

ARTICLE III

Statement of Intention and Purpose

Declarant hereby declares that the Project and every part thereof is held and shall be held, conveyed, devised, leased, rented, encumbered, used, occupied, improved, and otherwise affected in any manner, subject to the provisions of this Declaration, each and all of which provisions are hereby declared to be in furtherance of the general plans and scheme of condominium ownership referred to in Article I and are further declared to be for the benefit of the Project and every part thereof and for the benefit of each Owner. All provisions hereof shall be deemed to run with the land as covenants running with the land or as equitable servitudes, as the case may be, and shall constitute benefits and burdens to the Declarant and the Declarant's assigns and to all persons hereafter acquiring or owning any interest in the Project, however such interest may be obtained.

ARTICLE IV

Nature and Incidents of Condominium Ownership

Section 4.01 Estates of an Owner. The Project is hereby divided into Condominiums, each consisting of a separate interest in a Unit, plus the Limited Common Area appurtenant to that Unit, along with an undivided interest in common in the Common Area in accordance with the attached Exhibit B. Exhibit B contains a legal description of each Unit in the Project, consisting of the identifying number of such Unit as shown on the Condominium Map. The percentage of ownership interest in the Common Area and Limited Common Areas, which is to be allocated to each Unit for purposes of tax assessment under section 55-1514 of the Idaho Code and for

purposes of liability as provided by section 55-1515 of the Idaho Code shall be as follows: ---

Section 4.02 Roof Top Limited Common Area.

Section 4.03 Parking Area. The Association shall maintain as a part of the Common Area, the parking area, miscellaneous utility meters, mechanical rooms and the trash collection area, for the use of Condominium Owners, tenants, and occupants, or their invitees.

Section 4.06 Title. Title to a Condominium may be held or owned by any entity and in any manner in which title to any other real property may be held or owned in the State of Idaho.

Section 4.07 Inseparability. No part of a Condominium, or of the legal rights comprising ownership of that Condominium, may be separated from any other part of that Condominium during the period of Condominium ownership prescribed herein, so that each Condominium and the undivided interest in the Common Area appurtenant to such Condominium shall always be conveyed, devised, encumbered, and otherwise affected only as a complete Condominium. Every gift, devise, bequest, transfer, encumbrance, conveyance, or other disposition of a Condominium or any part thereof shall be presumed to be a gift, devise, request, transfer, encumbrance, or conveyance, respectively, of the entire Condominium, together with all appurtenant rights created by law or by this Declaration.

Section 4.08 Partition Not Permitted. The Common Area shall be owned in common by all Owners of Condominiums, and no Owner may bring any action for partition thereof.

Section 4.09 Owner's Right to Common Area. Subject to the limitations contained in this Declaration, each Owner shall have the nonexclusive right to use and enjoy the Common Area, and shall have the exclusive right to use and enjoy the Limited Common Area designated herein for exclusive or shared use by such Owner(s).

Section 4.10 Taxes and Assessments. Each Owner shall execute such instruments and take such actions as may reasonably be specified by the Association to obtain separate real property tax assessments of the interest of each Owner in each Condominium. If any taxes or special district or other assessments may, in the opinion of the Association, nevertheless be a lien on the Project or any part thereof, the Association shall pay the same and assess the same to the Owner or Owners responsible therefor. Each Owner shall pay the taxes or assessments assessed against such Owner's Condominium or interest therein, or such Owner's interest in the Common Area or any part of any or all of the foregoing. Each Owner shall pay all taxes, rates, impositions, and assessments levied against the Project or any part of the Common Area in proportion to such Owner's interest in such common area as set forth in Exhibit B, and such payment is to be made to the Association at least thirty (30) days prior to the delinquency of such tax or assessment. Each such unpaid tax or assessment shall bear interest at the rate of

ten percent (10%) per annum from and after the time the same becomes payable by each Owner and shall be secured by the lien created by Section 9.06 hereof. Notwithstanding the foregoing, taxes, assessments, or other charges attributable to the Common Area shall be apportioned among the Owners as provided in Article IX hereof.

Section 4.11 Owner's Rights With Respect to Interiors. Each Owner shall have the exclusive right to paint, repaint, tile, paper, or otherwise maintain, refinish and decorate the interior surfaces of the walls, ceilings, floors, and doors and to clean the interior surfaces of windows, all of which form the boundaries of their respective Unit, and all walls, ceilings, floors, and doors within such boundaries. The Association shall have the responsibility for cleaning of exterior surfaces of windows. Window coverings visible from the outside of the Building must be approved by the Association prior to installation.

Section 4.12 Easements for Encroachments. If any part of the Common Area encroaches or shall hereafter encroach upon a Unit or Units, an easement for such encroachment and for the maintenance of the same shall and does exist. If any part of a Unit encroaches or shall hereafter encroach upon the Common Area or upon an adjoining Unit or Units, an easement for such encroachment and for the maintenance of the same shall and does exist. Such encroachments shall not be considered to be encumbrances either on the Common Area or the Units. Encroachments referred to herein include, but are not limited to, encroachments caused by settling, rising, or shifting of the earth or by changes in position caused by repair or reconstruction of the Project or any part thereof or by signage approved in writing by the Association.

Section 4.13 Easements of Access for Repair, Maintenance, and Emergencies. Some of the Common Area is or may be located within the Units or may be conveniently accessible only through the Units. The Owners shall have the irrevocable right, to be exercised by the Association as their agent, to have access to all such parts of the Project when necessary, during such reasonable hours, and with reasonable notice except in cases of emergency, for the maintenance, repair, or replacement of any of the Common Area located therein or accessible therefrom or for making emergency repairs therein necessary to prevent damage to the Project. The Association shall also have such right independent of any agency relationship. In the event that the need for maintenance, repair, or replacement of all or any portion of the Common Area is caused through or by the negligent or willful act or omission of an Owner or occupant of a Unit, then the expenses incurred by the Association for such maintenance, repair, or replacement shall be a personal obligation of such Owner; and, if the Owner fails to repay the expenses incurred by the Association within seven days after notice to the Owner of the amount owed, then the failure to so repay shall be a default by the Owner, and such expenses shall automatically become a default Assessment determined and levied against such Unit, enforceable by the Association in accordance with this Declaration.

Section 4.14 Owner's Right to Ingress, Egress, and Support. Each Owner shall have the right to ingress and egress over, upon, and across the Common Area necessary for access to such Owner's Condominium and to the Limited Common Area designated for use in connection with such Owner's Condominium and shall have the right to the

horizontal and lateral support of such Owner's Condominium, and such rights shall be appurtenant to and pass with the title to each.

Section 4.15 Association's Right to Use of Common Area. The Association shall have a non-exclusive easement to make such use of the Common Area as may be necessary or appropriate to perform the duties and functions which the Association is obligated or permitted to perform pursuant to this Declaration, including the right to construct and maintain in the Common Area maintenance, trash and storage facilities for use by the Association. In addition, the Association may enter into an agreement(s) to jointly operate and/or utilize trash and maintenance facilities with adjacent property owners for the mutual benefit of the Association and adjacent property owner(s). With the approval of majority vote of the Membership Voting Percentages as set forth on attached Exhibit B, the Association shall also maintain the right to enter into agreements with Owners to allow non-exclusive temporary utilization of certain parts of the Common Area for use by their employees, tenants, and business invitees.

Section 4.16 Easements and Utilities. In order to adequately serve each Unit, utility and service facilities may be constructed and may encroach on Common Area, Limited Common Area, or the Units. An easement for such encroachment and for the maintenance of the same shall and does exist.

Section 4.17 Declarant's Right Incident to Construction. Declarant and persons Declarant shall select shall have the right to and hereby reserve an easement and right-of-way for ingress and egress over, upon, and across the Common Area and the right to store materials thereon and to make such other use thereof as may be reasonably necessary incident to complete development of the Project .

Section 4.18 Easements Deemed Created. All conveyances of Condominiums, whether by the Declarant or otherwise, shall be construed to grant and reserve such reciprocal easements as shall give effect to this Article IV, even though no specific reference to such easements or to those sections appears in any such conveyance.

Section 4.19 Association's Management of Common Area. The Association shall act prudently and diligently to manage and control the Common Area in a manner compatible with good business practices and for the benefit of all Owners. The Association shall have the right to hire a building manager for this purpose.

ARTICLE V

Description of a Condominium

Every contract for the sale of a Condominium and every other instrument affecting title to a Condominium may describe that Condominium by the number shown on the Condominium Map as set forth in Exhibit B to this Declaration and as each appears on the records of the County Recorder of Blaine County, Idaho. Such description will be construed to describe the Unit together with the appurtenant undivided interest in the Common Area, and to incorporate all the rights incident to

ownership of a Condominium and all the limitations on such ownership as described in this Declaration.

ARTICLE VI

Mechanic's Lien Rights

Section 6.01 Condominium Labor. No labor performed or services or materials furnished with the consent or at the request of an Owner or such Owner's agent, contractor, or subcontractor shall be the basis for the filing of a lien against the Common Area, Limited Common Area or the Condominium of any other Owner or against any part thereof or against any other property of any other Owner unless such other Owner has expressly consented to or requested the performance of such labor or furnishing of such materials or services. Such express consent shall be deemed to have been given by the Owner of any Condominium in the case of emergency repairs thereto. Labor performed or services or materials furnished for the Project, if duly authorized by the Association, shall be deemed to be performed or furnished with the express consent of each Owner. Any Owner may remove such owner's Condominium from a lien against two or more Condominiums or any part thereof by payment to the holder of the lien of the fraction of the total sum secured by such lien which is attributable to such Owner's Condominium.

ARTICLE VII

The Association

Section 7.01 Membership. The Articles of Incorporation and Bylaws of the Association are attached hereto as Exhibit C and hereby made a part of this Declaration. Every Owner shall be entitled and required to be a member of the Association. If more than one person holds title to a Condominium, the membership related to that Condominium shall be shared by all such persons in the same proportionate interests and by the same type of tenancy in which the title to the Condominium is held. No person or entity other than an Owner may be a member of the Association, and the Articles of Incorporation or Bylaws of the Association always shall so state and shall in addition state that the memberships in the Association may not be transferred except in connection with the transfer of a Condominium; provided, however, the rights of membership may be assigned to a Mortgagee as further security for a loan secured by a lien on a Condominium.

Section 7.02 Voting Rights. Each Owner shall have the percentage of interest in Common Area and be entitled to vote their percentage Membership Voting Interest as follows: ---. ("Membership Voting Interest"). The membership voting rights and percentage ownership interests of new members shall be determined in the same way as such voting rights and percentage interests were determined for existing members.

Section 7.03 Election of Directors. The Unit Owners shall elect a Board of Directors of at least three (3) members, each of whom shall be Unit Owners. Election and removal of

members to the Board of Directors and of officers shall be as set forth in the By-laws. In the election of members of the Board of Directors, the candidates receiving the highest percentages of Membership Voting Interest shall be deemed elected. A director may be removed as set forth in the By-laws.

Section 7.05 Amplification. The provisions of this Article VII are amplified by the Articles of Incorporation of the Association and by the Bylaws of the Association; provided, however, no present or future provision of such Articles of Incorporation or Bylaws shall substantially alter or amend any of the rights or obligations of the Owners set forth herein.

ARTICLE VIII

Certain Rights and Obligations of the Association

Section 8.01 The Management Body. The Association is hereby designated to be the "Management Body" as provided in sections 55-1503 and 55-1506 of the Idaho Code and shall administer the Project in accordance with the Condominium Property Act of the State of Idaho, the Idaho Code, the Articles of Incorporation and Bylaws of the Association, and the provisions of this Declaration.

Section 8.02 The Common Area. The Association, subject to the rights of the Owners set forth in Article IV hereof, shall be responsible for the exclusive management and control of the Common Area and all improvements thereon (including furnishings and equipment related thereto) and shall keep the same in good, clean, attractive and sanitary condition, order and repair; however, each Owner of a Unit shall keep the Limited Common Area designated for use in connection with such Owner's Unit in a clean, sanitary, and attractive condition and shall maintain and repair their Limited Common Area and the heating and other equipment and hot water heater exclusively servicing such Owner's Unit. The Association shall be responsible for the maintenance and repair of exterior surfaces of Buildings and improvements located on the Project including, without limitation, the painting and/or plastering of interior and exterior Common Areas, the same as often as necessary, the replacement of interior and exterior wood and/or stone in the Common Areas, trim and caulking, the maintenance and repair of roofs, the maintenance and repair of exterior walkways, and the maintenance, repair and general upkeep of any other Common Area, including utility lines and all other improvements or materials located within or used in connection with the Common Area. The Association shall be responsible for the removal and disposal of all snow and ice from all driveways, parking areas, pedestrian pathways and sidewalks. The Association shall additionally maintain the general building mechanical and electrical systems. The Association shall also have the right to allocate additional costs to any particular Owner to the extent such Owner is utilizing a portion of the Common Area for a particular purpose to the exclusion of other Owners. The Association by and through the Association's officers shall have the right to grant easements for utility purposes over, upon, across, under, or through any portion of the Common Area, and each Owner hereby irrevocably appoints this Association and the Association's officers as attorney-in-fact for such purposes.

Section 8.03 Miscellaneous Services. The Association may obtain and pay for the services of any person or entity to manage the Association's affairs, or any part thereof, to the extent the Association deems advisable, as well as such other personnel as the Association shall determine to be necessary or desirable for the proper operation of the Project, whether such personnel are furnished or employed directly by the Association or by any person or entity with whom or which the Association contracts. The Association may obtain and pay for legal, accounting and tax preparation services, as necessary or desirable in connection with the operation of the Project or the enforcement of this Declaration. The Association may arrange with others to furnish electrical, natural gas, water, sewer, trash collection and recycling, and other common services to each Unit. The cost of such management, maintenance, and repair by the Association shall be borne as provided in Article IX.

Section 8.04 Personal Property for Common Use. The Association may acquire and hold for the use and benefit of all the Owners tangible and intangible personal property and may dispose of the same by sale or otherwise, and the beneficial interest in any such property shall be deemed to be owned by the Owners in the same proportion as the Owner's percentage in the Common Area as set forth in attached Exhibit B. Such interest shall not be transferable except with the transfer of a Condominium. A transfer of a Condominium shall transfer to the transferee ownership of the transferor's beneficial interest in such property without any reference thereto. Each Owner may use such property in accordance with the purpose for which it is intended, without hindering or encroaching upon the lawful rights of other Owners. The transfer of title to a Condominium under foreclosure shall entitle the purchaser to the interest in such personal property associated with the foreclosed Condominium.

Section 8.05 Rules and Regulations. The Association may, from time to time, make reasonable rules and regulations for the management, preservation, safety, control and orderly operation of the Project in order to effectuate the intent and enforce the obligation set forth in this Declaration. Such rules and regulations may include, without limitation, assignment of particular areas within the Common Area for the temporary exclusive use by Owners of particular Units including but not limited to the right of the Association to designate use of particular portions of parking areas, outside sidewalk areas for the installation, maintenance and utilization of outdoor seating and related equipment uses. The Association may suspend any Owner's voting rights in the Association during any period or periods during which such Owner fails to comply with such rules and regulations or with any other obligations of such Owner under this Declaration. The Association may also take judicial action against any Owner to enforce compliance with such rules, regulations, or other obligations or to obtain damages for noncompliance, all to the extent permitted by law. The Association is hereby appointed as the Owners' representative for the purpose of enforcing compliance with such rules, regulations, other obligations, or to obtain damages for non-compliance by tenants with respect to the Common Area. The Association may appoint an outside management company to serve as the Owner's representative so long as the Association provides adequate supervision of the activities of the outside management company.

Section 8.06 Implied Rights. The Association may exercise any other right or privilege given to the Association expressly by this Declaration or by law, and every other right or privilege reasonably to be implied from the existence of any right or privilege given to the Association herein or reasonably necessary to effectuate any such right or privilege.

ARTICLE IX

Assessments

Section 9.01 Agreement to Pay Assessment. Declarant, for each Condominium owned by Declarant within the Project and for and as the owner of the Project and every part thereof, hereby covenants, and each Owner of any Condominium by the acceptance of a deed, whether or not it be so expressed in the deed, shall be deemed to covenant and agree with each other and with the Association to pay to the Association periodic assessments made by the Association for the purposes provided in this Declaration and special assessments for capital improvements and other matters as provided in this Declaration. In the case of joint or co-ownerships this liability shall be joint and several. No Unit Owner may waive or otherwise escape personal liability for the payment of the Assessments provided for in this Declaration by not using the Common Areas or the facilities contained in the Common Area or by abandoning or leasing his Unit. Such assessments shall be fixed, established, and collected from time to time in the manner provided in this Article IX.

Section 9.02 Amount of Total Periodic Assessments. The total periodic assessments against all Condominiums shall be based upon cash requirements determined by the Association to provide for the payment of all estimated or actual expenses growing out of or connected with the maintenance and operation of the Common Area or furnishing electrical, water, sewer, trash collection, and other common services to each Unit to the extent not separately metered and/or billed to a specific Unit, which estimates may include, among other things, expenses of management, taxes and special assessments, premiums for all insurance which the Association is required or permitted to maintain pursuant hereto, landscaping and care of grounds, snow removal, common lighting and heating, water charges, trash collection, recycling, sewer service charges, repairs and maintenance, wages for Association employees, legal and accounting fees, taxes, licenses, any deficit remaining from a previous period, the creation of a reasonable contingency reserve, surplus, and/or sinking fund, and any other expenses and liabilities which may be incurred by the Association for the benefit of the Owners under or by reason of this Declaration.

Section 9.03 Apportionment of Periodic Assessments. The expenses attributable to the Common Area shall be apportioned among all Owners of Units in proportion to the interest in the Common Area owned by each Owner of a Unit as set forth in Exhibit B to this Declaration.

Section 9.04 Notice of Periodic Assessments and Time Payment Thereof. The Association shall make periodic assessments based upon a budget adopted no less

frequently than annually, which assessments shall be annually, quarterly, or monthly, as the Association shall from time to time determine. The total periodic Assessment for any fiscal year of the Association shall be assessed to the Units in proportion to their percentage of interest in the Common Area as follows: ---, subject to: (a) common expenses which are separately metered or assessed to the Units by third parties; (b) common expenses associated with the maintenance, repair or replacement of Limited Common Areas which shall be assigned equally or on such other equitable basis as the Board of Directors shall determine to the Units to which the specific Limited Common Areas are appurtenant; (c) common expenses or portions thereof benefitting fewer than all of the Units which shall be assessed exclusively against the Units benefitted; (d) any increased cost of insurance based upon risk which shall be assessed to Units in proportion to the risk; (e) any common expense caused by the misconduct of any Unit Owner(s), which may be assessed exclusively or on such other equitable basis as the Board of Directors shall determine against such Unit Owner(s); and (f) any expenses which are charged equally to the Units.

The Association may, in the Association's discretion, allow assessments to be given to each Owner, which notice shall specify the amount of the assessment and the date or dates of payment of the same. No payment shall be due less than fifteen (15) days after the said written notice has been given as herein provided. Each periodic assessment shall bear interest at the rate of ten percent (10%) per annum from the date it becomes due and payable if not paid within thirty (30) days after such date and shall be subject to an automatic late charge of Fifty Dollars (\$50.00). Failure of the Association to give notice of the assessment shall not affect the liability of any Owner for such assessment, but the date when payment shall become due in such a case shall be deferred to a date fifteen (15) days after such notice shall have been given. A Unit Owner's assessment shall be prorated if the ownership of a Unit commences or terminates on a day other than the first day or last day, respectively, of a month or other applicable payment period.

Section 9.05 Special Assessments. In addition to the annual assessments authorized by this Article IX, the Association may, at any time, levy a special assessment payable over such a period as the Association may determine for the purpose of defraying in whole or in part the cost of any construction or reconstruction, unexpected repair or replacement of the Project or any part thereof, or any other expense incurred or to be incurred as provided in this Declaration. This section shall not be construed as an independent source of authority for the Association to incur expenses, but this section shall be construed to prescribe the manner of assessing for expenses authorized by other sections hereof which shall make specific reference to this Article IX. Any amounts assessed pursuant hereto shall be assessed to Owners in the same manner as provided in Section 9.03 of this Article IX. Notice in writing of the amount of such special assessments and the time for payment thereof shall be given promptly to the Owners, and no payment shall be due less than thirty (30) days after such notice shall have been given. The Association shall have the power to incur expenses for maintenance and repair of any Unit, if such maintenance or repair is necessary, in the opinion of the Board of Directors of the Association to protect the Common Area or any other portion of the Project and if the Owner or Owners of said Unit have failed or refused to perform said maintenance or repair within a reasonable time after written notice of the necessity of said maintenance or repair has been

delivered by the Board of Directors to said Owner or Owners; the Board of Directors shall levy a special assessment against the Owner or Owners of any such Unit to pay for the cost of such maintenance and repair and any other costs or expenses arising out of or incident to such maintenance and repair and the assessment therefor. A special assessment shall bear interest at the rate of ten percent (10%) per annum from the date it becomes due and payable if not paid within thirty (30) days and an automatic late charge of fifty dollars (\$50).

Section 9.06 Lien for Assessments. All sums assessed to any Condominium pursuant to this Article IX, together with interest thereon and late fees as provided herein, shall be secured by a lien on such Condominium in favor of the Association upon recordation of a notice of assessment as herein provided. Such lien shall be superior to all other liens and encumbrances on such Condominium except only for: (a) valid tax and special assessment liens on the Condominium in favor of any governmental assessing authority; (b) a lien for all sums unpaid on a first Mortgage or on any Mortgage to Declarant duly recorded in Blaine County, Idaho, including all unpaid obligatory advances to be made pursuant to such Mortgage and secured by the lien thereof in accordance with the terms of such instrument; and (c) labor or materialmen's liens, to the extent required by law. All other lienors acquiring liens on any Condominium after this Declaration shall have been recorded in said records shall be deemed to consent that such liens shall be inferior liens to future liens for assessments as provided herein, whether or not such consent be specifically set forth in the instruments creating such liens. To create a lien for sums assessed pursuant to this Article IX, the Association shall prepare a written notice of assessment setting forth the amount of the assessment, the date due, the amount remaining unpaid, the name of the record Owner of the Condominium and a description of the Condominium. Such a notice shall be signed by a member of the Board of Directors, an officer of the Association or the managing agent and shall be recorded in the office of the County Recorder of Blaine County, Idaho. No notice of assessment shall be recorded until there is a delinquency in payment of the assessment. Such lien may be enforced by sale of the Owner's Condominium by the Association after failure of the Owner to pay such an assessment in accordance with its terms, such sale to be conducted in the manner permitted by law in Idaho for the exercise of power of sale in deeds of trust or in any other manner permitted by law. The Owner shall be required to pay the costs and expenses of such proceeding, the costs and expenses of filing the notice of assessment and all reasonable attorney fees. All such costs and expenses shall be secured by the lien being foreclosed. The Owner shall also be required to pay to the Association any assessments against the Condominium which shall become due during the period of foreclosure. The Association shall have the right and power to bid at the foreclosure sale or other legal sale and to acquire, hold, convey, lease, rent, encumber, use, and otherwise deal with the Condominium as the Owner thereof.

Upon any default in the payment of periodic or special Assessments, the Association shall also have the right to appoint a receiver to collect all rents, profits, or other income from the Unit payable to the Unit Owner and to apply all such rents, profits, and income to the payment of delinquent Assessments. Each Unit Owner, by ownership of a Unit, agrees to the assignment of

such rents, profits and income to the Association effective immediately upon any default in the payment of Assessments.

A further notice stating the satisfaction and release of any such lien shall be executed by the Association and recorded in the Blaine County, Idaho, real estate records upon payment of all sums secured by a lien which has been made the subject of a recorded notice of assessment. Any encumbrancer holding a lien on a Condominium may pay, but shall not be required to pay, any amounts secured by the lien created by this section, and upon such payment such encumbrancer shall be subrogated to all rights of the Association with respect to such lien, including priority. The Association may report any unpaid assessment remaining unpaid for longer than ninety (90) days after the same shall have become due to any encumbrancer of a Condominium; provided, however, such encumbrancer first shall have furnished written notice of such encumbrance to the Association. Unless sooner satisfied and released or the enforcement thereof initiated as provided earlier in this section, any lien created pursuant to this section shall expire and be of no further force or effect one (1) year from the date of recordation of said notice of assessment; provided, however, said one-year period may be extended by the Association for not to exceed one (1) additional year by a written extension signed by the Association and recorded in the office of the County Recorder of Blaine County, Idaho, prior to expiration of said first one-year period.

Section 9.07 Personal Obligation of Owner. The amount of any periodic or special assessment against any Condominium shall be the personal obligation of the Owner thereof to the Association. Suit to recover a money judgment for such personal obligation shall be maintainable by the Association without foreclosure or waiver of the lien securing the same. No Owner may avoid or diminish such personal obligation by waiver of the use and enjoyment of any of the Common Area or by abandonment of the Owner's Condominium.

Section 9.08 Statement of Account. Upon payment of a reasonable fee, not to exceed Fifty Dollars (\$50.00), and upon written request of any Owner, Mortgagee, prospective Mortgagee, or prospective purchaser of a Condominium, the Association shall issue a written statement setting forth the amount of the unpaid assessments, if any, with respect to such Condominium, the amount of the current periodic assessment, the date that such assessment becomes or became due, and credit for advanced payments or prepaid items, including, but not limited to, an Owner's share of prepaid insurance premiums, which statement shall be conclusive upon the Association in favor of persons who rely thereon in good faith. Unless such request for a statement of account shall be complied with within twenty (20) days, all unpaid assessments which became due prior to the date of making such request shall be subordinate to the lien of a Mortgagee which acquired such Mortgagee's interest subsequent to requesting such statement. Where a prospective purchaser makes such request, both the lien for such unpaid assessments and the personal obligation of the purchaser shall be released automatically if the statement is not furnished within the 20-day period provided herein and if thereafter an additional written request is made by such purchaser, is not

complied with within ten (10) days, and the purchaser subsequently acquires the Condominium.

Section 9.09 Personal Liability of Purchaser for Assessments. Subject to the provisions of Section 9.08, a purchaser of a Condominium shall be jointly and severally liable with the seller for all unpaid assessments against the Condominium up to the time of the grant or conveyance, without prejudice to the purchaser's right to recover from the seller the amount paid by the purchaser for such assessments. However, such purchaser shall be entitled to rely upon the existence and status of unpaid Assessments as shown upon any certificate issued by or on behalf of the Association to such named purchaser pursuant to the provisions of this Declaration.

Section 9.10 Waiver of Homestead Exemption; Subordination of Association's Lien for Assessments. By acceptance of the deed or other instrument of transfer of a Unit, each Unit Owner irrevocably waives the homestead exemption provided by Idaho Code § 55-1001, as amended, with regard to any assessment of the Association.

ARTICLE X

Use of Condominiums

Section 10.01 Condominiums. No Unit shall be used for any purpose not allowed by the city of Ketchum's Municipal Code.

Section 10.02 Use of Common Area. There shall be no obstruction of the Common Area, nor shall anything be stored on any part of the Common Area without the prior written consent of the Association. There shall be no modifications, additions or alterations made to the Common Area or Limited Common Area without the prior written consent of the Association. Nothing shall be altered on, constructed in, or removed from the Common Area except upon the prior written consent of the Association after its acceptance of the Common Area from Declarant. No modification or alteration of the open space or exterior parking area(s) of the Common Area which would affect the quantity or quality of such areas shall be made without the written consent of the Planning and Zoning Commission of the City of Ketchum, Idaho.

Section 10.03 Prohibition of Damage and Certain Activities. Nothing shall be done or kept in any part of the Project which would result in the cancellation of the insurance on the Project or any part thereof or increase the rate of insurance on the Project or any part thereof over what the Association, but for such activity, would pay, without the prior written consent of the Association. Nothing shall be done or kept in any part of the Project that would be in violation of any statute, rule, ordinance, regulation, permit, or other validly imposed requirement of any governmental body. No damage to or waste of the Common Area or any part thereof shall be committed by any Owner or any invitee of any Owner, and each Owner shall indemnify and hold the Association and the other Owners harmless against all loss resulting from any such damage or waste caused by such Owner or such Owner's invitees; provided, however, any invitee of the Declarant shall not under any circumstances be deemed to be an

invitee of any other Owner. No noxious, destructive, or offensive activity shall be carried on in any part of the Project nor shall anything be done therein which may be or may become an annoyance or nuisance to any other Owner or to any person at any time lawfully residing in or operating a business in the Project.

Section 10.04 Animals. The Association hereby prohibits the raising, breeding, or keeping of animals, livestock, or poultry in any part of the Project including without limitation operation of a pet store or other pet related business. Notwithstanding the foregoing, each Unit Owner shall be entitled to keep no more than two (2) dogs, two (2) cats, two (2) birds and aquarium fish in any Condominium Unit; provided that (A) such pets are of a size and nature that does not cause disruption or nuisance to other Owners, (B) such pets are not allowed to run at large, chase humans or other animals or bark excessively, (C) such pets do not cause damage to the Common Area, and (D) the owner thereof complies with any further restrictions contained in any supplemental Declaration, and any reasonable rules and regulations adopted by the Association regarding such pets.

Section 10.05 Rules and Regulations. No Owner shall violate the rules and regulations for the use of that portion of the Project to which such rules apply as adopted from time to time by the Association. Except as otherwise provided herein, any Owner shall have the right to enforce any or all of the provisions of any restriction contained in this Declaration or any rule or regulation adopted by the Association. Any violation of any state, municipal or local law, ordinance or regulation pertaining to ownership, occupation or use of any property within the Project is hereby declared to be a violation of a restriction in this Declaration and subject to any or all of the enforcement procedures set forth below.

Section 10.06 Maintenance of Interiors. Each Owner shall keep the interior of such Owner's Unit including, without limitations interior walls, windows, glass, ceilings, floors, and permanent fixtures and appurtenances thereto, in a clean, sanitary, and attractive condition and good state of repair; shall keep the Limited Common Area designated for use in connection with such Owner's Unit in clean, sanitary, and attractive condition; and shall keep the heating and other equipment and water heating system exclusively servicing such Owner's Unit in a good state of maintenance and repair.

Section 10.07 Structural Alterations. No structural alterations or modification to any interior walls shall be made to any Condominium and no plumbing, electrical, or similar work within the Common Area shall be done by any Owner without the prior written consent of the Association, except that an Owner may do such work as may be appropriate to maintain and repair Limited Common Area appurtenant to such Owner's Unit,

Section 10.08 Parking Restrictions. The parking area shall be used for parking operable vehicles only and shall not be converted for living, recreational, or business purposes, nor shall anything be stored in any parking area so as to prevent the parking of an automobile thereon, unless otherwise approved in writing by the Association.

Section 10.09 Signs. Except for signs as may be used by Declarant in connection with the sale of Condominiums, no sign of any kind shall be displayed to the public view by Owners of Condominiums without the approval of the Board of Directors. In addition, the Declarant and/or the Association shall be entitled to place interior identification and/or directional signage as appropriate and additionally an identification directory for owners of Units within the Project.

Section 10.10 Nuisances. No rubbish or debris of any kind shall be placed or permitted to accumulate, and no odors shall be permitted to arise from the property or any Condominium so as to render any portion of the property unsanitary, unsightly, offensive, or detrimental to any other property or Condominium in the vicinity thereof or to its occupants. No noise or other nuisance shall be permitted to exist or operate either within any such property or any Condominium or be permitted to exist or operate outside of any Condominium and controlled by an owner or occupant of the Condominium so as to be offensive or detrimental to any other property or Condominium in the vicinity thereof or its occupants. Without limiting the generality of any of the following provisions, no exterior music and/or speakers, horns, whistles, bells, or other sound devices (other than security systems used exclusively for security purposes) shall be located, used, or placed on any such property or Condominium without the prior written approval of the Association (unless originally approved by the Declarant).

Section 10.11 Outside Installations. No clotheslines, television antennas, satellite dishes, wiring, or installation of air conditioning, or other machines, awnings, flags, banners or umbrellas, unless properly screened from view or contained within roof wells as part of the original construction of the Project, shall be installed on the exterior of the Building for the use of any Unit or be allowed to protrude through the walls, windows, or roof of the Building for the use of any Unit without the prior written approval of the Association.

Section 10.12 Enforcement of Violations. No violation of any Rule or Regulation, inclusive of those items described in Section 10.05 above, shall be allowed. If any Owner, Owner's family, tenant, licensee, or invitee commits such violation; the Association may, in addition to any other legal remedies it may have, impose a Special Assessment upon such person of not more than Fifty Dollars (\$50) for each such violation for each day that such violation continues. Before invoking such assessment, the Association's Board of Directors shall give such person sixty (60) days written notice to cure such violation and/or to be heard by the Board regarding the violation and any potential assessment. If such violation is of a nature that it cannot be remedied within sixty days, no assessment shall be invoked so long as the Owner submits a remediation plan to the Board to remedy the violation within a reasonable time and such Owner diligently pursues such plan to completion. If an Owner violates any Rule or Regulation more than twice within any three-year period, regardless of whether the Rule that has been violated is the same, the accrual of such assessment shall begin three days after the Board gives notice of such violation rather than sixty days after such notice. Such additional assessments may be collected and enforced in the same manner as any other assessment under Article IX. Each remedy provided in this Declaration or by law shall

be cumulative and not exclusive. The failure to enforce any of the provisions of this Declaration at any time shall not constitute a waiver of the right to enforce such provision thereafter.

ARTICLE XI

Insurance

Section 11.01 Types of Insurance. The Association shall obtain and keep in full force and effect at all times the following insurance coverage provided by a company authorized to do business in Idaho. The provisions of this Article XI shall not be construed to limit the power or authority of the Association to obtain and maintain insurance coverage in addition to any insurance coverage required hereunder in such amounts and in such forms as the Association may deem appropriate from time to time. In order to facilitate the providing and maintaining of adequate and proper insurance, it is contemplated that Declarant may contract for blanket insurance coverage covering the Project as contemplated by this Article XI prior to or concurrently with the first conveyance of a Condominium. Any obligation or commitment for the payment of premiums or expenses otherwise incurred by Declarant under any such blanket policy or coverage, whether or not the same is also a personal obligation of the purchaser or purchasers of any Condominium, shall become an obligation of the Association and shall be paid for out of Association funds.

(a) Casualty Insurance. The Association shall obtain insurance on the Project in such amounts as shall provide for full replacement thereof in the event of damage or destruction from the casualty against which such insurance is obtained, all in the manner in which a corporation owning similar multiple-family, residential, mixed use buildings in the vicinity of the Project would in the exercise of prudent business judgment obtain such insurance. Such insurance shall include fire and extended coverage, vandalism and malicious mischief, war risk insurance if available and if deemed appropriate by the Association, and such other risks and hazards against which the Association shall deem it appropriate to provide insurance protection. The Association may comply with the above requirements by the purchase of blanket coverage and may elect such "deductible" provisions as in the Association's opinion are consistent with good business practice.

(b) Public Liability and Property Damage Insurance. The Association shall purchase broad-form, comprehensive liability coverage in such amounts and in such forms as the Association deems advisable to provide adequate protection. Coverage shall include, without limitation, liability for personal injuries, operation of automobiles on behalf of the Association, and activities in connection with the ownership, operation, maintenance, and other use of the Project.

(c) Worker's Compensation and Employer's Liability Insurance. The Association shall purchase worker's compensation and employer's liability insurance and all other

similar insurance in respect to employees of the Association in the amounts and in the forms now or hereafter required by law.

(d) Fidelity Insurance. The Association shall purchase, in such amounts and in such forms as the Association shall deem appropriate, coverage against dishonesty of employees, destruction or disappearance of money or securities, and forgery.

(e) Other. The Association may obtain insurance against such other risks of a similar or dissimilar nature as the Association shall deem appropriate with respect to the Project, including any personal property of the Association located thereon.

Section 11.02 Optional Insurance. The Association may obtain the following types of insurance coverage, but the Association is not required to do so.

(a) Personal Property Casualty Insurance. The Association may, in the Association's discretion, obtain insurance on the personal property and furnishings initially placed in the Units of Owners by Declarant upon completion of construction of the Project in amounts equal to the replacement cost less depreciation in the event of damage or destruction from casualties against which such insurance is obtained.

(b) Casualty and Public Liability Insurance. The Association may, in the Association's discretion, obtain casualty, and public liability insurance coverage in amounts the Association may select with respect to an Owner's activities within each individual Unit and for activities of the Owner, not acting by the Association, with respect to the Common Area.

(c) Other Casualty Insurance. The Association may purchase other casualty insurance, such as, flood, earthquake, etc., in such amounts and in such forms as the Association deems advisable to provide adequate protection.

Section 11.03 Form. Casualty insurance shall be carried in a form or forms naming the Association the insured as trustee for the Owners, which policy or policies shall specify the interest of each Condominium Owner (Owner's name, Unit number, description, the appurtenant undivided interest in the Common Area), and which policy or policies shall provide a standard loss payable clause providing for payment of insurance proceeds to the Association as trustee for the Owners and for the respective first Mortgagees which from time to time shall give notice to the Association of such first Mortgages, such proceeds to be used in accordance with this Declaration. Each policy shall also provide that it cannot be cancelled by either the insured or the insurance company until after ten (10) days prior written notice is first given to each Owner and to each first Mortgage. The Association shall furnish to each Owner who requests it and to Declarant a true copy of such policy, together with a certificate identifying the interest of the Owner. All policies of insurance shall provide for a waiver of subrogation by the insurer as to claims against the Association, the Board of Directors, employees, and agents and against each Owner and each Owner's employees, agents, and guests and shall provide that the insurance cannot be cancelled, invalidated, or suspended on account of the conduct of the Association, the Board of Directors,

employees, and agents or on account of any Owner or such Owner's employees, agents, or guests and shall provide that any "no other insurance" clause in the insurance policy shall exclude any policies of insurance maintained by any Owner or Mortgagee and that the insurance policy shall not be brought into contribution with insurance maintained by any Owner or Mortgagee.

Public liability and property damage insurance shall name the Association as the insured, as trustee for the Owners, and shall protect each Owner against liability for acts of the Association in connection with the ownership, operation, maintenance, or other use of the Project.

Section 11.04 Owner's Responsibility. Insurance coverage on the furnishings initially placed in the Unit by Declarant, unless the Association elects to arrange for such casualty insurance pursuant to Section 11.02 hereof (in which event Owner shall be responsible for the amount, if any, the replacement cost exceeds the insurance proceeds), and casualty and public liability insurance coverage within each individual Unit and for activities of the Owner, not acting by the Association, with respect to the Common Area, unless the Association elects to arrange for such insurance pursuant to Section 11.02 hereof, and regardless of the Association's election, insurance coverage against loss from theft on all personal property, and insurance coverage on items of personal property placed in the Unit by Owner shall be the responsibility of the respective Owners. Owners shall require tenants to carry appropriate personal property insurance for the contents of their respective leased space as well as all other forms of insurance as are customary for, retail and/or office tenants, as the case may be, as shall be set forth in each such lease.

Section 11.05 Insurance Proceeds. The Association shall receive the proceeds of any casualty insurance payments received under policies obtained and maintained pursuant to this Article XI. The Association shall apportion the proceeds to the portions of the Project which have been damaged and shall determine the amount of the proceeds attributable to damage to the Common Area. To the extent that reconstruction is required herein, the proceeds shall be used for such purpose. To the extent that reconstruction is not required herein and there is a determination that the Project shall not be rebuilt, the proceeds shall be distributed in the same manner herein provided in the event of sale of obsolete Condominiums, as set forth in Section 13.04. Each Owner and each Mortgagee shall be bound by the apportionments of damage and of the insurance proceeds made by the Association pursuant hereto.

Section 11.06 Owner's Own Insurance. Notwithstanding the provisions of Sections 11.01 and 11.02 hereof, each Owner shall obtain insurance at the Owner's own expense providing coverage upon the Owner's Condominium, the Owner's personal property, for the Owner's personal liability, and covering such other risks as the Owner may deem appropriate, but each such policy shall provide that it does not diminish the insurance carrier's coverage for liability arising under insurance policies which the Association obtains pursuant to this Article XI. All such insurance of the Owner's Condominium shall waive the insurance company's right of subrogation against the Association, the other Owners, and the servants, agents, and guests of any of the Owners,

the Declarant, and Mortgagee. If any Owner violates this provision, any diminution in insurance proceeds otherwise payable under the policies described in this section that results from the existence of such other insurance will be chargeable to the Owner who acquired such other insurance, and the Owner shall be liable to the Association to the extent of any such diminution. In addition, any improvements made by a Owner within such Owner's Unit may be separately insured by the Owner, but such insurance shall be limited to the type commonly known as "tenant's improvements" insurance.

Section 11.07 Adjustment of Claims. The Association may adopt and establish written non-discriminatory policies and procedures relating to the submission of claims, responsibility for deductibles, and any other matters of claims adjustment. To the extent the Association settles a property insurance claim, it shall have the authority to assess negligent Unit Owners causing such loss or benefitting from such repair or restoration all deductibles paid by the Association. In the event more than one Unit is damaged by a loss, the Association in its reasonable discretion may assess each Unit Owner a prorata share of any deductible paid by the Association.

Section 11.08 Copies of Policies. A copy of each insurance policy obtained by the Association shall be made available for inspection by any Unit Owner or Mortgagee at reasonable times.

ARTICLE XII

Casualty Damage or Destruction

Section 12.01 Affects Title. Title to each Condominium is hereby made subject to the terms and conditions hereof which bind the Declarant and all subsequent Owners, whether or not it be so expressed in the deed by which any Owner acquires such Owner's Condominium.

Section 12.02 Association as Agent. All of the Owners irrevocably constitute and appoint the Association by and through the Association's elected officers as the Owners' true and lawful attorney-in-fact in the Owner's name, place, and stead for the purpose of dealing with the Project upon its damage or destruction as hereinafter provided. Acceptance by any grantee of a deed from the Declarant or from any Owner shall constitute such appointment.

Section 12.03 General Authority of the Association. As attorney-in-fact, the Association by and through the Association's elected officers shall have full and complete authorization, right, and power to make execute, and deliver any contract, deed or other instrument with respect to the interest of a Condominium Owner which may be necessary or appropriate to exercise the powers herein granted. Repair and reconstruction of the improvements as used in the succeeding subparagraphs mean restoring the Project to substantially the same vertical and horizontal boundaries as before. The proceeds of any insurance collected shall be available to the Association for the purpose of repair or reconstruction unless the Owners and all first Mortgagees unanimously agree not to rebuild in accordance with the provisions set forth hereinafter.

In the event any Mortgagee should not agree not to rebuild, the Association shall have the option to purchase such Mortgage by payment in full of the amount secured thereby if the Owners are in unanimous agreement not to rebuild. The Association shall obtain the funds for such purpose by special assessments under Article IX of this Declaration.

Section 12.04 Estimate of Costs. As soon as practicable after an event causing damage to or destruction of any part of the Project, the Association shall obtain estimates that the Association deems reliable and complete of the costs of repair or reconstruction of that part of the Project damaged or destroyed.

Section 12.05 Repair or Reconstruction. As soon as practicable after receiving these estimates the Association shall diligently pursue to completion the repair or reconstruction of that part of the Project damaged or destroyed. The Association may take all necessary or appropriate action to effect repair or reconstruction, as attorney-in-fact for the Owners, and no consent or other action by any Owner shall be necessary in connection therewith. Such repair or reconstruction shall be in accordance with the original plans and specifications of the Project or may be in accordance with any other plans and specifications the Association may approve; provided, however, in such latter event in the absence of the consent of each affected Owner, the number of cubic feet and the number of square feet of any Unit may not vary by more than five percent (5%) from the number of cubic feet and the number of square feet for such Unit as originally constructed pursuant to such original plans and specifications, and the location of the Building shall be substantially the same as prior to damage or destruction.

Section 12.06 Funds for Reconstruction. The proceeds of any insurance collected shall be available to the Association for the purpose of repair or reconstruction. If the proceeds of the insurance are insufficient to pay the estimated or actual cost of such repair or reconstruction, the Association, pursuant to Article IX hereof, may levy in advance a special assessment sufficient to provide funds to pay such estimated or actual costs of repair or reconstruction. Such assessment shall be allocated and collected as provided in Article IX. Further levies may be made in like manner if the amounts collected prove insufficient to complete the repair or reconstruction.

Section 12.07 Disbursement of Funds for Repair or Reconstruction. The insurance proceeds held by the Association and the amounts received from the assessments provided for in Section 12.06 constitute a fund for the payment of cost or repair and reconstruction after casualty. It shall be deemed that the first money disbursed in payment for the cost of repair or reconstruction shall be made from insurance proceeds; if there is a balance after payment of all costs of such repair or reconstruction, such balance shall be distributed to the Owners in proportion to the contributions by each Owner pursuant to the assessments by the Association under Section 12.06 of this Declaration.

Section 12.08 Decision Not to Rebuild. If the record Owners, as reflected on the real estate record of Blaine County, Idaho, representing sixty seven percent (67%) or more of the Membership Voting Interest set forth on attached Exhibit B, and all holders

of first Mortgages on Condominiums agree not to rebuild, as provided herein, the Project shall be sold and the proceeds distributed in the same manner herein provided in the event of sale of obsolete Condominiums, as set forth in Section 13.04.

ARTICLE XIII

Obsolescence

Section 13.01 Adoption of a Plan. The record Owners may agree that the Project is obsolete and adopt a written plan for the renewal and reconstruction which plan has the unanimous approval of all first Mortgagees of record of Units at the time of the adoption of such plan. Written notice of adoption of such a plan shall be given to all Owners. Such plan shall be recorded in Blaine County, Idaho, real estate records.

Section 13.02 Payment for Renewal and Reconstruction. The expense of renewal or reconstruction shall be payable by all the Owners as assessment against their respective Condominiums in accordance with the proportions of Common Area. These assessments shall be levied in advance pursuant to Article IX hereof and shall be allocated and collected as provided in Article IX. Further levies may be made in like manner if the amounts collected prove insufficient to complete the renewal and reconstruction.

Section 13.03 Sale of Obsolete Project. The Owners may agree that the Project is obsolete and that the Project should be sold. Such an agreement must have the unanimous approval of every first Mortgagee of record at the time such agreement is made. In such instance the Association shall forthwith record a notice setting forth such fact or facts. Upon the recording of such notice by the Association, the Project shall be sold by the Association as attorney-in-fact for all of the Owners free and clear of the provisions contained in this Declaration, the Condominium Map, and the Bylaws. The sale proceeds shall be apportioned among the Owners pro rata based on the percentage interest in common area. Such apportioned proceeds shall be paid into separate accounts, each account representing one ownership interest. Each such account shall remain in the name of the Association and shall be further identified by the Condominium designation and the name of the Owner. From each separate account the Association, as attorney-in-fact, shall use and disburse the total amount of such accounts without contribution from one account to the other, first to Mortgagees and other lienors in the order of priority of their Mortgages and other liens and the balance remaining to each respective Owner.

Section 13.04 Distribution of Excess. In the event amounts collected pursuant to Section 13.03 are in excess of the amounts required for renewal and reconstruction, the excess shall be returned to the Owners by the Association by a distribution to each Owner in an amount proportionate to the respective amount collected from each such Owner.

ARTICLE XIV

Condemnation

Section 14.01 Consequences of Condemnation. If at any time or times during the continuance of the ownership pursuant to this Declaration, all or any part of the Project shall be taken or condemned by any public authority or sold or otherwise disposed of in lieu of or in avoidance thereof, the following provisions shall apply.

Section 14.02 Proceeds. All compensation, damages, or other proceeds therefrom, the sum of which is hereinafter called the "Condemnation Award," shall be payable to the Association.

Section 14.03 Complete Taking. In the event that the entire Project is taken, condemned, sold, or otherwise disposed of in lieu of or in avoidance thereof, the Condominium ownership pursuant hereto shall terminate. The Condemnation Award shall be apportioned among the Owners pro rata based on the percentage interest in common area as set forth in Exhibit B to this Declaration, provided that if a standard different from the value of the Project as a whole is employed to measure the Condemnation Award in the negotiation, judicial decree, or otherwise, then in determining such shares the same standard shall be employed to the extent it is relevant and applicable.

On the basis of the principle set forth in the last preceding paragraph, the Association shall as soon as practicable determine the share of the Condemnation Award to which each Owner is entitled. Such shares shall be paid into separate accounts and disbursed as soon as practicable in the same manner provided in Section 13.04 of this Declaration.

Section 14.04 Partial Taking. In the event that less than the entire Project is taken, condemned, sold, or otherwise disposed of in lieu of or in avoidance thereof, the Condominium ownership hereunder shall not terminate. Each Owner shall be entitled to a share of the Condemnation Award to be determined in the following manner. As soon as practicable, the Association shall reasonably and in good faith allocate the Condemnation Award between compensation, damages, or other proceeds and shall apportion the amounts so allocated among the Owners of each area as follows: (a) the total amount allocated to taking of or injury to the Common Area shall be apportioned equally among the Owners; (b) the total amount allocated to severance damages shall be apportioned to those Condominiums which were not taken or condemned; (c) the respective amounts allocated to the taking of or injury to a particular Condominium and/or improvements an Owner has made within such Owner's own Condominium shall be apportioned to the particular Owners involved; and (d) the total amount allocated to consequential damages and any other takings or injuries shall be apportioned as the Association determines to be equitable in the circumstances. If an allocation of the Condemnation Award is already established in negotiation, judicial decree, or otherwise, then in allocating the Condemnation Award the Association shall employ such allocation to the extent it is relevant and applicable. Distribution of apportioned proceeds shall be made in the same manner provided in Section 13.04 of this Declaration.

Section 14.05 Reorganization. In the event a partial taking results in the taking of a complete Unit, the Owner thereof automatically shall cease to be a member of the Association. Thereafter the Association shall reallocate the ownership, voting rights, and assessment ratio determined in accordance with this Declaration according to the same principles employed in this Declaration at its inception and shall submit such reallocation to the Owners of remaining Condominiums for amendment of this Declaration as provided in Article XV hereof.

Section 14.06 Reconstruction and Repair. Any reconstruction and repair necessitated by condemnation shall be governed by the procedures specified in Article XII above.

ARTICLE XVI

Revocation or Amendment

This Declaration shall not be revoked, nor shall any of the provisions herein be amended unless all of the Owners consent and agree to such revocation or amendment by instruments duly recorded. Any such revocation or amendment shall be binding upon every Owner and every Condominium whether the burdens thereon are increased or decreased by any such amendment and whether or not the Owner of each and every Condominium consents thereto.

ARTICLE XVII

Period of Condominium Ownership

The Condominium ownership created by this Declarant and the Condominium Map shall continue until this Declaration is revoked in the manner provided in Article XV of this Declaration or until terminated in the manner provided in Article XII (Obsolescence) or Article XIV (Condemnation) of this Declaration.

ARTICLE XVIII

Miscellaneous

Section 18.01 Compliance With Provisions of Declaration and Bylaws of the Association. Each Owner shall comply with the provisions of this Declaration, the Articles of Incorporation, the Bylaws, rules, and regulations of the Association and the decisions and resolutions of the Association adopted pursuant thereto as the same may be lawfully amended from time to time. Failure to comply with any of the same shall be grounds for an action to recover sums due and for damages or injunctive relief, or both, maintainable by the Association on behalf of the Owners or, in a proper case, by an aggrieved Owner.

Section 18.02 Registration of Mailing Address. Each Owner shall register such Owner's mailing address and email address with the Association. All notices or

demands intended to be served upon any Owner shall be sent by either registered or certified mail, postage prepaid, addressed in the name of the Owner at such registered mailing address and by email sent to the Owner at such email address. All notices or demands intended to be served upon the Association shall be given by registered or certified mail, postage prepaid, to the address of the Association as designated in the Articles of Incorporation or Annual Report of the Association (whichever is current) and by email to the email addresses of the President and Secretary of the Association. All notices or demands to be served on Mortgagees pursuant thereto shall be sent by either registered or certified mail, postage prepaid, addressed in the name of the Mortgagee at such address as the Mortgagee may have furnished to the Association in writing. Unless the Mortgagee furnishes the Association such address, the Mortgagee shall be entitled to receive none of the notices provided for in this Declaration. Any notice referred to in this section shall be deemed given when deposited in the United States mail in the form provided for in this section.

Section 18.03 Transfer of Declarant's Rights. Any right or any interest reserved hereby to the Declarant may be transferred or assigned by the Declarant, either separately or with one or more of such rights or interests, to any person or entity.

Section 18.04 Mediation. Except for any mechanics, labor and materialman's liens or liens by the Association for unpaid Assessments, the Association and all Owners agree to and shall mediate any controversy, dispute, or claim of whatever nature arising out of, in connection with, or in relation to the interpretation, performance or breach of this Agreement or such rules and regulations as the Association may promulgate under its responsibilities as set forth in this Agreement. The mediation shall be held prior to any court action or arbitration. The mediation shall be confidential. In the event the parties are not able to agree on a mediator within thirty days, a judicial and mediation service mutually acceptable to the parties shall appoint a mediator. In the event the mediator determines that a second mediation session is necessary, it shall be conducted in accordance with this paragraph. Should any party attempt an arbitration or a court action before attempting to mediate, THAT PARTY SHALL NOT BE ENTITLED TO ATTORNEYS FEES THAT MIGHT OTHERWISE BE AVAILABLE TO THEM IN A COURT ACTION OR ARBITRATION, AND IN ADDITION THERETO, THE PARTY WHO IS DETERMINED BY THE ARBITRATOR TO HAVE RESISTED MEDIATION SHALL BE SANCTIONED BY THE ARBITRATOR OR JUDGE AND THE COURT SHALL DISMISS THE ARBITRATION OR COURT ACTION WITHOUT PREJUDICE AND ORDER THE PARTY THAT ATTEMPTED THE ARBITRATION OR COURT ACTION TO PAY THE OTHER PARTY'S REASONABLE ATTORNEY'S FEES AND COSTS.

Section 18.05 Owner's Obligations Continue. All obligations of the Owner under and by virtue of the provisions contained in this Declaration shall continue, notwithstanding that such Owner may have leased or rented said interest as provided herein, but the Owner of a Condominium shall have no obligation for expenses or other obligations accruing after the Owner conveys such Condominium.

Section 18.06 Number and Gender. Whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders

Section 18.07 Severability. If any of the provisions of this. Declaration or any clause, paragraph, sentence, phrase, or word or the application thereof in any circumstance shall be invalidated, such invalidity shall not affect the validity of the remainder of the Declaration, and the application of any such provision, paragraph, sentence, clause, phrase, or word in any other circumstance shall not be affected thereby.

Section 18.08 Construction by Declarant. Nothing in this Declaration or any action taken by the Association shall limit the right of Declarant to complete construction of the Project.

Section 18.09 Statute. The provisions of this Declaration shall be in addition and supplemental to the Condominium Property Act of the State of Idaho and to all other provisions of law.

This Declaration is executed on this _____ day of _____, 2021.

McIntosh Holdings LLC, an Idaho Limited Liability Company

By ---

ACKNOWLEDGMENT

State of _____)
)ss
County of _____)

On this ___ day of _____, 2021, before me, _____, a Notary Public, personally appeared _____, known or identified to me on the basis of satisfactory evidence to be the manager or a member of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

WITNESS my hand and official seal.

Notary Public
Residing at _____
My Commission Expires: _____

EXHIBIT A

LEGAL DESCRIPTION

EXHIBIT B

EXHIBIT C

(Condominium Map)

EXHIBIT D

(By Laws and Articles of Incorporation)

BYLAWS

OF

231 SUN VALLEY ROAD OWNERS ASSOCIATION, INC.

ARTICLE I

Principal Office

The Principal office of 231 Sun Valley Road Owners Association, Inc., (the "Association"), shall be in the City of Ketchum, County of Blaine, State of Idaho. The Association may have such other offices, either within or without the state of Idaho as the Board of Directors may determine or the affairs of the Association may require.

ARTICLE II

Board of Directors

1. General Powers. The property, business, and affairs of the Association shall be controlled and managed by the Board of Directors.

2. Number. The Board of Directors shall consist of three (3) members. The Board of Directors may be increased by amendment of these Bylaws; provided however, the number of directors shall not be increased to more than five (5), and provided further, a reduction in the number of directors by amendment of these Bylaws shall not have the effect of reducing the term of an incumbent director.

3. Qualifications; Election; Term. Directors must be members of the Association and shall be elected by the members at their annual meeting. In the election of members of

the Board of Directors, the candidates receiving the highest percentages of Membership Voting Interest as set forth on Exhibit B of the Declarations shall be deemed elected. Directors shall serve the term of one (1) year or until their successors are duly elected and qualified.

4. Removal; Resignation. Any director may be removed with or without cause by a vote of seventy five percent of the Membership Voting Interests entitled to be cast by the members of the Association at a meeting, called for that purpose. Any director may resign by submitting a written notice to the Board of Directors stating the effective date of that director's resignation, and acceptance of the resignation shall not be necessary to make it effective.

5. Vacancies. Any vacancy occurring on the Board of Directors whether by removal, resignation, death, or otherwise shall be filled by a majority of the remaining directors though less than a quorum of the Board of Directors. A director elected to fill a vacancy on the Board of Directors shall hold office until the next annual election of directors and until that director's successor is duly elected and qualified.

6. Meeting. There shall be a regular annual meeting of the Board of Directors immediately following the annual meeting of the members of the Association, and the Board of Directors may establish regular meetings to be held at such other places, in such other manners, including telephonically, and at such other times as the Board of Directors may determine from time to time. After the establishment of a time, place, and manner for regular meetings, no further notice thereof need be given. Special meetings of the Board of Directors may be called by the President or upon written request delivered to the Secretary-Treasurer by any two (2) directors.

7. Notices; Waiver. Five (5) days' notice of special meetings shall be given to each director by the Secretary-Treasurer. Such notice may be given orally to each director. Written waiver of notice signed by a director or attendance at a meeting of the Board of Directors by such director shall constitute a waiver of notice of such meeting, except where attendance is for the expressed purpose of objecting to the failure to receive such notice or to defects in said notice.

8. Quorum; Vote Required; Adjournment. At any meeting of the Board of Directors a majority of the qualified directors shall constitute a quorum. If a quorum is present, the action of a majority of the directors present and voting shall be the act of the Board of Directors. If a quorum is not present, the majority of directors present may adjourn the meeting from time to time without further notice other than announcement at the meeting.

9. Action of Directors Without a Meeting. Any action required to be taken or any other action which may be taken at a meeting of the Board of Directors may be taken without a meeting if a consent in writing setting forth the action so taken shall be signed by a majority of the directors entitled to vote in respect to the subject matter thereof.

10. Standards for Directors. Each member of the Board of Directors, when discharging the duties of a director, shall act in good faith and in a manner the director reasonably believes to be in the best interests of the Association. The members of the Board of Directors or a committee of the Board, when becoming informed in connection with their decision-making function or devoting attention to their oversight function, shall discharge their duties with the care that a person in a like position would reasonably believe appropriate under similar circumstances. In discharging board or committee duties, a director shall be entitled to rely on information, opinions, reports or statements, including financial statements and other financial data, if prepared or presented by:

(a) One (1) or more officers or employees of the Association whom the director reasonably believes to be reliable and competent functions performed or the information, opinion, reports, or statements provided;

(b) Legal counsel, public accountants or other persons retained by the Corporation, as to matters involving skills or expertise the director reasonably believes are matters:

(i) Within the particular person's professional or expert competence; or

(ii) As to which the particular person merits confidence; or

(iii) A committee of the Board of which the director is not a member if the director reasonably believes the committee merits confidence.

ARTICLE III

Officers

1. General. The officers of the Association shall be a President, one or more Vice Presidents, and a Secretary-Treasurer, all of whom shall be elected by the Board of Directors to serve at the pleasure of the Board of Directors.

2. President. The President shall be the principal executive officer of the Association and subject to the control of the Board of Directors, shall direct, supervise, coordinate, and have general control over the affairs of the Association, and shall have the powers generally attributable to the chief executive officer of an Association. The President shall be a director and shall preside at all meetings of the members of the Association.

3. Vice President. A Vice President shall act in place of the President in case of the President's death, absence, inability, or failure to act and shall perform such other duties and have such authority as from time to time delegated to such Vice President by

the Board of Directors or by the President. The Vice President shall be a director; however, if the Board of Directors elects more than one Vice President only one so elected need be a director.

4. Secretary-Treasurer. The Secretary-Treasurer shall be the custodian of the records and the seal of the Association and shall affix the seal to all documents requiring the same and shall see that all notices are duly given in accordance with the provisions of these Bylaws as required by law and that the books, reports, and other documents and records of the Association are properly kept and filed. The Secretary-Treasurer shall have charge and custody of and be responsible for all sorts of securities of the Association. The Secretary-Treasurer shall deposit all such funds in the name of and to the credit of the Association in such banks and depositories as shall be designated by the Board of Directors. The Secretary-Treasurer shall keep books of account and records of transactions and of the financial condition of the Association, shall submit such reports thereof as the Board of Directors may from time to time require, and in general shall perform all of the duties incident to the office of Secretary-Treasurer and such other duties as may from time to time be assigned to the Secretary-Treasurer by the Board of Directors or the President. The Board of Directors may appoint one or more Assistant Secretary-Treasurers who may act in the place of the Secretary-Treasurer in case of the Secretary-Treasurer's death, absence, inability, or failure to act.

5. Compensation. Agents and employees shall receive such reasonable compensation for their services as may be authorized by the Board of Directors. Appointment of any agent, or employee shall not in and of itself create contractual rights of compensation for services performed by such agent or employee.

6. Delegation of Powers. In case of absence of any officer of the Association or for any other reason that may seem sufficient to the Board of Directors, the Board of Directors may delegate that officer's duties and powers for the time being to any other officer or any director.

7. Standards of Conduct.

- (2) An officer when performing in such capacity, shall act:
 - (a) In good faith;
 - (b) With the care that a person in a like position would reasonably exercise under similar circumstances; and
 - (c) In a manner the officer reasonably believes to be in the best interests of the Association.
- (3) In discharging those duties an officer who does not have knowledge that makes reliance unwarranted, is entitled to rely on:

(a) The performance of properly delegated responsibilities by one (1) or more employees of the Association whom the officer reasonably believes to be reliable and competent in performing the responsibilities delegated; or

(b) Legal counsel, public accountants, or other persons retained by the Association as to matters involving skill or expertise the officer reasonably believes are matters:

(i) Within the particular person's professional or expert competence; or

(ii) As to which the particular person merits confidence.

(4) An officer shall not be liable to the Association or its members for any decision to take or not to take action; or any failure to take action, as an officer, if the duties of the office are performed in compliance with this section. Whether an officer who does not comply with this section shall have liability will depend in such instance on applicable law, including those principles of section 30-3-85, Idaho Code, that have relevance.

ARTICLE IV INDEMNIFICATION OF DIRECTORS AND OFFICERS

1. Scope of Indemnification.

The Association may indemnify and advance funds to or for the benefit of the directors and officers to the fullest extent permitted by the Idaho Nonprofit Corporation Act ("Act"), as the same exists or may hereafter be amended (but, in the case of any such amendment, only to the extent that such amendment permits the Association to provide broader indemnification rights than the Act permitted the Association to provide prior to such amendment). (Idaho Code § 30-3-88).

2. Mandatory Indemnification of Directors.

The Association shall indemnify a director who was wholly successful, on the merits or otherwise, in the defense of any proceeding to which the director was a party because the individual was a director of the Association against reasonable expenses incurred by the director in connection with the proceeding. (Idaho Code § 30-3-88).

a. Further Indemnification of Directors.

i. Except as otherwise provided in this Section, the Association may indemnify an individual who is a party to a proceeding because the individual is a director against liability incurred in the proceeding if:

1. The director's conduct was in good faith; and

2. The director reasonably believed:

- a. In case of conduct in the director's official capacity, that the director's conduct was in the best interests of the Association; and
 - b. In all cases, that the director's conduct was at least not opposed to the best interests of the Association; and
 - c. In the case of any criminal proceeding, the director had no reasonable cause to believe the conduct was unlawful.
- ii. The termination of a proceeding by judgment, order, settlement, or conviction, or upon a plea or nolo contendere or its equivalent, is not, of itself, determinative that the director did not meet the relevant standard of conduct described in this Section.
 - iii. Unless ordered by a court under Act, the Association may not indemnify a director in connection with a proceeding by or in the right of the Association, except for reasonable expenses incurred in connection with the proceedings if it is determined that the director has met the relevant standard of conduct under subsection (1) of this Section, or as otherwise prescribed in Section 30-3-88, Idaho Code.

b. Advance for Expenses.

- i. The Association shall, before final disposition of a proceeding, advance funds to pay for or reimburse the reasonable expenses incurred by a director who is a party to a proceeding if the director delivers to the Association:
 - 1. A written affirmative of the director's good faith belief that the director has met the relevant standard of conduct described above; and
 - 2. The director's written undertaking to repay any funds advanced if the director is not entitled to mandatory indemnification, and it is ultimately determined that s/he has not met the relevant standard of conduct described above.
- ii. The undertaking required by subsection (1)(b) of this Section must be an unlimited general obligation of the director but need not be secured and may be accepted without reference to the financial ability of the director to make repayment.

c. Determination of Indemnification.

- i. The Association may not indemnify a director unless a determination has been made that indemnification of the director is permissible

because the director has met the relevant standard of conduct set forth in Section 7.3.

- ii. The determination shall be made in accordance with Section 30-3-88(4), Idaho Code.

d. Indemnification of Officers.

The Association may indemnify and advance expenses to an officer of the Association who is a party to a proceeding because the individual is an officer of the Association the same extent as a director.

e. Insurance.

The Corporation may purchase and maintain insurance on behalf of an individual who is a director or officer of the Corporation, or who, while a director or officer of the Corporation, serves at the Corporation's request as a director, officer, partner, trustee, employee, or agent of another domestic or foreign Corporation, partnership, joint venture, trust, employee benefit plan, or other entity, against liability asserted against or incurred by the individual in that capacity or arising from the individual's status as a director or officer, whether or not the Corporation would have power to indemnify or advance expenses to the individual against such liability.

f. Definitions.

Sections 7.1 through 7.8 of these Bylaws shall be defined in accordance with Section 30-3-88(8), Idaho Code.

Rights, Duties, and Obligations of the Members of the Association

1. Membership. Every owner of a Condominium in the Project shall be a member of the Association, and no person or entity other than an owner of a Condominium may be a member of the Association. If title to a Condominium is held by more than one person, the votes of such Condominium shall be shared by all such persons in the same proportionate interest as their ownership interest in such Condominium and by the same type of tenancy in which the title to the Condominium is held. Memberships in the Association shall not be transferred except in connection with the transfer of a Condominium; provided, however, the rights of membership may be assigned as further security for a loan secured by a lien on a Condominium.

2. Transfer of Membership. Transfer of membership in the Association shall occur upon the transfer of a title to a Condominium of the Project to which the membership pertains; however, the Association shall be entitled to maintain the person, persons, or entity in whose name or names the membership is recorded on the books and records of the Association until such time as evidence of the transfer of title satisfactory to the Association has been submitted to the Secretary-Treasurer. A transfer of membership shall not release the transferor from liability or obligation accrued and

incidental to such membership prior to such transfer. In the event of dispute as to ownership of a Condominium and to the membership appurtenant thereto, title to the Condominium as shown on the public records of the County of Blaine, State of Idaho, shall be determinative.

3. Voting Rights. The voting rights of each member shall be determined as set forth in the Condominium Declaration and Covenants, Conditions and Restrictions. The voting rights and interests of new members shall be determined in the same way as such rights were determined for old members. Voting by proxy shall be permitted; however, proxies must be filed with the Secretary-Treasurer twenty-four (24) hours before the appointed time of each meeting.

4. Annual Meetings. An annual meeting of the members for the purpose of electing directors, establishing of the Budget for the current calendar year and transaction of such other matters as may properly come before the meeting shall be held on such date as Determined by the Directors. All business which may be lawfully transacted may be transacted at such meeting without any further or special notice.

5. Special Meeting. Special meetings of the members may be called any time by the Board of Directors or by written request of one-half (1/2) of the voting power of all the members and shall be held at a convenient location in the County of Blaine, State of Idaho. The Secretary-Treasurer shall forthwith give notice of such meeting at such time as the Secretary-Treasurer may fix, not less than ten (10) or more than thirty-five (35) days after the receipt of said request and if the Secretary-Treasurer shall neglect or refuse to issue such call, the Board of Directors or members making request may do so.

6. Notice; Waiver. Notice of annual and special meetings of the members must be given in writing and must state the date, hour, and place of the meeting and generally describe the nature of the business to be transacted. Such notice shall be delivered personally to or deposited in the mail, postage prepaid, and addressed to the last known address, as shown on the books of the Association, to the owners or any one of the co-owners of each membership, as shown on the books of the Association, and shall be delivered or deposited in the mail at least ten (10) days prior to the date of the meeting.

In the event that a special meeting is called by the members as aforesaid, they shall notify the Secretary-Treasurer in writing of the time, place, and purpose of the meeting in sufficient time to permit the Secretary-Treasurer to give notice to all members in accordance with these Bylaws.

Written waiver of notice signed by or attendance at a meeting by the owners or any one of the co-owners of a membership shall constitute a waiver of notice of such meeting, except where attendance is for the express purpose of objecting to the failure to receive such notice or to defects in the notice.

7. Quorum; Vote Required; Adjournment. Two-thirds (2/3) of the membership voting interest entitled to vote represented in person or by proxy shall constitute a

quorum at any meeting of the members. If a quorum is present, the action of a majority of the membership voting interest present and voting shall be the act of the members. If a quorum is not represented at a meeting, a majority of the membership voting interest present in person or by proxy may adjourn the meeting from time to time without notice other than announcement at the meeting.

8. Certificates Held. Membership certificates held in estates or trust may be voted by the administrator, executor, guardian, trustee, conservator, or receiver thereof without such membership or title to the Condominium being transferred to said person.

9. Conduct of the Meeting. The meeting will be conducted by the officers in order of their priority. The order of business shall be a call of the roll, a reading of the notice and proof of the call, report of officers, report of committees, unfinished business, new business, election of directors, and miscellaneous business.

ARTICLE V

Incorporation by Reference to Condominium Declaration

Pursuant to the Articles of Incorporation of this Association, the Condominium Declaration and Covenants, Conditions and Restrictions (“Declarations”) is hereby incorporated by reference and made a part of these Bylaws as if set out in full herein, including, but not limited to, articles entitled "Nature and Incidents of Condominium Ownership" (Article IV), "The Association" (Article VII), "Certain Rights and Obligations of the Association" (Article VIII), "Assessments" (Article IX), and "Use of Condominiums" (Article X).

ARTICLE VI

Contracts, Conveyances, Checks, & Miscellaneous

1. Contracts. The Board of Directors may authorize any officer of the Association to enter into any contract or execute any instrument in the name of the Association except as otherwise specifically required by the Articles of Incorporation or by the Condominium Declaration for 231 Sun Valley Road.

2. Conveyances and Encumbrances. Association property may be conveyed or encumbered by authority of the Board of Directors by resolution of the Board of Directors. Conveyances or encumbrances shall be executed by instrument by the President or a Vice President and by the Secretary-Treasurer of the Association.

3. Checks. All checks, drafts, notes, and orders for the payment of money shall be signed by such persons as the Board of Directors may authorize.

4. Fiscal Year. The fiscal year or business year of the Association shall begin on the first day of January and end on the last day of December following.

5. Records. The Association shall maintain accurate and correct books, records, and accounts of the Association's business and properties, and they shall be kept at such place as is from time to time fixed and designated by the Board of Directors.

6. Seal. The Board of Directors may adopt an Association seal of such design as may be appropriate.

ARTICLE VII

Amendments

These Bylaws may be amended, altered, or repealed from time to time by a sixty percent (60%) or more vote of the membership voting interest of the Association in accordance with the provisions of Article VII of the Articles of Incorporation and Exhibit B of the Declarations at any annual or special meeting provided that the notice of such meeting states that such amendment, alteration or repeal is to be considered.

APPROVED AND ADOPTED this ____ day of _____, 2021, by the undersigned members of the initial Board of Directors of the Association.

Leonard McIntosh



PLEASE RETURN TO:

1221 W. Idaho St. (83702)
P.O. Box 70
Boise, ID 83707

Instrument # 645945

HAILEY, BLAINE, IDAHO
8-24-2017 03:01:41 PM No. of Pages: 4
Recorded for : IDAHO POWER COMPANY
JOLYNN DRAGE Fee: 19.00
Ex-Officio Recorder Deputy
Index to: EASEMENTS

BH

Easement—Organization

231 E Sun Valley Road II LLC

“Grantor(s)”, of Blaine County, State of Idaho, do hereby grant and convey to IDAHO POWER COMPANY, a Corporation, with its principal office located at 1221 W. Idaho Street, Boise, Idaho, 83702 (P.O. Box 70, Boise, ID 83707), its licensees, successors, and assigns, (collectively, “Grantee”), for One Dollar and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, a permanent and perpetual easement and right of way, at all times sufficient in width for the installation, erection, continued operation, maintenance, repair, alteration, inspection, and/or replacement of the following:

Underground Facilities: Underground electrical power line or lines and related facilities and equipment, generally including, but not limited to, buried power lines and wires, pad-mounted transformers, junction boxes, cables, conduits, communication lines, including fiber optics, other equipment, and all related appurtenances, in certain locations to be determined by Grantee at Grantee’s sole and absolute discretion (all of the above collectively being referred to as the “Facilities”) together with the right to permit the attachment and/or use or placement of the wires, fixtures, cables and conduits of other companies or parties (all of the same being included within the definition of “Facilities”), to be located within the real property description set forth on Exhibit A attached hereto (the “Easement Premises”), with some of the Facilities to be placed in the crawl space or similar location of the building to be constructed upon the Easement Premises (the “Building”)

Grantee is hereby also granted the perpetual right of ingress and egress through the Building as necessary for the full and complete use, occupation, and enjoyment of the easement hereby granted, and together with all rights and privileges incident thereto, including, but not limited to, the right, at Grantee’s expense, to install, construct, operate, inspect, alter, maintain, replace, improve and repair any and all aspects of Grantee’s Facilities over, through, under and across the Easement Premises and the Building.

This Easement shall run with the land and be binding upon the parties’ successors and assigns.

(Signature page immediately follows)

Checked by: Andrew Farias
Work Order #: 27476813

Executed and delivered this 26th day of JULY, 2017.

Signature(s) of Grantor(s) (Include title where applicable):

[Signature]

Corporate Verification

STATE OF NEW YORK
COUNTY OF ERIE } ss.

I, CINDY L PISCITELLI (Notary's Name), a notary public, do hereby certify that on this 26th day of JULY, 20 17, personally appeared before me DEVIN PISCITELLI, MGR (Individual's Name Including Title) and _____ (Individual's Name Including Title), who, being by me first duly sworn, declared that he/she/they are respectively the duly authorized person(s) of

231 E SUN VALLEY ROAD II LLC (Organization Name), that he/she/they

signed the foregoing document, and acknowledged to me that he/she/they executed the same as the free act and deed on behalf of said organization.

(NOTARY SEAL)

CINDY L. PISCITELLI
Notary Public, State of New York
No. 01PI5088341
Qualified in Erie County
Commission Expires November 17, 2017

Cindy L Piscitelli
Notary Public
My Commission Expires on 11/17/17

Benchmark Associates, P.A.

ENGINEERING, PLANNING, SURVEYING & MAPPING
P.O. Box 733 - 100 Bell Drive
Ketchum, Idaho 83340
208/726-9512 Fax 208/726-9514 www.benchmark-associates.com

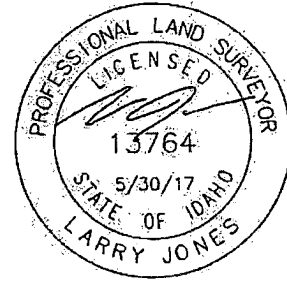


EXHIBIT : A

EASEMENT AREA DESCRIPTION

Within: THE EASTERLY 75 FEET OF LOT 8, BLOCK 17, KETCHUM VILLAGE TOWNSITE, KETCHUM, BLAINE COUNTY, IDAHO - TOWNSHIP 4 NORTH, RANGE 18 EAST, SECTION 18, B.M., KETCHUM, BLAINE COUNTY, IDAHO.

A Easement Area lying within said EASTERLY 75 FEET OF LOT 8, BLOCK 17, VILLAGE OF KETCHUM, according to the official plat thereof, recorded as Instrument No. 302967, records of Blaine County, Idaho, said easement area being more particularly described by metes and bounds as follows:

Commencing at a found 5/8" rebar marking the centerline intersection of Sun Valley Road and Washington Avenue;

Thence N 32°16'48" E a distance of 133.47 feet to a 5/8" rebar marking the easterly corner said Easterly 75' of Lot 8 and the **Point Of Beginning**;

Thence S 45°16'09" W a distance of 12.00 feet;

Thence N 44°42'40" W a distance of 5.00 feet;

Thence N 45°16'09" E a distance of 4.00 feet;

Thence N 44°42'40" W a distance of 45.03 feet;

Thence S 45°16'24" W a distance of 67.05 feet;

Thence N 44°42'44" W a distance of 5.00 feet;

Thence N 45°16'24" E a distance of 75.05 feet;

Thence S 44°42'40" E a distance of 55.03 feet to the **Point Of Beginning**.

Having an approximate area of ±795 Square Feet.

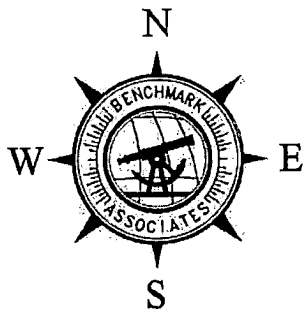
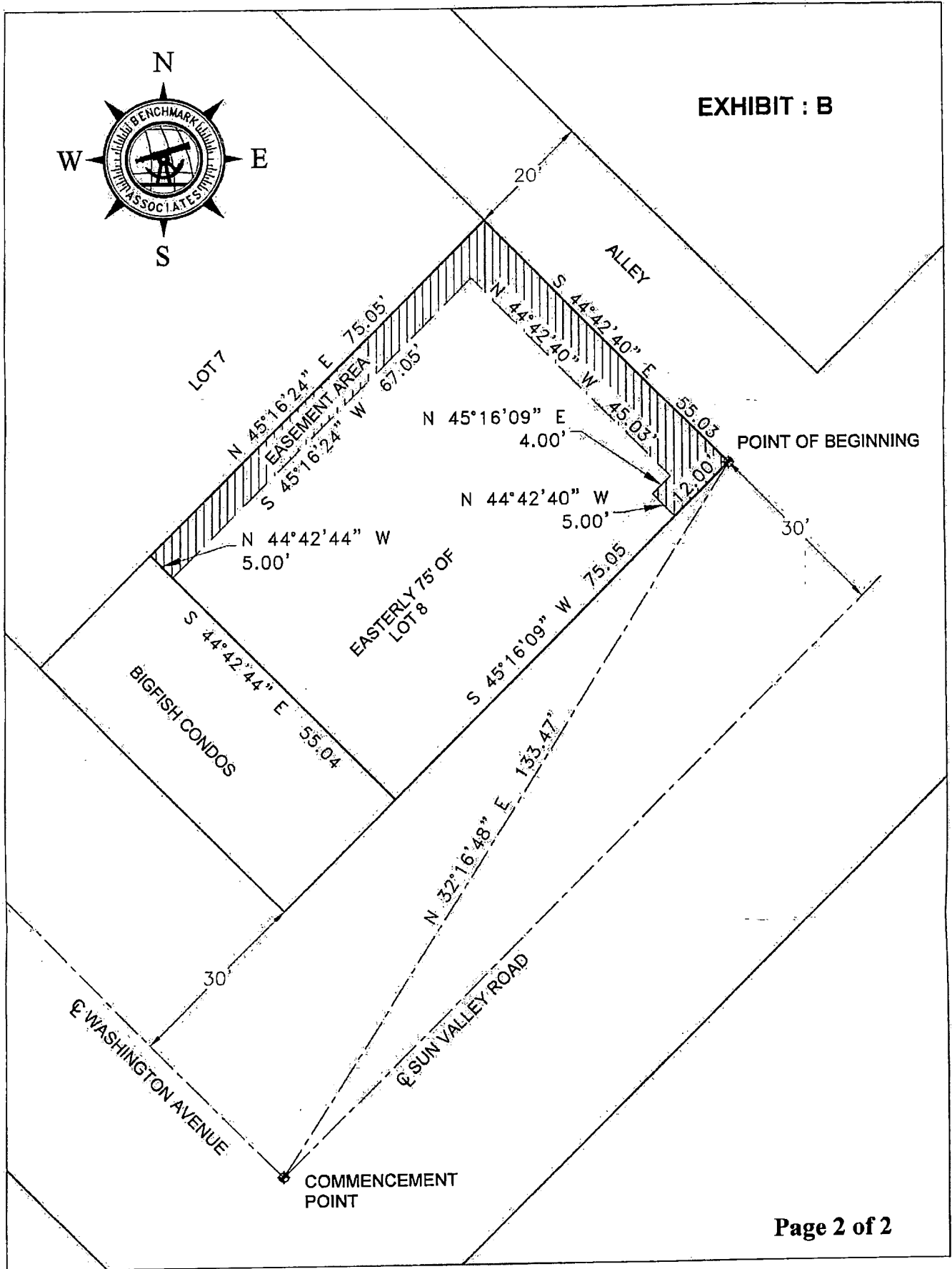


EXHIBIT : B

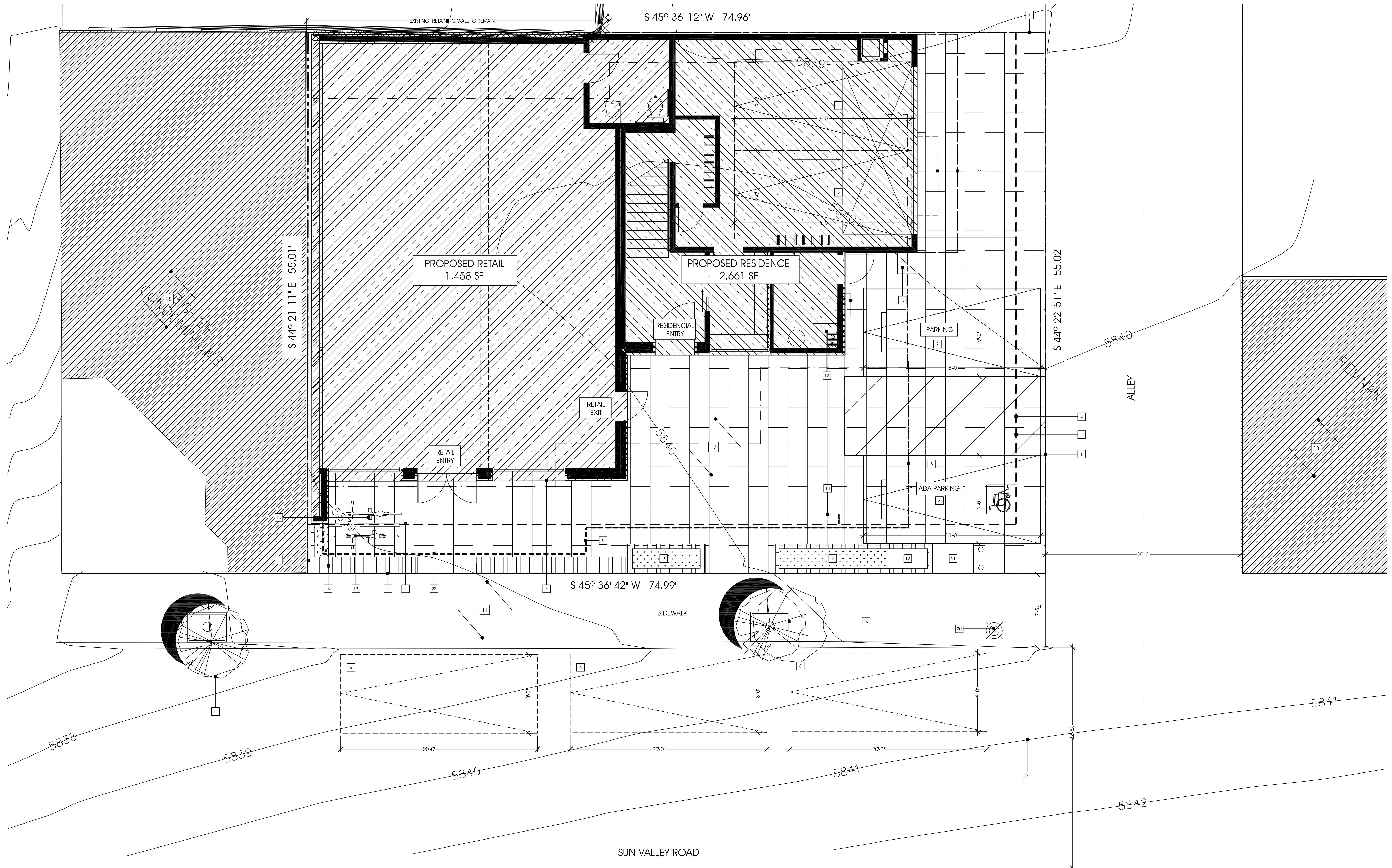


REVISIONS	
1st BUILDING DEP. SUBMITTAL	2017-04-04
REVISIONS	2017-04-10

PHASE	
CONSTRUCTION DOCUMENTS	DATE
	01.19.2016
	JOB NO.
	15-04

SITE PLAN

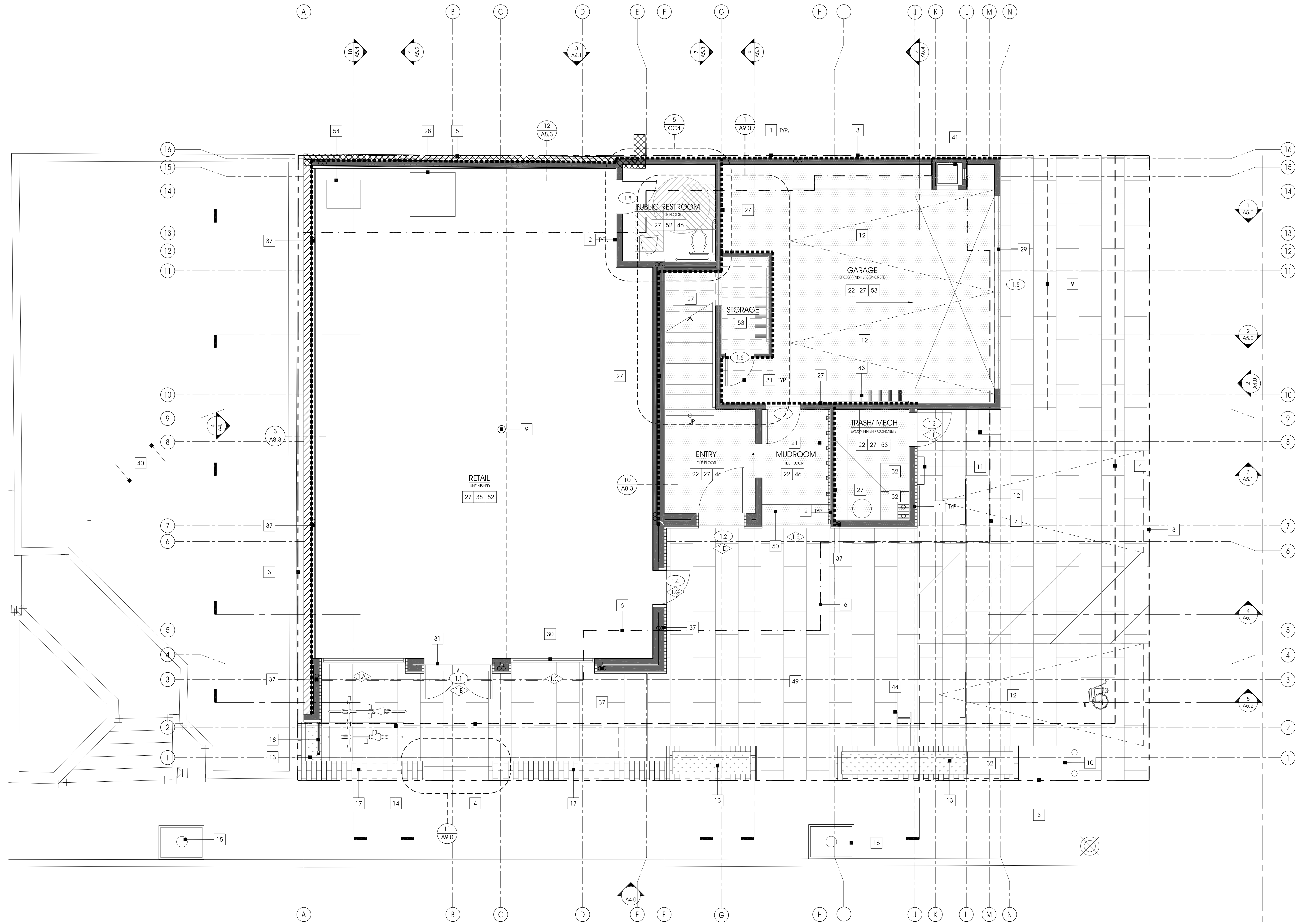
SP1



SITE PLAN - FIRST FLOOR

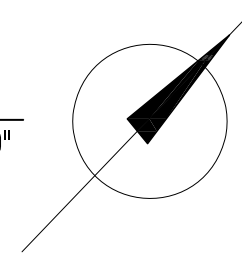
SCALE 1/4" = 1'-0"

LEGEND		KEYNOTES	
	PROPOSED RETAIL	1	PROPERTY LINE
	PROPOSED RESIDENTIAL	2	SETBACK LINE
	ADJACENT BUILDING	3	PROPOSED FIRST FLOOR
	MODULAR CALARIC PAVERS	4	LINE OF ROOF/BUILDING ABOVE
	PROPERTY LINE	5	PARKING SPACES TO BE 9'-0" X 18'-0"
	SETBACK LINE	6	REQUIRED STREET PARKING
	LINE OF ROOF/BUILDING ABOVE	7	REQUIRED OFF-STREET PARKING WITH PAVERS
	OVERHANG ABOVE	8	ADA PARKING WITH PAVERS, SEE SHEET CC1 FOR MORE INFORMATION
	CENTER LINE OF STREET	9	PLANTER PER DETAIL 12 AB.2
	PROPOSED FIRST FLOOR	10	BICYCLE RACK
		11	CITY SIDEWALK
		12	TRASH AND RECYCLING
		13	GAS AND ELECTRIC
		14	STRUCTURAL POST PER PLAN
		15	EXISTING TREE AND GRATE TO REMAIN
		16	NEW "LITTLE LEAF LINDEN" TREE AND GRATE PER DETAIL 10 AB.2
		17	LARGE SCALE NARROW MODULAR "CALARIC" PAVERS IN 12X48 PORCELAIN
		18	ADJACENT BUILDING
		19	NEW SITE BRICK WALL PER DETAIL 2 AB.2
		20	NEW STREET LIGHT TO MATCH EXISTING
		21	TRANSFORMER
		22	SIGNAGE LOCATION ABOVE
		23	OVERHANG ABOVE
		24	EXISTING TOPOGRAPHY LINE PER CIVIL



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

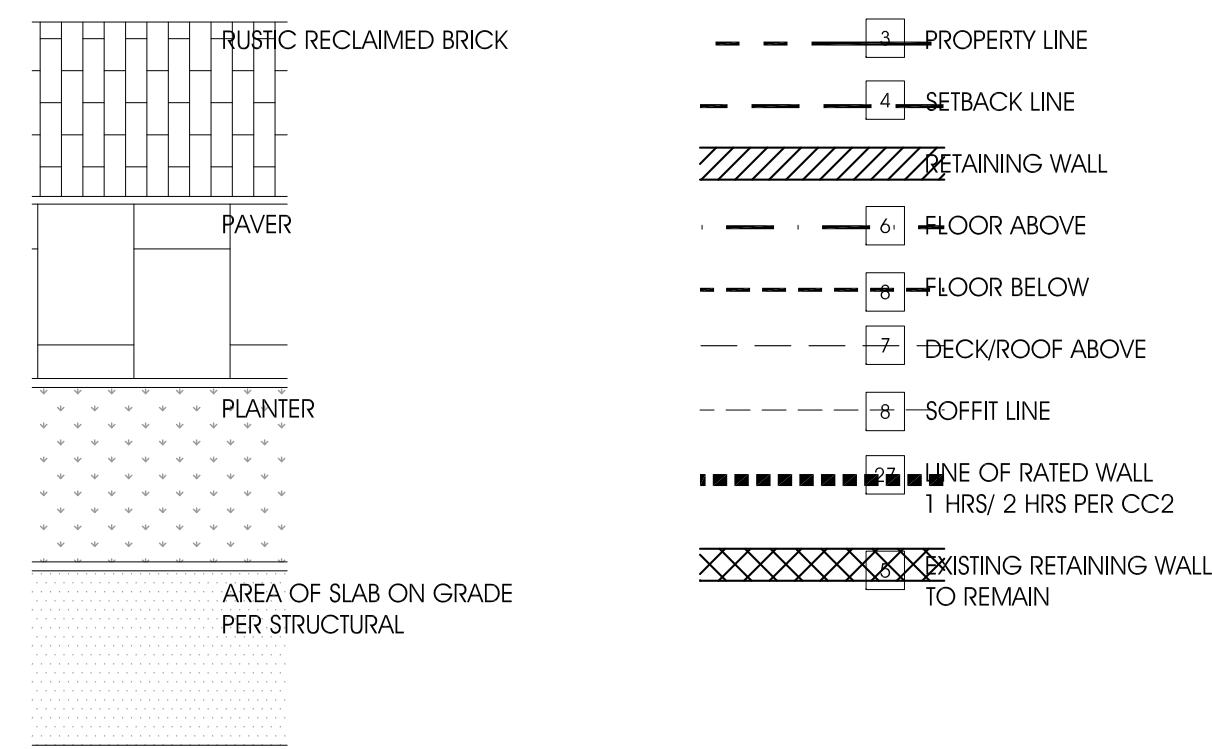


NOTES

1. WINDOW WELL/LIGHT WELLS THAT INTRUDE INTO SIDE YARD OR BACKYARD SETBACK OF FIVE FEET OR LESS, SHALL REQUIRE A HINGED GRATING COVERING THE WINDOW WELL/LIGHTWELL OPENING. THE GRATING SHALL BE CAPABLE OF SUPPORTING A WEIGHT OF 250 LB PERSON, YET MUST BE ABLE TO BE OPENED BY SOMEONE OF MINIMAL STRENGTH WITH NO SPECIAL KNOWLEDGE, EFFORT OR USE OF KEY OR TOOL.

2. FOR TYPICAL WALL PENETRATION SEE DETAILS (5) (AB.1) (2) (AB.3)

LEGEND



KEYNOTES

- 1 EXTERIOR WALL: 2x WOOD STUD FRAMING PER STRUCTURAL W/ R-19 CELLULOSE INSULATION AT 2' X 6, R-13 CELLULOSE AT 2' X 4 WALLS. EXTERIOR FINISH PER EXTERIOR ELEVATIONS (2) LAYERS MIN. GRADE 'D' BUILDING PAPER. INSIDE 'B' GWB LION PER INTERIOR ELEVATIONS.
- 2 INTERIOR WALL: 2x WOOD STUD FRAMING W/ R-19 BATT INSULATION @ 2x6 & R-13 BATT INSULATION @ 2x4. 5/8" GWB THROUGHOUT
- 3 PROPERTY LINE
- 4 SETBACK LINE
- 5 EXISTING RETAINING TO REMAIN, PATCH AND REPAIR AS NEEDED
- 6 LINE OF BUILDING ABOVE
- 7 LINE OF DECK ABOVE
- 8 LINE OF BUILDING BELOW / DECK
- 9 LINE OF SOFFIT/ BEAM/ AWNING ABOVE
- 10 TRANSFORMER PER CIVIL
- 11 GAS AND ELECTRIC LOCATION
- 12 PARKING SPACES TO BE 19' X 9' CLEAR ADA PARKING SEE CC1/CC2 FOR ADA PATH OF TRAVEL
- 13 BRICK PLANTER PER DETAIL (12) (AB.2)
- 14 BIKE RACK FOR COMMERCIAL USE
- 15 EXISTING TREE AND GRATE TO REMAIN
- 16 NEW 'LITTLE LEAF LINDEN' TREE AND GRATE PER DETAIL
- 17 LOW BENCH W/ BRICK TO MATCH FACADE & PRECAST TOP PER DETAIL (2) (AB.2)
- 18 EPOXY FINISH METAL MESH SCREEN & FRAME P/ DETAIL FOR PLANTING W/ LONICERA JAPONICA 'HALIANA' - HALIANA JAPANESE HONEYSUCKLE
- 19 WALK-IN SHOWER. PROVIDE LINEAR TRENCH DRAIN PER DETAIL (20) (AB.0)
- 20 TUB
- 21 BUILT IN CABINERY PER INTERIOR ELEVATIONS APPLIANCE PER OWNER
- 22 HATCH INDICATES CONCRETE SLAB ON GRADE. SLOPE PER CIVIL WHERE OCCURS
- 23 42" HIGH BLACK EPOXY FINISHED STEEL PLATE GUARDRAIL W/ CABLE RAIL PER DETAIL (17) (AB.0) AND (18) (AB.0)
- 24 INTERIOR GUARDRAIL PER DETAIL (4) (AB.0)
- 25 METAL PLANTER BOX PER DETAIL (4) (AB.2)
- 26 BALCONIES & DECK RAISED W/ ADJUSTABLE LOAD BEARING BASALT 24"X24" PAVERS BY STONES UNLIMITED (858-622-0014) EXPOSED TO THE WEATHER AND SEALED UNDERNEATH SHALL BE SLOPED A MINIMUM OF 1/2" PER FOOT FOR DRAINAGE. WATERPROOF DECKING MATERIAL TO BE PROVIDED (OR EQUIVALENT) PER DETAIL (4) (AB.1)
- 27 RATED WALL CONSTRUCTION & CEILINGS OR ATTACHED, GARAGE & UNDER STAIRS PER CC1 & CC2
- 28 MECHANICAL UNIT IN CRAWL SPACE BELOW
- 29 GARAGE DOOR PER SCHEDULE
- 30 WINDOW, TYP. PER SCHEDULE
- 31 DOOR, TYP. PER SCHEDULE
- 32 TRASH AND RECYCLING LOCATION
- 33 DRAIN PER DETAIL (1) (AB.2)
- 34 OUTDOOR FIREPLACE: ORTAL GAS FIREPLACE STAND ALONE MODEL NUMBER #110, UL# ANSI Z223.1/NFPA 54, PER INTERIORS
- 35 INDOOR FIREPLACE: ORTAL CORNER GAS FIREPLACE MODEL # 170LS, UL # ANSI Z21.88/ CSA 2.33-2014 PER INTERIORS
- 36 MECHANICAL SHAFTS
- 37 ROOF DRAIN IN WALL TO DISCHARGE ON WET WELL PER CIVIL
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- 43 SKI STORAGE RACK PER OWNER
- 44 STRUCTURAL STEEL COLUMN PER STRUCTURAL WITH EPOXY FINISH
- 45 WOOD FLOORING
- 46 TILE FLOORING
- 47 PEBBLES INSET AT BATH AND SHOWER
- 48 RECESSED TILE NICHES PER INTERIORS ELEVATION
- 49 PAVERS PER SITE PLAN
- 50 BUILT IN LOCKERS FOR SKI EQUIPMENTS PER INTERIORS
- 51 SUSPENDED SWINGS W/ HEATER SET PER INTERIORS
- 52 UNFINISHED FLOOR
- 53 EPOXY FINISH CONCRETE FLOOR
- 54 CRAWL SPACE ACCESS 30" X 36"
- 55 INTERIOR WALL WITH BRICK FACE TO MATCH ELEVATIONS

REVISIONS

1	FOR BUILDING DEP. SUBMITTAL 2017-04-04
2	REVISIONS 2017-04-10

PHASE

CONSTRUCTION DOCUMENTS

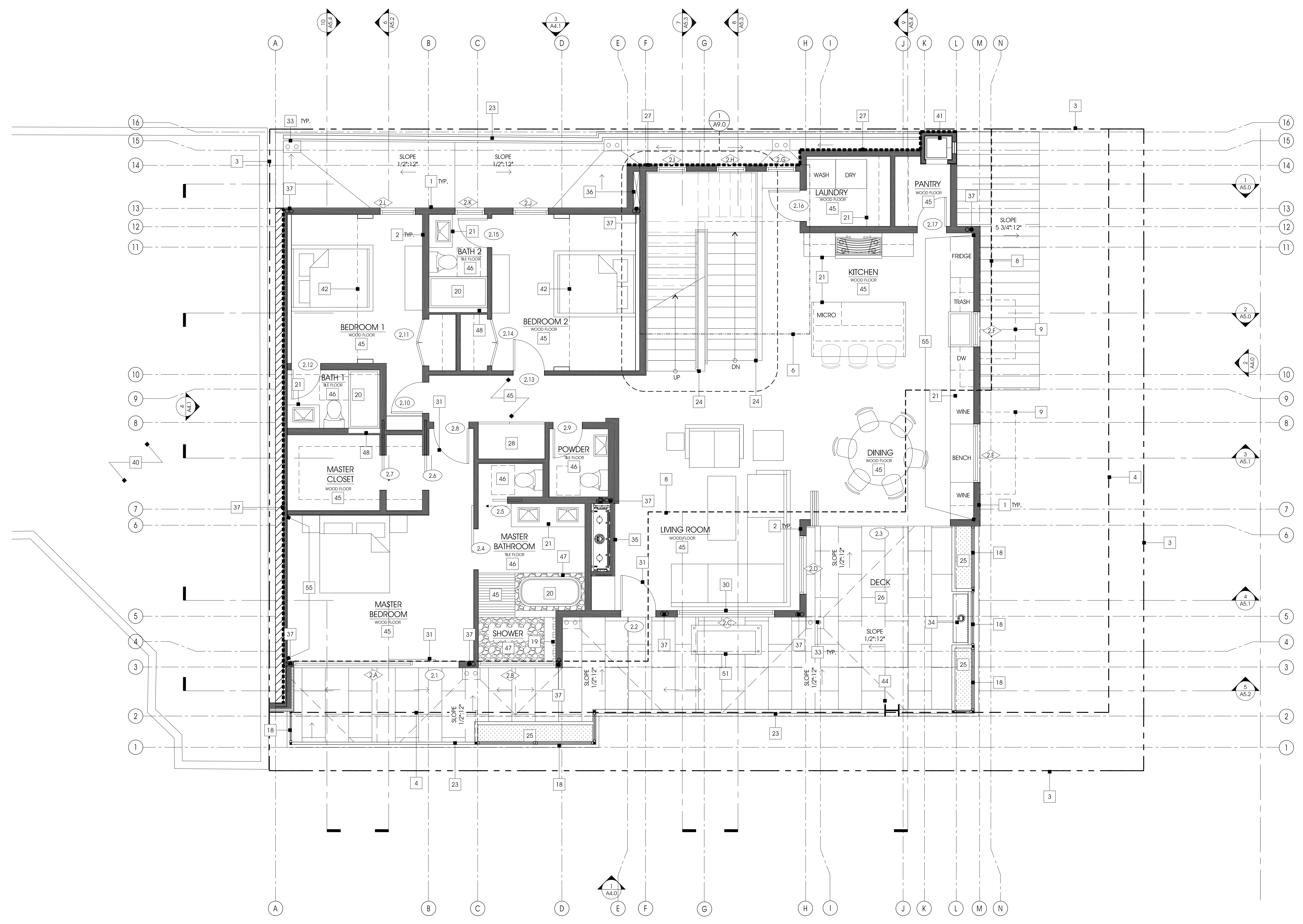
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01.19.2016

JOB NO.

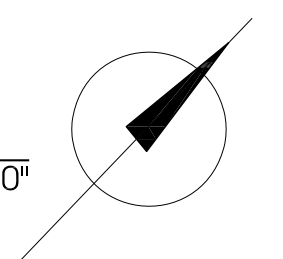
15-04

FIRST FLOOR PLAN



SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

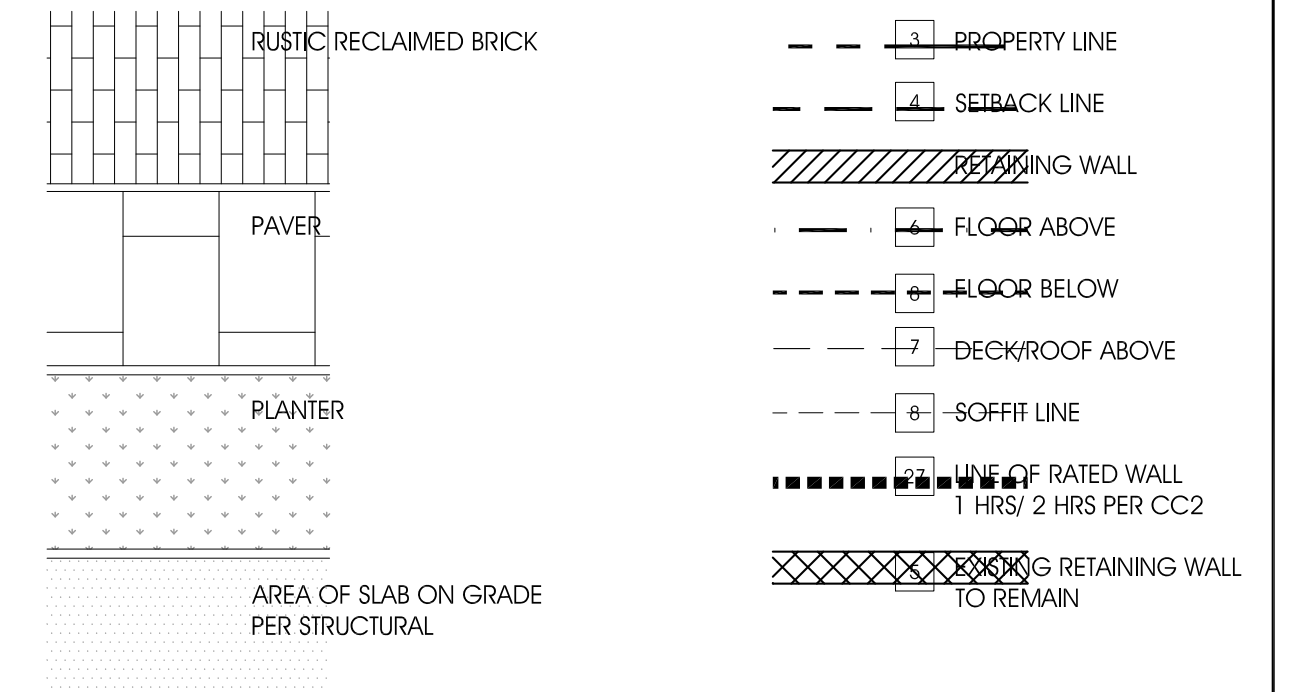


NOTES

1. WINDOW WELLS/LIGHT WELLS THAT INTRUDE INTO SIDE YARD OR BACKYARD SETBACK OF FIVE FEET OR LESS, SHALL REQUIRE A HINGED GRATING COVERING THE WINDOW WELLS/LIGHT WELLS OPENING. THE GRATING SHALL BE CAPABLE OF SUPPORTING A WEIGHT OF 250 LB PER SQ. YD. YET MUST BE ABLE TO BE OPENED BY SOMEONE OF MINIMAL STRENGTH WITH NO SPECIAL KNOWLEDGE, EFFORT OR USE OF KEY OR TOOL.

2. FOR TYPICAL WALL PENETRATION SEE DETAILS (5) AB.1 AND (2) AB.3

LEGEND



KEYNOTES

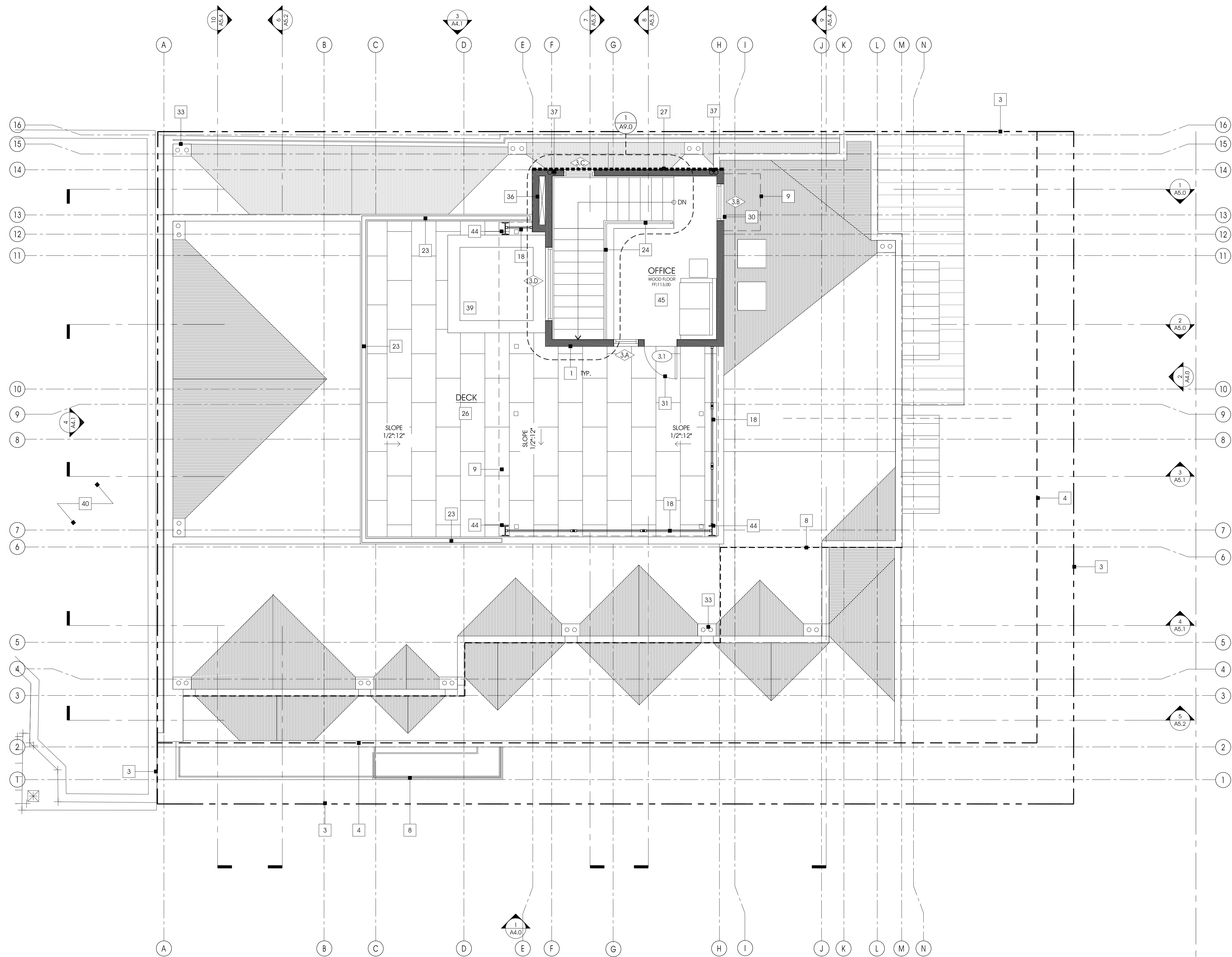
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REVISIONS	
1st BUILDING DEP. SUBMITTAL	2017-04-04
REVISIONS	2017-04-10

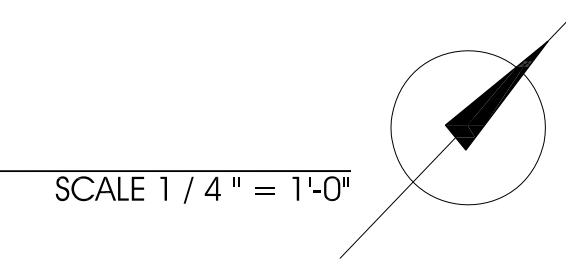
PHASE CONSTRUCTION DOCUMENTS	
DATE	01.19.2016
JOB NO.	15-04

SECOND FLOOR PLAN

A1.1



THIRD FLOOR PLAN

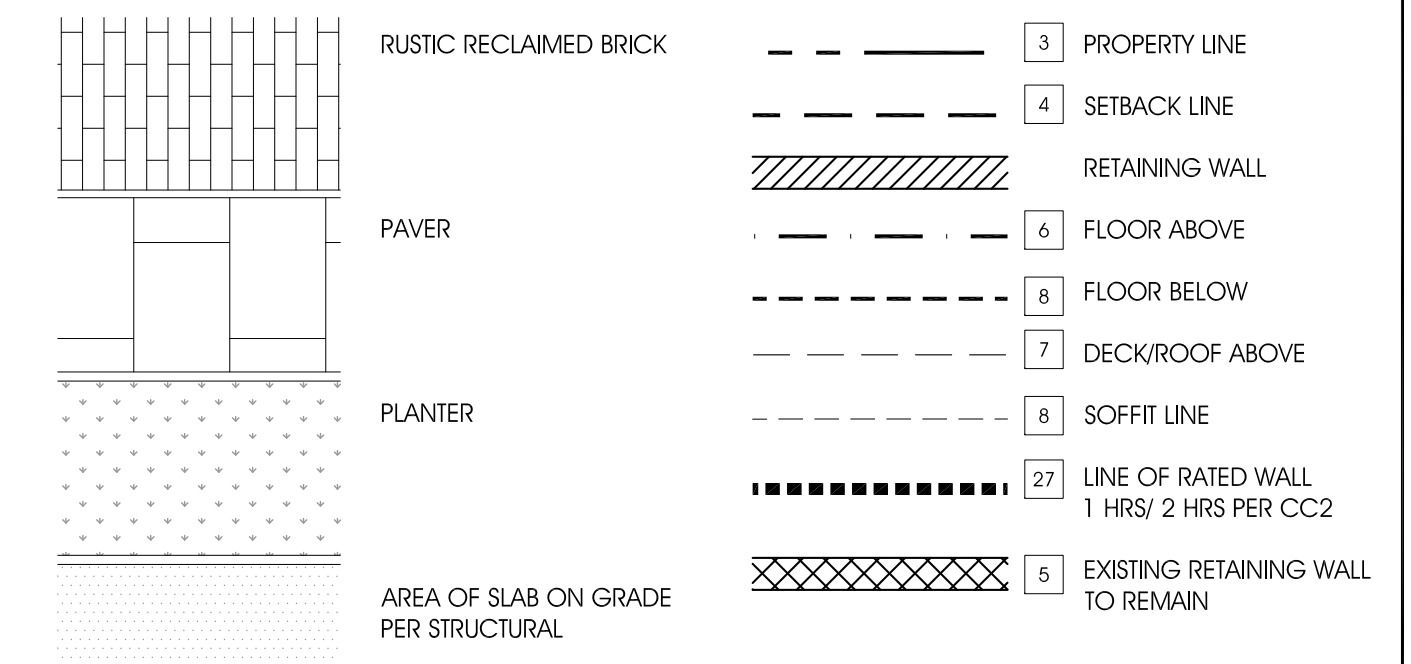


NOTES

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2. FOR TYPICAL WALL PENETRATION SEE DETAILS (5) (2)

LEGEND



KEYNOTES

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- 19 WALK-IN SHOWER, PROVIDE LINEAR TRENCH DRAIN PER DETAIL (20) (A8.0)
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REVISIONS

1st BUILDING DEP. SUBMITTAL	2017-04-04
REVISIONS	2017-04-10

PHASE

CONSTRUCTION DOCUMENTS

DATE

01.19.2016

JOB NO.

15-04

ROOF DECK PLAN

Attachment B:
Application Materials –
Preliminary Plat Plan Set

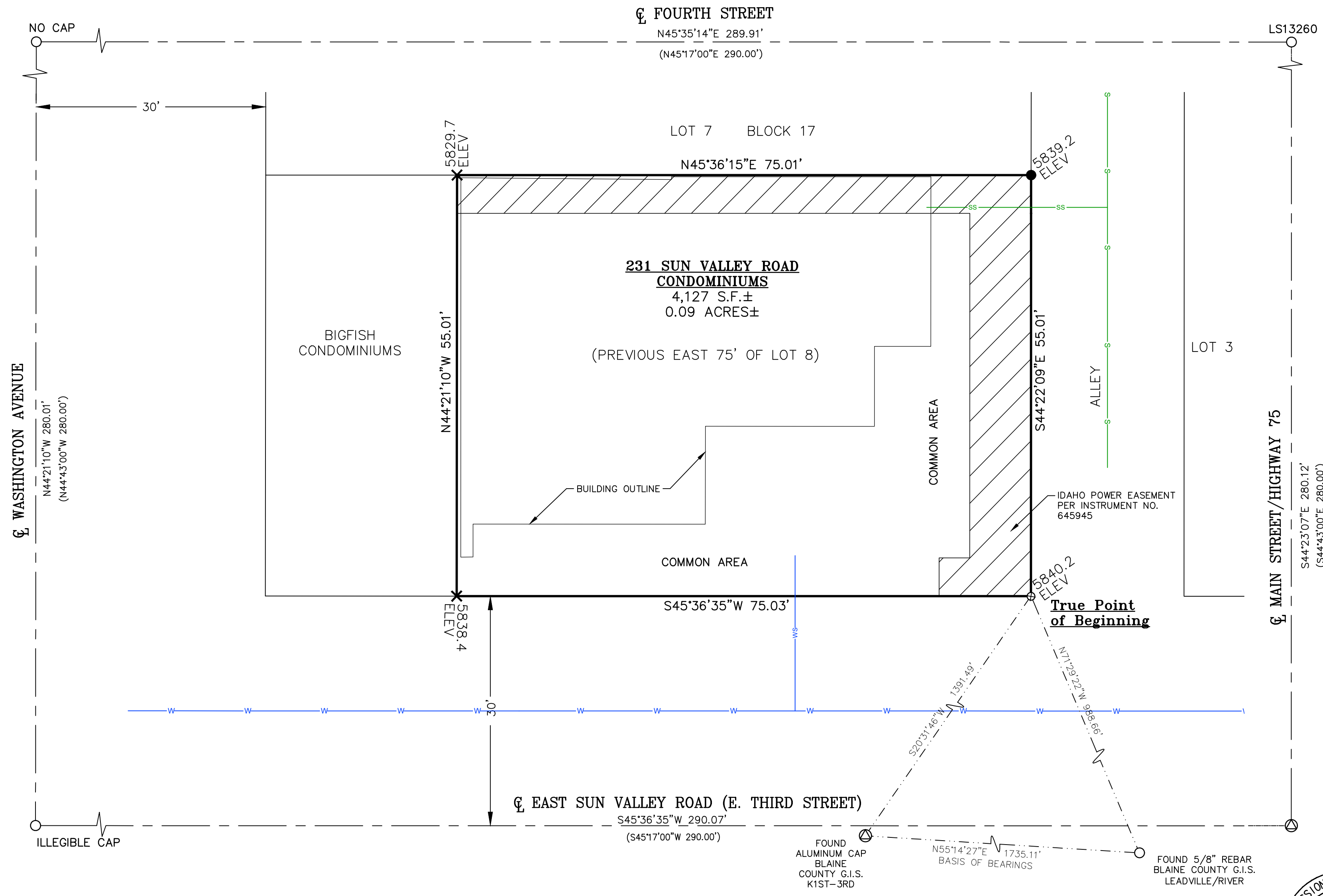
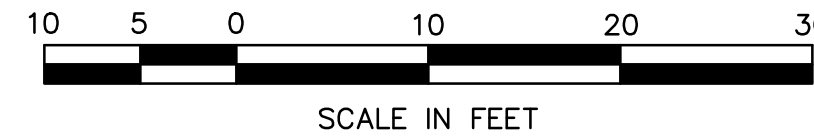
A CONDOMINIUM PLAT SHOWING

231 SUN VALLEY ROAD CONDOMINIUMS

WHEREIN THE EAST 75' OF LOT 8, BLOCK 17, KETCHUM TOWNSITE, IS REPLATTED INTO CONDOMINIUMS AS SHOWN HEREON
 LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

JANUARY 2022

SCALE: 1" = 10'



LEGEND	
	Property Boundary
	Adjoining Lot Line
	Right of Way Centerline
	Building Outline at Ground Level
	G.I.S. Survey Tie
	Sewer Main
	Sewer Service
	Water Main
	Water Service
	Idaho Power Easement Per Instrument No. 645945
	Found 1/2" Rebar
	Found 5/8" Rebar
	Found Aluminum Cap
	Calculated Point
	Set 5/8" Rebar, P.L.S. 16670
	Corner net set, falls in building
	Record Survey Information Per Instrument No. 524469

- SURVEY NARRATIVE & NOTES**
- THE PURPOSE OF THIS SURVEY IS TO SHOW THE MONUMENTS FOUND AND SET DURING THE BOUNDARY RETRACEMENT OF THE EAST 75' OF LOT 8, BLOCK 17, KETCHUM TOWNSITE, INSTRUMENT NUMBER 302967, RECORDS OF BLAINE COUNTY, IDAHO, AND TO CONDOMINIUMIZE SAID PROPERTY AS SHOWN HEREON. ALL FOUND MONUMENTS HAVE BEEN ACCEPTED. LOT CORNER MONUMENTS WERE SET BY BLOCK BREAKDOWN AND PROPORTIONING RECORD DISTANCES.
 - PROPERTY HEREON IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R'S) AS RECORDED UNDER INSTRUMENT NO. _____, RECORDS OF BLAINE COUNTY, IDAHO.
 - VERTICAL DATUM IS ASSUMED. BENCHMARK IS A FOUND 5/8" REBAR AT THE INTERSECTION OF FIFTH STREET AND WASHINGTON AVENUE, ELEVATION = 5831.00.
 - THE BUILDING OUTLINE IS ONLY SHOWN ON THIS PAGE FOR ORIENTATION.
 - REFERENCE IS HEREBY MADE TO THE FOLLOWING DOCUMENTS:
 - A. PLAT OF THE VILLAGE OF KETCHUM, RECORDED AS INSTRUMENT NO. 302967, RECORDS OF BLAINE COUNTY, IDAHO.
 - B. PLAT OF BIGFISH CONDOMINIUMS, RECORDED AS INSTRUMENT NO. 524469, RECORDS OF BLAINE COUNTY, IDAHO.
 - THE CURRENT ZONING IS COMMUNITY CORE MIXED USE SUBDISTRICT (CC-2). REFER TO THE CITY OF KETCHUM ZONING ORDINANCE FOR SPECIFIC INFORMATION ABOUT THIS ZONE.
 - THE OWNER IS MCINTOSH HOLDINGS, LLC, PO BOX 2320, KETCHUM ID 83340. THE SURVEYOR/REPRESENTATION IS MARK E. PHILLIPS, GALENA ENGINEERING, INC., 317 N. RIVER ST., HAILEY, IDAHO 83333.

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

SEE SHEET 2 FOR CONDOMINIUM UNIT DIMENSIONS, UNIT TIES AND ADDITIONAL NOTES



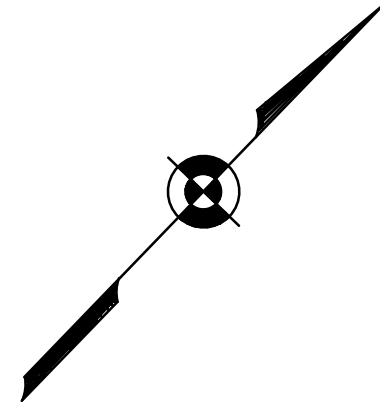
231 SUN VALLEY ROAD CONDOMINIUMS
 GALENA ENGINEERING, INC.
 HAILEY, IDAHO
 SHEET 1 OF 3

Date _____ South Central District Health Dept., EHS

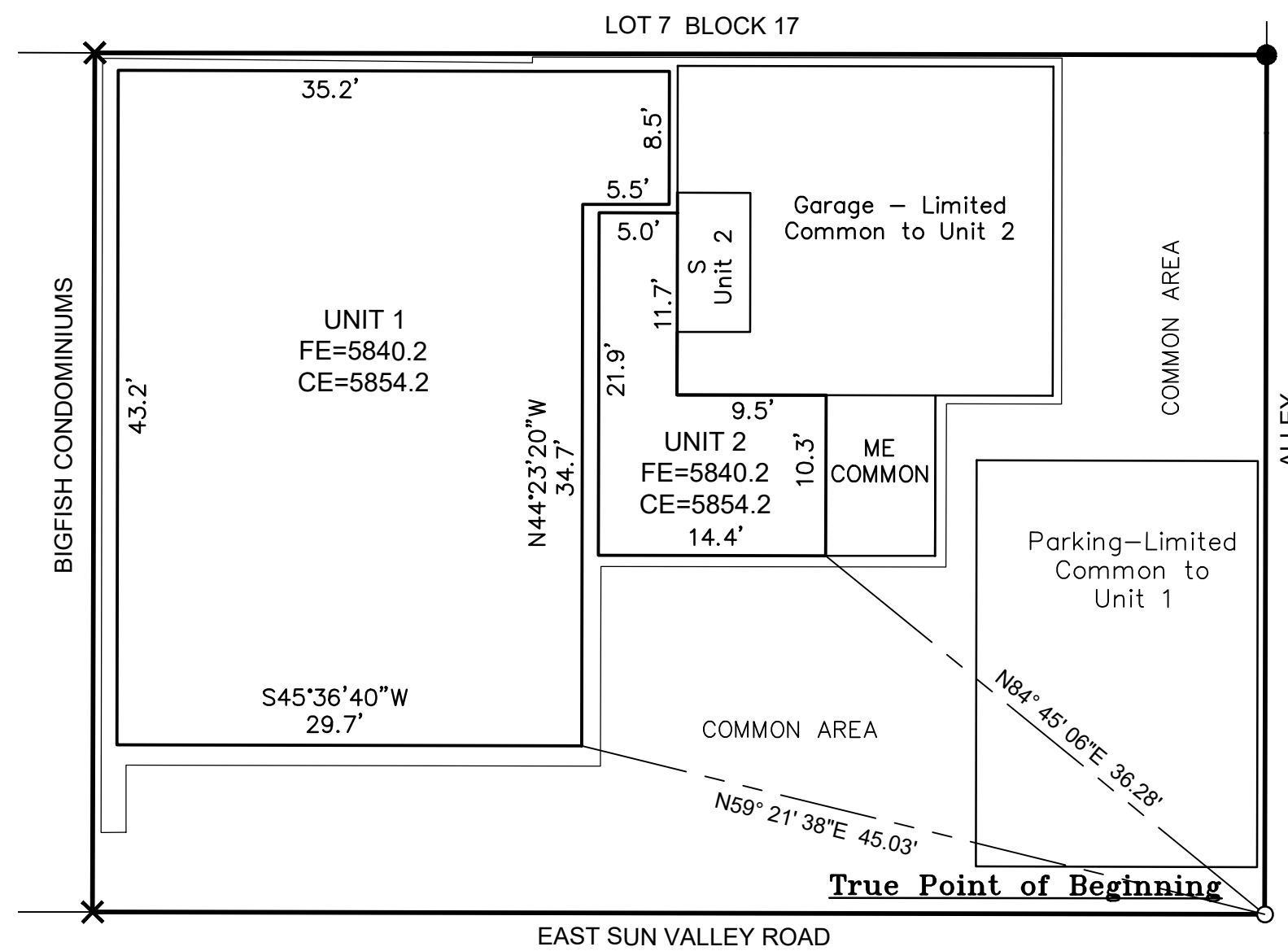
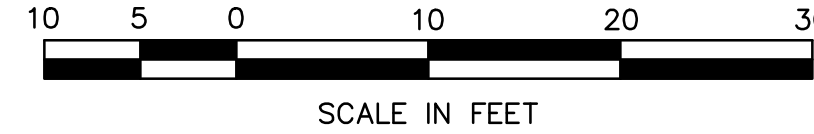
MARK E. PHILLIPS, P.L.S. 16670

JOB NO. 7534
 KETCHUM FILE NO. P21-075

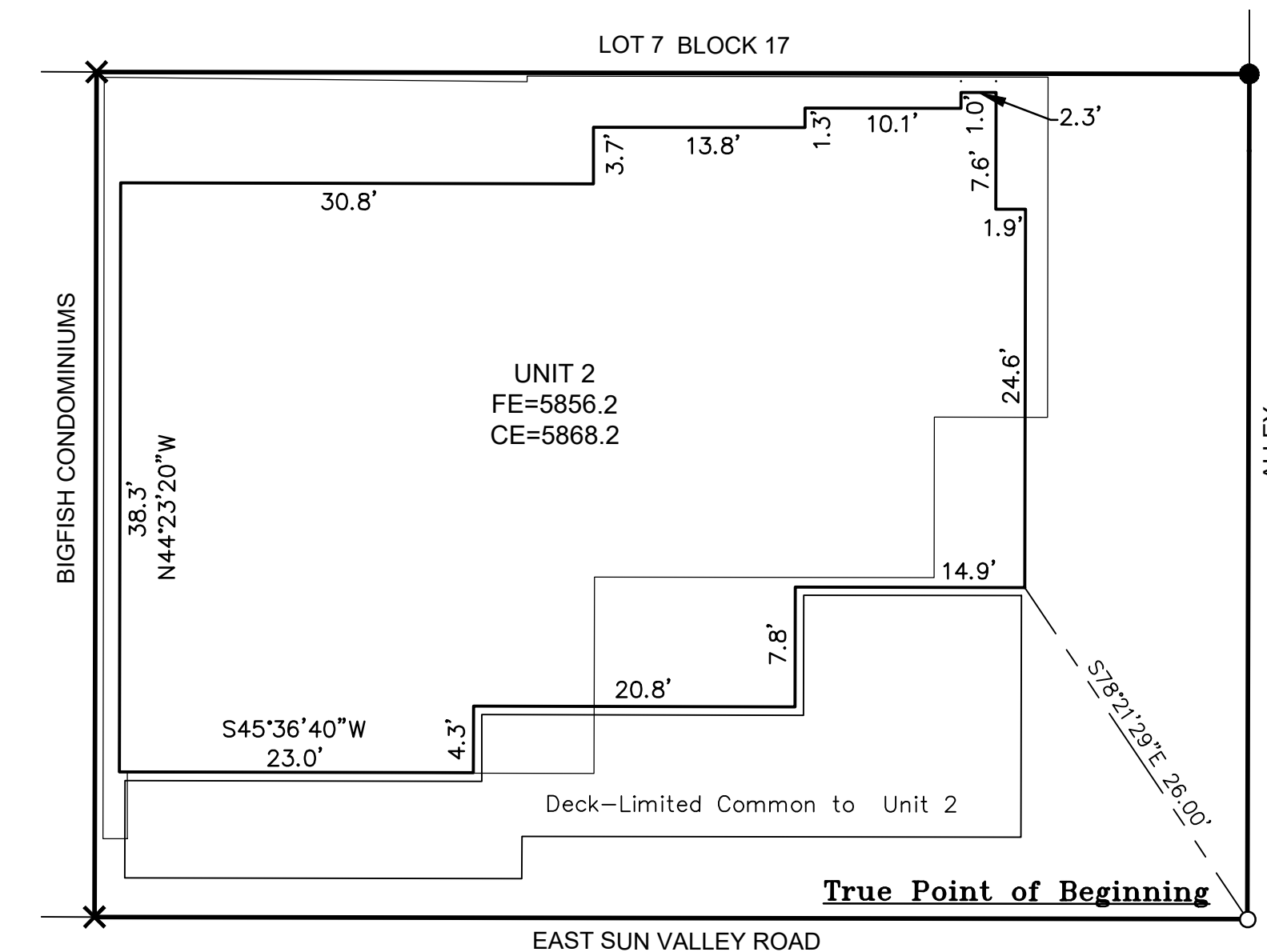
A CONDOMINIUM PLAT SHOWING 231 SUN VALLEY ROAD CONDOMINIUMS



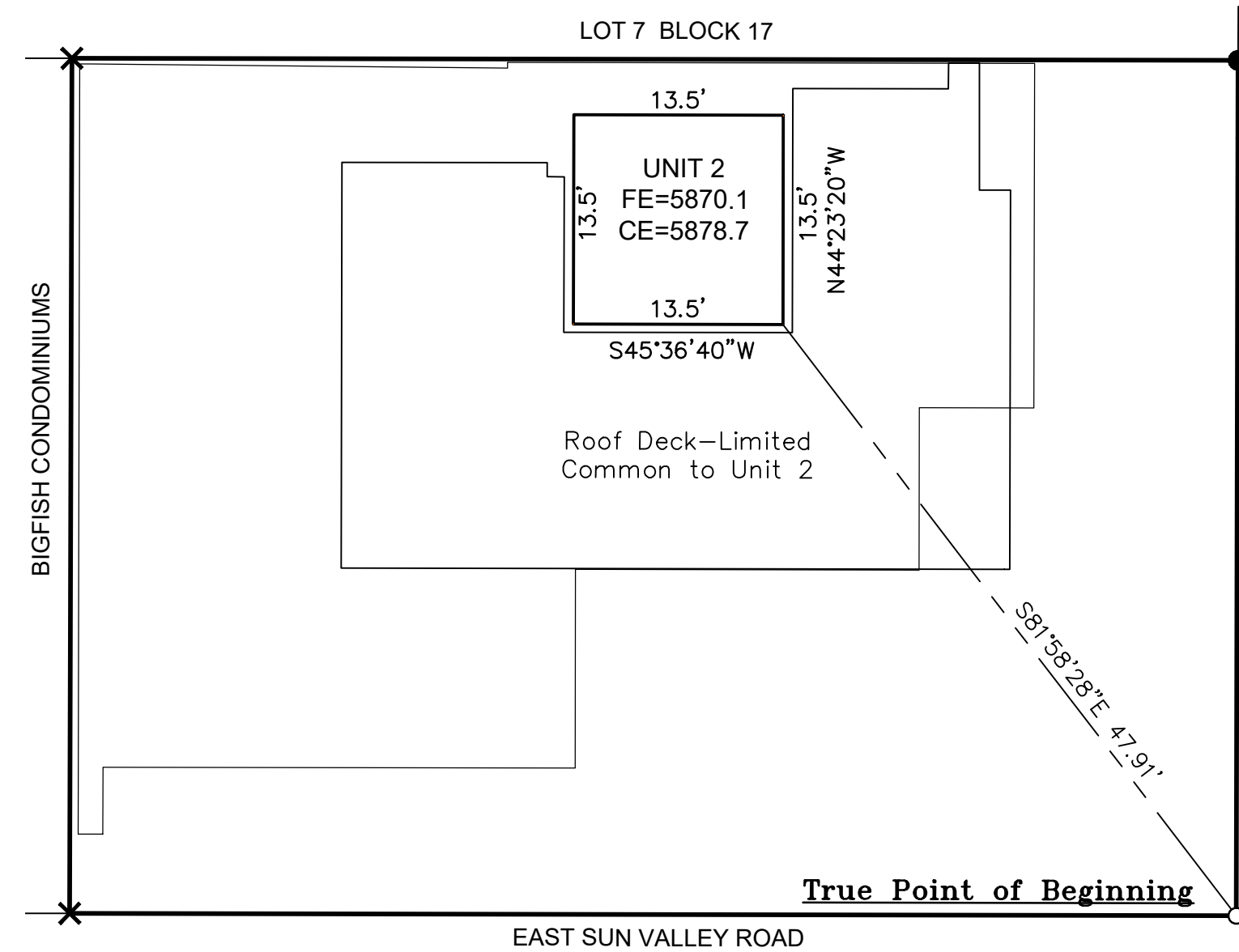
SCALE: 1" = 10'



FIRST FLOOR



SECOND FLOOR



ROOF LEVEL



VICINITY MAP
Not to Scale

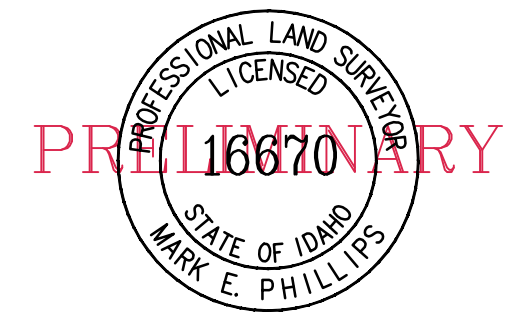
LEGEND

- Property Boundary
- Building Outline at Ground Level
- Unit Outline
- - - Unit Tie
- - - Ceiling Elevation Change
- ME Mechanical Area
- CE Ceiling Elevation
- FE Floor Elevation
- S Storage

NOTES

1. 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.
2. HORIZONTAL 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.
3. DIMENSIONS SHOWN HEREON WILL BE SUBJECT TO SLIGHT VARIATIONS, OWING TO NORMAL CONSTRUCTION TOLERANCES.
4. CONSULT THE CONDOMINIUM DECLARATIONS FOR THE DEFINITION OF COMMON AND LIMITED COMMON AREA.
5. 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.
6. BUILDING TIES ARE TO THE INTERIOR CORNERS OF UNIT WALLS.
7. 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.
8. NO GARAGE MAY BE CONDOMINIUMIZED OR SOLD SEPARATE FROM THE ASSOCIATED RESIDENTIAL UNITS.

**SEE SHEET 1 FOR LOT DIMENSIONS,
G.I.S. TIES AND ADDITIONAL NOTES**



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

231 SUN VALLEY ROAD CONDOMINIUMS

GALENA ENGINEERING, INC.
HAILEY, IDAHO

SHEET 2 OF 3

JOB NO. 7534
KETCHUM FILE NO. P21-075

CERTIFICATE OF OWNERSHIP

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

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

East 75' of Lot 8, Block 17, Ketchum Townsite

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

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

McIntosh Holdings, LLC, An Idaho Limited Liability Company

BY: Leonard H. McIntosh, Manager

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss

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

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

Notary Public in and for said State

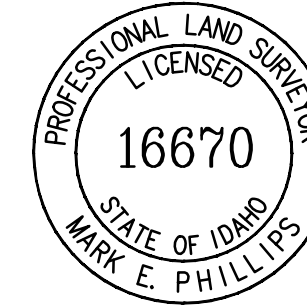
Residing in _____

My Commission Expires _____

SURVEYOR'S CERTIFICATE

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

Mark E. Phillips, P.L.S. 16670



BLAINE COUNTY SURVEYOR'S APPROVAL

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

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

Date

KETCHUM CITY ENGINEER'S APPROVAL

The foregoing plat was approved by _____, City Engineer for the City of Ketchum on this _____ day of _____, 2022.

City Engineer

KETCHUM CITY COUNCIL'S APPROVAL

I, _____, Planner in and for the City of Ketchum, do hereby certify that the foregoing plat was duly accepted and approved according to the Ketchum Subdivision-Ordinance.

By: _____

Date

Certified by City Clerk

By: _____

Date

BLAINE COUNTY TREASURER'S APPROVAL

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

Blaine County Treasurer

Date

BLAINE COUNTY RECORDER'S CERTIFICATE

231 SUN VALLEY ROAD CONDOMINIUMS

GALENA ENGINEERING, INC.
HAILEY, IDAHO

SHEET 3 OF 3

JOB NO. 7534
KETCHUM FILE NO. P21-075

Attachment C:
Draft Findings of Fact,
Conclusions of Law, and
Decision



**City of Ketchum
Planning & Building**

IN RE:)	
)	
231 Sun Valley Rd Condos)	KETCHUM PLANNING AND ZONING COMMISSION
Condominium Subdivision – Preliminary Plat)	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Date: February 15, 2022)	DECISION
)	
File Number: 21-075)	

PROJECT: 231 Sun Valley Rd Condos

APPLICATION TYPE: Condominium Subdivision – Preliminary Plat

FILE NUMBER: P21-075

ASSOCIATED APPLICATIONS: Design Review (P17-004)
Building Permit (B17-066)
Condominium Subdivision Preliminary Plat (P18-050)

REPRESENTATIVE: Sean Flynn, Galena Engineering (engineer)

OWNER: McIntosh Holdings, LLC

LOCATION: 231 E Sun Valley Rd – E 75 feet of Lot 8, Block 17, Ketchum Townsite

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

OVERLAY: None

RECORD OF PROCEEDINGS

The City of Ketchum received the application for a Condominium Subdivision Preliminary Plat for the project on August 18, 2021. The application was deemed complete on January 13, 2022, after one review for completeness. Following receipt of the complete application, staff routed the application materials to all city departments for review. Department comments were provided to the applicant on January 18, 2022.

A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on January 19, 2022. The public hearing notice was published in the Idaho Mountain Express and on the city’s website the on January 19, 2022.

The Planning and Zoning Commission (the “Commission”) considered the application for the 231 Sun Valley Rd Condos Condominium Subdivision Preliminary Plat (Application No. P21-075) at their regular meeting on February 8, 2022. After considering Staff’s analysis, the applicant’s presentation, and public comment, the Commission unanimously recommended approval of the 231 Sun Valley Rd Condos Condominium Subdivision Preliminary Plat application to the City Council.

BACKGROUND

The Applicant is proposing to subdivide an existing 4,928 square foot two story building located at 231 E Sun Valley Rd (the “subject property”). The subject property is zoned Community Core -Subdistrict 2 - Mixed Use (CC-2) on Sun Valley Rd directly southwest of TNT Tap Room, across the alley. The existing building includes one commercial space on the ground floor, currently occupied by “The Mill”. In addition, the building includes one residential dwelling unit with square footage on the first and second floors, and a rooftop deck with access via stairs.

The first design review approval on the subject property was in 2015 for a 7,826 square foot mixed use building with commercial on the ground floor and two residential units above. That approval expired in 2016 as no requests for extensions were made. The existing building received Design Review approval (P17-004) on May 8, 2017. The approved, and constructed project is a 4,928 square foot two unit building with one commercial unit on the ground floor and one residential unit on the ground and second floors. Per the staff report for the Planning and Zoning Commission (the “Commission”) hearing, the preapplication requirement was waived for the project. The proposed building was constructed in 2017/2018 and received a certificate of occupancy in August 2018. During construction, a condominium subdivision preliminary plat application was processed and approved on May 14, 2018. The final plat was never filed, therefore the preliminary plat application expired, and the building was never subdivided for individual unit sale.

Conformance with Zoning Regulations

The existing building is considered a non-conforming use as there is only one residential dwelling unit. At the time of Design Review approval in 2017 (P17-004), the municipal code included four subdistricts within the Community Core. The code permitted “Dwelling, multi-family” uses as a use by right. “Dwelling, One-Family” uses were not permitted in any of the four subdistricts, except that existing non-conforming one-family dwellings could be expanded through with approval of a conditional use permit. In review of the staff report for the original design review approval (P17-004), no analysis of conformance with the District Use Matrix was conducted. An analysis for conformance with the comprehensive plan was conducted, characterizing the proposed project as “Mixed Use” because the project included commercial and residential uses. Although this characterization is correct, “Mixed Use” is not a listed permitted use in the District Use Matrix.

Additionally, the project is not in conformance with our current municipal code. Ordinance 1187, adopted in 2018, made a variety of changes to the zoning code including a consolidation of subdistricts in the community core from four to two. Per the current Ketchum Municipal Code (KMC), residential uses permitted in the CC-2 district have not changed from the prior code and include “Dwelling, multi-family”. As previously permitted, existing “dwelling, one-family” uses can be expanded with approval of a conditional use permit. As the existing use is considered non-conforming, the project is subject to KMC Chapter 17.136 – *Nonconforming Uses and Nonconforming Buildings*. Per the KMC, nonconforming uses may be continued provided that the use is “not enlarged or extended so as to increase the degree of nonconformity” (KMC 17.136.050). The condominium subdivision application does not increase or enlarge the use; therefore, the condominium subdivision can be approved as long as all subdivision standards are met.

FINDINGS OF FACT

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

FINDINGS REGARDING COMPLIANCE WITH PRELIMINARY PLAT SUBDIVISION REQUIREMENTS

Preliminary Plat Requirements				
Compliant				
Yes	No	N/A	City Code	City Standards
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.C.1	The subdivider shall file with the administrator copies of the completed subdivision application form and preliminary plat data as required by this chapter.
			<i>Findings</i>	The City of Ketchum Planning and Building Department received the subdivision application and all applicable application materials on August 18, 2021.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I	Contents Of Preliminary Plat: The preliminary plat, together with all application forms, title insurance report, deeds, maps, and other documents reasonably required, shall constitute a complete subdivision application.
			<i>Findings</i>	The subdivision application was deemed complete on January 18, 2022.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .1	The preliminary plat shall be drawn to a scale of not less than one inch equals one hundred feet (1" = 100') and shall show the following: The scale, north point and date.
			<i>Findings</i>	This standard is met as shown on Sheet 1 of the preliminary plat. Due to the size of the lot, a scale of 1" = 10 feet better illustrates the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .2	The name of the proposed subdivision, which shall not be the same or confused with the name of any other subdivision in Blaine County, Idaho.
			<i>Findings</i>	As shown on Sheet 1 of the preliminary plat, the subdivision is named "231 Sun Valley Road Condominiums" which is not the same as any other subdivision in Blaine County, Idaho.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .3	The name and address of the owner of record, the subdivider, and the engineer, surveyor, or other person preparing the plat.
			<i>Findings</i>	As shown on Sheets 1 and 3, the owner and subdivider is McIntosh Holdings, LLC. Leonard H McIntosh is the managing member of the LLC. The plat was prepared by Mark E. Phillips of Galena Engineering.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .4	Legal description of the area platted.
			<i>Findings</i>	The legal description of the area platted is shown in the Certificate of Ownership on Sheet 3 of the preliminary plat.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .5	The names and the intersecting boundary lines of adjoining subdivisions and parcels of property.
			<i>Findings</i>	Sheet 1 of the preliminary plat indicates the boundary lines of the adjoining Ketchum Townsite lots to the north, east and west.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .6	A contour map of the subdivision with contour lines and a maximum interval of five feet (5') to show the configuration of the land based upon the United States geodetic survey data, or other data approved by the city engineer.
			<i>Findings</i>	Sheet 1 of the preliminary plat includes spot elevations for the corners of the lot.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .7	The scaled location of existing buildings, water bodies and courses and location of the adjoining or immediately adjacent dedicated streets, roadways and easements, public and private.
			<i>Findings</i>	Sheet 1 of the preliminary plat shows the outline of the existing building on the site. Sheet 1 also shows all easements, and public rights-of-way including the alley to the east, E Sun Valley Rd to the south, and Washington Ave to the west.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .8	Boundary description and the area of the tract.
			<i>Findings</i>	Sheet 1 provides the boundary description of the area and includes the square footage and acreage of the lot. Sheet 2 indicates the area of each unit as will be platted for sale.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .9	Existing zoning of the tract.
			<i>Findings</i>	Plat note #6 on Sheet 1 of the preliminary plat lists the existing zoning of the subject property.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .10	The proposed location of street rights of way, lots, and lot lines, easements, including all approximate dimensions, and including all proposed lot and block numbering and proposed street names.
			<i>Findings</i>	Sheets 1 and 2 of the preliminary plat shows the locations and lot lines for the master lot and lot lines of condominium units. No new streets or blocks are being proposed with this application.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .11	The location, approximate size and proposed use of all land intended to be dedicated for public use or for common use of all future property owners within the proposed subdivision.
			<i>Findings</i>	Sheet 2 of the preliminary plat outlines all areas intended for common use by future property owners. These areas include but are not limited to parking, mechanical areas, access areas, and storage.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .12	The location, size and type of sanitary and storm sewers, water mains, culverts and other surface or subsurface structures existing within or immediately adjacent to the proposed sanitary or storm sewers, water mains, and storage facilities, street improvements, street lighting, curbs, and gutters and all proposed utilities.
			<i>Findings</i>	Sheet 1 of the preliminary plat shows all existing and proposed water mains, sanitary sewer mains.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .13	The direction of drainage, flow and approximate grade of all streets.
			<i>Findings</i>	This standard does not apply as no new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .14	The location of all drainage canals and structures, the proposed method of disposing of runoff water, and the location and size of all drainage easements, whether they are located within or outside of the proposed plat.
			<i>Findings</i>	This standard does not apply as no new drainage canals or structures are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .15	All percolation tests and/or exploratory pit excavations required by state health authorities.
			<i>Findings</i>	This standard does not apply as no addition tests are required.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .16	A copy of the provisions of the articles of incorporation and bylaws of homeowners' association and/or condominium declarations to be filed with the final plat of the subdivision.
			<i>Findings</i>	The applicant provided a draft copy of the articles of incorporation, bylaws, and declarations with the application submittal.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .17	Vicinity map drawn to approximate scale showing the location of the proposed subdivision in reference to existing and/or proposed arterials and collector streets.
			<i>Findings</i>	Sheet 2 of the preliminary plat includes a vicinity map that satisfies this requirement.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .18	The boundaries of the floodplain, floodway and avalanche zoning district shall also be clearly delineated and marked on the preliminary plat.
			<i>Findings</i>	The subject property is not within a floodplain, floodway, or avalanche zone district.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .19	Building envelopes shall be shown on each lot, all or part of which is within a floodway, floodplain, or avalanche zone; or any lot that is adjacent to the Big Wood River, Trail Creek, or Warm Springs Creek; or any lot, a portion of which has a slope of twenty five percent (25%) or greater; or upon any lot which will be created adjacent to the intersection of two (2) or more streets.
			<i>Findings</i>	A building envelope is not required as the subject property is not within the floodway, floodplain, or avalanche zone. The subject property is not adjacent to the Big Wood River, Trail Creek or Warm Springs. The subject property does not contain slopes greater than 25% and is not adjacent to an intersection.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .20	Lot area of each lot.
			<i>Findings</i>	Sheets 1 and 2 of the preliminary plat shows the area of the overall lot and area of each individual unit.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .21	Existing mature trees and established shrub masses.
			<i>Findings</i>	There are no existing mature trees or shrub masses.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .22	A current title report shall be provided at the time that the preliminary plat is filed with the administrator, together with a copy of the owner's recorded deed to such property.
			<i>Findings</i>	The applicant provided a title commitment issued by Stewart Title dated May 4, 2021, and a warranty deed recorded at Instrument Number 685416 with the initial application.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .23	Three (3) copies of the preliminary plat shall be filed with the administrator.
			<i>Findings</i>	The City of Ketchum received hard and digital copies of the preliminary plat at the time of application.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.A	Required Improvements: The improvements set forth in this section shall be shown on the preliminary plat and installed prior to approval of the final plat. Construction design plans shall be submitted and approved by the city engineer. All such improvements shall be in accordance with the comprehensive plan and constructed in compliance with construction standard specifications adopted by the city. Existing natural features which enhance the attractiveness of the

				subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.
			<i>Findings</i>	Required improvements were identified in the approved Design Review application (P17-004). Additionally, final review and approval of required improvements was completed during the building permit review for the project (B17-066). All improvements were required to be completed prior to issuance of a Certificate of Occupancy (CO). For the existing building, the CO was issued on August 31, 2018. All required improvements have been completed and no additional improvements are required.
<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.
			<i>Findings</i>	As outlined in the standard above, all required improvements have been completed and no additional improvements are required.
<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.
			<i>Findings</i>	As outlined in the standard above, all required improvements have been completed and no additional improvements are required.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.D	As Built Drawing: Prior to acceptance by the city council of any improvements installed by the subdivider, two (2) sets of as built plans and specifications, certified by the subdivider's engineer, shall be filed with the city engineer. Within ten (10) days after completion of improvements and submission of as built drawings, the city engineer shall certify the completion of the improvements and the acceptance of the improvements, and shall submit a copy of such certification to the administrator and the subdivider. If a performance bond has been filed, the administrator shall forward a copy of the certification to the city clerk. Thereafter, the city clerk shall release the performance bond upon application by the subdivider.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

		<i>Findings</i>	As outlined in the standard above, all required improvements have been completed and no additional improvements are required. All documentation was received. A performance bond for a street light was executed, however, that work has now been complete and the performance bond released.
		16.04.040.E	<p>Monumentation: Following completion of construction of the required improvements and prior to certification of completion by the city engineer, certain land survey monuments shall be reset or verified by the subdivider's engineer or surveyor to still be in place. These monuments shall have the size, shape, and type of material as shown on the subdivision plat. The monuments shall be located as follows:</p> <ol style="list-style-type: none"> 1. All angle points in the exterior boundary of the plat. 2. All street intersections, points within and adjacent to the final plat. 3. All street corner lines ending at boundary line of final plat. 4. All angle points and points of curves on all streets. 5. The point of beginning of the subdivision plat description.
		<i>Findings</i>	All monumentation has been completed and documented accordingly. Final monumentation will be recorded at the time the final plat is recorded.
		16.04.040.F	<p>Lot Requirements:</p> <ol style="list-style-type: none"> 1. Lot size, width, depth, shape and orientation and minimum building setback lines shall be in compliance with the zoning district in which the property is located and compatible with the location of the subdivision and the type of development, and preserve solar access to adjacent properties and buildings. 2. Whenever a proposed subdivision contains lot(s), in whole or in part, within the floodplain, or which contains land with a slope in excess of twenty five percent (25%), based upon natural contours, or creates corner lots at the intersection of two (2) or more streets, building envelopes shall be shown for the lot(s) so affected on the preliminary and final plats. The building envelopes shall be located in a manner designed to promote harmonious development of structures, minimize congestion of structures, and provide open space and solar access for each lot and structure. Also, building envelopes shall be located to promote access to the lots and maintenance of public utilities, to minimize cut and fill for roads and building foundations, and minimize adverse impact upon environment, watercourses and topographical features. Structures may only be built on buildable lots. Lots shall only be created that meet the definition of "lot, buildable" in section 16.04.020 of this chapter. Building envelopes shall be established outside of hillsides of twenty five percent (25%) and greater and outside of the floodway. A waiver to this standard may only be considered for the following: <ol style="list-style-type: none"> a. For lot line shifts of parcels that are entirely within slopes of twenty five percent (25%) or greater to create a reasonable building envelope, and mountain overlay design review standards and all other city requirements are met. b. For small, isolated pockets of twenty five percent (25%) or greater that are found to be in compliance with the purposes and standards of the mountain overlay district and this section. 3. Corner lots shall have a property line curve or corner of a minimum radius of twenty five feet (25') unless a longer radius is required to serve an existing or future use.

				<p>4. Side lot lines shall be within twenty degrees (20°) to a right angle or radial line to the street line.</p> <p>5. Double frontage lots shall not be created. A planting strip shall be provided along the boundary line of lots adjacent to arterial streets or incompatible zoning districts.</p> <p>6. Every lot in a subdivision shall have a minimum of twenty feet (20') of frontage on a dedicated public street or legal access via an easement of twenty feet (20') or greater in width. Easement shall be recorded in the office of the Blaine County recorder prior to or in conjunction with recordation of the final plat.</p>
			<i>Findings</i>	This standard is not applicable as no new lots are being created. The subject property is a portion of a Ketchum Townsite lot that was initially subdivided in 1946, prior to our subdivision regulations being adopted by the city. Therefore, it is considered a legal lot and can be developed per the zoning regulations.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.G	<p>G. Block Requirements: The length, width and shape of blocks within a proposed subdivision shall conform to the following requirements:</p> <ol style="list-style-type: none"> 1. No block shall be longer than one thousand two hundred feet (1,200'), nor less than four hundred feet (400') between the street intersections, and shall have sufficient depth to provide for two (2) tiers of lots. 2. Blocks shall be laid out in such a manner as to comply with the lot requirements. 3. The layout of blocks shall take into consideration the natural topography of the land to promote access within the subdivision and minimize cuts and fills for roads and minimize adverse impact on environment, watercourses and topographical features. 4. Corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the intersection of the streets.
			<i>Findings</i>	This standard is not applicable as no new lots or blocks are being created.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.H	<p>Street Improvement Requirements:</p> <ol style="list-style-type: none"> 1. The arrangement, character, extent, width, grade and location of all streets put in the proposed subdivision shall conform to the comprehensive plan and shall be considered in their relation to existing and planned streets, topography, public convenience and safety, and the proposed uses of the land; 2. All streets shall be constructed to meet or exceed the criteria and standards set forth in chapter 12.04 of this code, and all other applicable ordinances, resolutions or regulations of the city or any other governmental entity having jurisdiction, now existing or adopted, amended or codified; 3. Where a subdivision abuts or contains an existing or proposed arterial street, railroad or limited access highway right of way, the council may require a frontage street, planting strip, or similar design features; 4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods; 5. Street grades shall not be less than three-tenths percent (0.3%) and not more than seven percent (7%) so as to provide safe movement of traffic and emergency vehicles in all weather and to provide for adequate drainage and snow plowing; 6. In general, partial dedications shall not be permitted, however, the council may accept a partial street dedication when such a street forms a boundary of the proposed subdivision and is deemed necessary for the orderly development of

			<p>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 commission before submitting same to council for preliminary plat approval;</p> <p>14. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills;</p> <p>15. Street patterns of residential areas shall be designed to create areas free of through traffic, but readily accessible to adjacent collector and arterial streets;</p> <p>16. Reserve planting strips controlling access to public streets shall be permitted under conditions specified and shown on the final plat, and all landscaping and irrigation systems shall be installed as required improvements by the subdivider;</p> <p>17. In general, the centerline of a street shall coincide with the centerline of the street right of way, and all crosswalk markings shall be installed by the subdivider as a required improvement;</p> <p>18. Street lighting may be required by the commission or council where appropriate and shall be installed by the subdivider as a requirement improvement;</p> <p>19. Private streets may be allowed upon recommendation by the commission and approval by the council. Private streets shall be constructed to meet the design standards specified in subsection H2 of this section;</p>
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				<p>20. Street signs shall be installed by the subdivider as a required improvement of a type and design approved by the administrator and shall be consistent with the type and design of existing street signs elsewhere in the city;</p> <p>21. Whenever a proposed subdivision requires construction of a new bridge, or will create substantial additional traffic which will require construction of a new bridge or improvement of an existing bridge, such construction or improvement shall be a required improvement by the subdivider. Such construction or improvement shall be in accordance with adopted standard specifications;</p> <p>22. Sidewalks, curbs and gutters may be a required improvement installed by the subdivider; and</p> <p>23. Gates are prohibited on private roads and parking access/entranceways, private driveways accessing more than one single-family dwelling unit and one accessory dwelling unit, and public rights of way unless approved by the city council.</p>
			<i>Findings</i>	This standard is not applicable as no new streets are being created and all public improvements have been completed per the Design Review approval (P17-004) and Building Permit approval (B17-066).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.I	<p>Alley Improvement Requirements: Alleys shall be provided in business, commercial and light industrial zoning districts. The width of an alley shall be not less than twenty feet (20'). Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be provided to permit safe vehicular movement. Dead end alleys shall be prohibited. Improvement of alleys shall be done by the subdivider as required improvement and in conformance with design standards specified in subsection H2 of this section.</p>
			<i>Findings</i>	All public improvements to the alley between Main Street and N Washington Ave. have been completed per the Design Review approval (P17-004) and Building Permit approval (B17-066).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.J	<p>Required Easements: Easements, as set forth in this subsection, shall be required for location of utilities and other public services, to provide adequate pedestrian circulation and access to public waterways and lands.</p> <p>1. A public utility easement at least ten feet (10') in width shall be required within the street right of way boundaries of all private streets. A public utility easement at least five feet (5') in width shall be required within property boundaries adjacent to Warm Springs Road and within any other property boundary as determined by the city engineer to be necessary for the provision of adequate public utilities.</p> <p>2. Where a subdivision contains or borders on a watercourse, drainageway, channel or stream, an easement shall be required of sufficient width to contain such watercourse and provide access for private maintenance and/or reconstruction of such watercourse.</p> <p>3. All subdivisions which border the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a ten foot (10') fish and nature study easement along the riverbank. Furthermore, the council shall require, in appropriate areas, an easement providing access through the subdivision to the bank as a sportsman's access. These easement requirements are minimum standards, and in appropriate cases where a subdivision abuts a portion of the river adjacent to an existing pedestrian easement, the council may require an extension of that</p>

				<p>easement along the portion of the riverbank which runs through the proposed subdivision.</p> <p>4. All subdivisions which border on the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a twenty five foot (25') scenic easement upon which no permanent structure shall be built in order to protect the natural vegetation and wildlife along the riverbank and to protect structures from damage or loss due to riverbank erosion.</p> <p>5. No ditch, pipe or structure for irrigation water or irrigation wastewater shall be constructed, rerouted or changed in the course of planning for or constructing required improvements within a proposed subdivision unless same has first been approved in writing by the ditch company or property owner holding the water rights. A written copy of such approval shall be filed as part of required improvement construction plans.</p> <p>6. Nonvehicular transportation system easements including pedestrian walkways, bike paths, equestrian paths, and similar easements shall be dedicated by the subdivider to provide an adequate nonvehicular transportation system throughout the city.</p>
			<i>Findings</i>	No new easements are required. As shown on Sheet 1 of the preliminary plat, there is a large Idaho Power utility easement along the north and east portions of the lot.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.K	<p>Sanitary Sewage Disposal Improvements: Central sanitary sewer systems shall be installed in all subdivisions and connected to the Ketchum sewage treatment system as a required improvement by the subdivider. Construction plans and specifications for central sanitary sewer extension shall be prepared by the subdivider and approved by the city engineer, council and Idaho health department prior to final plat approval. In the event that the sanitary sewage system of a subdivision cannot connect to the existing public sewage system, alternative provisions for sewage disposal in accordance with the requirements of the Idaho department of health and the council may be constructed on a temporary basis until such time as connection to the public sewage system is possible. In considering such alternative provisions, the council may require an increase in the minimum lot size and may impose any other reasonable requirements which it deems necessary to protect public health, safety and welfare.</p>
			<i>Findings</i>	This standard does not apply as this application does not create a new subdivision and no new sanitary sewer mains are required. The subject property is connected to the City of Ketchum municipal sewer system.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.L	<p>Water System Improvements: A central domestic water distribution system shall be installed in all subdivisions by the subdivider as a required improvement. The subdivider shall also be required to locate and install an adequate number of fire hydrants within the proposed subdivision according to specifications and requirements of the city under the supervision of the Ketchum fire department and other regulatory agencies having jurisdiction. Furthermore, the central water system shall have sufficient flow for domestic use and adequate fire flow. All such water systems installed shall be looped extensions, and no dead end systems shall be permitted. All water systems shall be connected to the municipal water system and shall meet the standards of the following agencies: Idaho department of</p>

				public health, Idaho survey and rating bureau, district sanitarian, Idaho state public utilities commission, Idaho department of reclamation, and all requirements of the city.
			<i>Findings</i>	This standard does not apply as this application does not create a new subdivision and no new water mains are required. The subject property is connected to the City of Ketchum municipal water system.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.M	<p>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>
			<i>Findings</i>	This standard does not apply as this application does not create a new subdivision. There are no incompatible uses adjacent to the proposed condominium subdivision.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.N	<p>Cuts, Fills, And Grading Improvements: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts, fills, alterations of topography, streams, drainage channels, and disruption of soils and vegetation. The design criteria shall include the following:</p> <ol style="list-style-type: none"> 1. A preliminary soil report prepared by a qualified engineer may be required by the commission and/or council as part of the preliminary plat application. 2. Preliminary grading plan prepared by a civil engineer shall be submitted as part of all preliminary plat applications. Such plan shall contain the following information: <ol style="list-style-type: none"> a. Proposed contours at a maximum of five foot (5') contour intervals. b. Cut and fill banks in pad elevations. c. Drainage patterns. d. Areas where trees and/or natural vegetation will be preserved. e. Location of all street and utility improvements including driveways to building envelopes. f. Any other information which may reasonably be required by the administrator, commission or council to adequately review the affect of the proposed improvements. 3. Grading shall be designed to blend with natural landforms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways. 4. Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for open space for the benefit of future property owners within the subdivision. 5. Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such times as such revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion.

				<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.
			<i>Findings</i>	This standard does not apply as this application is a condominium subdivision of an existing building and lot. No grading is proposed or required with this application.
<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>
			<i>Findings</i>	This standard does not apply as this application is a condominium subdivision of an existing building and lot. No drainage improvements are proposed or required with this application.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.P	<p>Utilities: In addition to the terms mentioned in this section, all utilities including, but not limited to, electricity, natural gas, telephone and cable services shall be installed underground as a required improvement by the subdivider. Adequate provision for expansion of such services within the subdivision or to adjacent lands including installation of conduit pipe across and underneath streets shall be installed by the subdivider prior to construction of street improvements.</p>

			<i>Findings</i>	All utilities serving the project are underground and were approved in conjunction with the Design Review and Building Permit applications. No changes to utility service are proposed or requested with the preliminary plat application.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.Q	Off Site Improvements: Where the offsite impact of a proposed subdivision is found by the commission or council to create substantial additional traffic, improvements to alleviate that impact may be required of the subdivider prior to final plat approval, including, but not limited to, bridges, intersections, roads, traffic control devices, water mains and facilities, and sewer mains and facilities.
			<i>Findings</i>	The proposed condominium development does not create substantial additional traffic; therefore, no off-site improvements are required.

FINDINGS REGARDING COMPLIANCE WITH CONDOMINIUM SUBDIVISION REQUIREMENTS

Condominium Plat Requirements				
Compliant			City Code	Standards
Yes	No	N/A		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.B	The subdivider of the condominium project shall submit with the preliminary plat application a copy of the proposed bylaws and condominium declarations of the proposed condominium development. Said documents shall adequately provide for the control and maintenance of all common areas, recreational facilities and open space.
			<i>Findings</i>	The applicant provided a draft copy of the articles of incorporation, bylaws, and declarations with the application submittal.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.D	All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular condominium units. No garage may be condominiumized or sold separate from a condominium unit.
			<i>Findings</i>	As shown on Sheet 2 of the preliminary plat, the garage units are designated as limited common elements and specifically referenced to a unit number. In addition, plat note 8 on Sheet 2 of the preliminary plat indicates that no garage may be condominiumized or sold separate from the associated residential unit.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.E	Adequate storage areas shall be provided for boats, campers and trailers, as well as adequate interior storage space for personal property of the resident of each condominium unit.
			<i>Findings</i>	As shown on Sheet 2 of the preliminary plat, the unit 2 has a dedicated storage unit on the ground floor of the building in addition to ample square footage within the unit itself.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.F	A maintenance building or room shall be provided of adequate size and location for the type and size of the condominium project for storage of maintenance equipment and supplies for common areas.
			<i>Findings</i>	Common area storage for maintenance is provided on the first floor as shown on Sheet 2 of the preliminary plat.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.G	The subdivider shall dedicate to the common use of the homeowners adequate open space of such shape and area usable and convenient to the residents of the condominium subdivision. Location of building sites and common area shall maximize privacy and solar access.

			<i>Findings</i>	As shown on sheet 2 of the preliminary plat, Unit 2 has a dedicated rooftop deck providing adequate usable space for the residents of the unit.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.H	All other provisions of this chapter and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by condominium subdivisions.
			<i>Findings</i>	The project has been reviewed for compliance with all other sections of the subdivision standards as analyzed above. Except for the nonconforming use of the property, all other zoning regulations including dimensional limitations and parking requirements are met with the project.

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum Municipal Code (“KMC”) and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which City Ordinances govern the applicant’s Condominium Preliminary Plat application for the development and use of the project site.
2. The Commission has authority to review and approve the applicant’s Condominium Subdivision Preliminary Plat Application pursuant to Chapter 16.04 of Ketchum Code Title 16.
3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Ketchum Municipal Code §16.04.030.
4. The Condominium Subdivision Preliminary Plat application is governed under Chapter 16.04 of Ketchum Municipal Code.
5. The 231 Sun Valley Rd Condominium Subdivision Preliminary Plat application meets all applicable standards specified in Title 16 of Ketchum Municipal Code.

DECISION

THEREFORE, the Commission **recommends approval** of this Condominium Preliminary Plat Application File No. P21-075 this Tuesday, February 15, 2022 subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. Prior to approval of a Final Plat application for the Sun Valley Rd Condos, an inspection shall be conducted by the City of Ketchum Fire Marshall to verify installation of all required life safety items for all areas of the building. If at the time of inspection, all required items are not installed, the Final Plat application will not proceed to the approval stage until all items are installed and verified by the City of Ketchum Fire Marshall.
2. This preliminary plat application is subject to all conditions of approval for Design Review application P17-004.
3. Failure to record a Final Plat within two (2) years of Council’s approval of a Preliminary Plat shall cause the Preliminary Plat to be null and void.

Findings of Fact **adopted** this 15th day of February 2022.

Neil Morrow, Chair
City of Ketchum
Planning and Zoning Commission



STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
SPECIAL MEETING OF FEBRUARY 15TH, 2022

INTRODUCTION

Development pressure has increased the desire to build in sensitive areas within Ketchum as land that is easier to develop has been built out. With this pressure there are situations that arise that have not been encountered in the past.

In this case, staff is requesting the Planning & Zoning Commission decide if a non-conforming house located on a hillside with a 25% slope can be demolished and a new house be constructed on the non-conforming hillside pad where the non-conforming house was located.

Current code requires new buildings to be constructed in areas that have less than 25% slope (Ketchum Municipal Code §16.04.020) and building envelopes on new parcels to be located outside of a 25% slope. Existing homes in steep slope areas that were developed prior to the City’s establishment of the Mountain Overlay Zoning District in 1989 may not comply with current hillside development standards. These homes are considered non-conforming buildings and may be maintained in their current condition. If a non-conforming structure is demolished, or a new parcel is created, then the new building and parcel must comply with all current development standards.

BACKGROUND

The Planning & Building Department received a lot line shift application proposing to reconfigure the four lots located at 691 N Spruce Avenue and 671 E 6th Street within the City’s Limited Residential (LR) Zoning District and the Mountain Overlay. The project proposes to combine Lots 5A, 6A, 7, and 8 within Block 91 of Ketchum Townsite into 2 lots. The existing home located at 691 N Spruce Avenue (Ketchum Townsite: Block 91: Lots 7 & 8) was originally constructed in 1977 (Building Permit File No. 77-029). The property located at 671 E 6th Street was developed with a home in 1969 (Building Permit File No. 69-079). The home was demolished, but an existing, non-conforming garage has remained on the property.



Figure 1: 691 N Spruce Avenue and 671 E 6th Street

Prior to the site grading to construct the building pad for the existing home, the original natural slope of the lot exceeded 25%. The existing home is considered non-conforming and is governed by the City's non-conforming standards specified in Chapter 17.136 of Ketchum Municipal Code. Additionally, Lots 5A, 6A, 7, and 8 within Block 91 are designated as significant landmarks (Ketchum Municipal Code §17.104.030B) and their preservation is encouraged pursuant to Ketchum Municipal Code §17.104.070.A15.

The lot line shift application proposes to reconfigure the four lots into two lots and create new building envelopes on the two new lots. Any new development, subdivision, or lot line adjustment must comply with all current City standards (subdivision, zoning, fire, building, and street/driveway standards). The reconfiguration of the four parcels must create lots that meet the definition of buildable lot specified in Ketchum Municipal Code §16.04.020. Buildable lots must have slopes of less than 25%.

Building envelopes are required to be established outside of hillsides greater than 25% slope (Ketchum Municipal Code §16.04.040.F2). The proposed building envelope shown on Lot 7A is located entirely within what was the 25% slope hillside area prior to the construction of the existing home.

A waiver to the subdivision standards may be requested for lot line shifts of parcels that are entirely within slopes of twenty five percent (25%) or greater to create a reasonable building envelope provided the mountain overlay design review standards and all other City requirements are met (Ketchum Municipal Code §16.04.040.F2a). In this case, the four lots contain areas outside of the 25% slope area that comply with the definition of buildable lot and are suitable for development.

ACTION BEFORE THE PLANNING AND ZONING COMMISSION

The Commission is being asked to determine if a non-conforming house on a hillside may be demolished and a new home may be constructed on a non-conforming building pad located on a hillside that was 25% or greater slope when the original house was constructed or if the location of the new house must comply as much as possible with the existing hillside and Mountain Overlay development standards. This determination will apply to all existing non-conforming properties in hillside areas.

MOUNTAIN OVERLAY

History

In 1988, the City Council adopted Resolution No. 391 imposing a moratorium on the acceptance and issuance of building permits for new construction projects and land subdivisions within hillside areas. The only regulations controlling hillside development at the time were standards regulating road and driveway access. The City adopted Emergency Ordinance No. 502 in 1989 to address the imminent threat to the public health, safety, and welfare resulting from the lack of adequate standards to regulate access to, erosion of, damage from, and construction on hillsides

within the City. Permanent hillside development standards were established in 1989 through the City's adoption of Ordinance No. 503. Additional standards to regulate excavation, filling, and vegetation disturbance were added to the Mountain Overlay Design Review criteria in 2001 through the City's adoption of Ordinance No. 872.

The boundaries of the Mountain Overlay Zoning District were amended in 2001 through the City's adoption of Ordinance No. 884 to include hillside areas with natural features, including slopes greater than 25% and rock outcroppings, and portions of land elevated above the surrounding townscape. Ordinance No. 996 adopted in 2006 amended the Mountain Overlay boundaries by designating the Knob Hill area as a significant landmark. This ordinance added a standard to the Mountain Overlay Design Review criteria encouraging the protection and preservation of significant landmarks. Figure 2 shows the boundaries of the Mountain Overlay within the Knob Hill neighborhood and the existing non-conforming properties that were developed prior to the adoption of the Mountain Overlay standards.

Purpose

Hillside development standards protect the community character and health and safety by ensuring the adequate provision of public services and facilities, including fire protection. These standards prohibit the detrimental alteration of hillside that would adversely impact existing soils, drainage, and vegetation. The undeveloped hillsides surrounding Ketchum are one of Ketchum's character-defining features. The Mountain Overlay Zoning District ensures the preservation of these hills, ridgelines, and natural features. The standards minimize the visual impact of development by directing building sites away from higher elevations and keeping hillsides open and unobstructed.

Mountain Overlay- Knob Hill

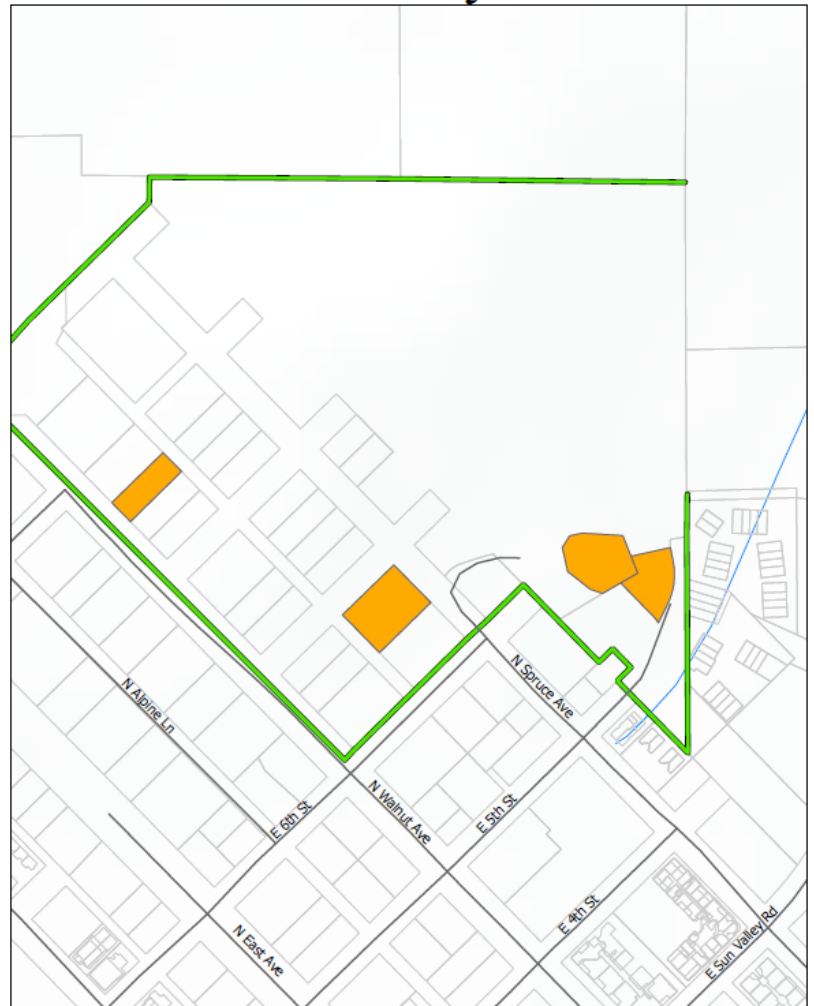


Figure 2: Knob Hill Mountain Overlay Boundary & Non-conforming Properties

Hillside Development Activity Impacts and Hazards

Development on hillsides impacts views, drainage, slope stability, and wildlife habitat. Development and redevelopment typically disturb natural features, soils, and vegetation. Vegetation removal, site grading, and the addition of impervious surfaces can lead to increased erosion, sedimentation, and stormwater runoff.

ZONING NONCONFORMITIES

Nonconformities are existing uses, buildings, lots, or site features that were legally established at the time they were created but no longer comply with current zoning code regulations. When land use regulations change, existing developments may not comply with the amended zoning code standards. Requiring owners to immediately bring their non-conforming buildings and uses into compliance following land use regulation changes would be a hardship. To mitigate this hardship, zoning codes set specific standards to address nonconformities. These standards generally allow owners to maintain nonconformities in their current condition but prohibit or limit substantial modifications and expansions. This approach assumes all nonconformities will be phased out over time. Standards regulating zoning nonconformities balance the community's interests in new land use objectives with private property interests in existing development.

Ketchum Municipal Code 17.08.020 defines a non-conforming building as any legally existing building which does not conform to the location and bulk regulations of the zoning code either at the effective date of the zoning ordinance or as a result of a subsequent amendments to the zoning code. Non-conforming buildings and uses in Ketchum are governed by the City's non-conforming standards specified in Chapter 17.136 of Ketchum Municipal Code.

Ketchum Municipal Code §17.136.060 provides for the routine maintenance of non-conforming buildings by allowing certain alterations and repairs. Enlargements of existing non-conforming buildings that increase the degree of nonconformity are prohibited (Ketchum Municipal Code §17.136.050). Expansions of non-conforming buildings that do not increase the degree of nonconformity are permitted provided the addition complies with current zoning code requirements and 50% of the building footprint and exterior walls of the non-conforming structure remain unaltered (Ketchum Municipal Code §17.136.050). Any alteration over this 50% threshold requires that the redevelopment comply with all current zoning code standards. Non-conforming buildings that have been damaged or destroyed by fire or any other calamity may be restored to its preexisting non-conforming condition provided that the building permit for the restoration work is obtained within 2 years of the calamity (Ketchum Municipal Code §17.136.040). The restoration project must comply with building and fire codes in effect at the time the building permit is issued. Nonmaterial changes to the preexisting condition of a damaged or destroyed building may be approved at the City's discretion.

ANALYSIS

Comprehensive Plan Analysis

The 2014 Comprehensive Plan contains the community's vision for Ketchum and sets goals and policies to guide future development. The vision is shaped by 10 core values identified by Ketchum residents as important to consider for all future land uses decisions. The community's core values include protecting Ketchum's character and preserving its environmental quality and scenic beauty. Protecting and enhancing the visual character of the surrounding undeveloped hillsides is identified as critical to maintaining Ketchum's character. Ketchum's undeveloped hillsides are a visual asset and a defining characteristic of our community. Preserving the City's natural resources and undeveloped hillsides is critical to maintaining Ketchum's identity. Natural features and open spaces, like sage-covered hillsides, are part of Ketchum's heritage. Natural resources are key to Ketchum's economy, quality of life, and community identity. The Comprehensive Plan says:

Community Character: You know when you have entered Ketchum; this is a place centered on the "town" and identifiable from the "country" by distinct edges. Residents and visitors desire this clear division that has been lost in so many American cities through strip commercial development and sprawling residential subdivisions. Protecting and enhancing the visual character of our community gateways, the undeveloped hillsides, and night skies is a priority.

Environmental Quality and Scenic Beauty: Ketchum's citizens place great value on the exceptional natural setting and resources of the Wood River Valley. The community is surrounded by rugged alpine peaks, forested and sage-covered open spaces, pristine wildlife habitat, and beautiful rivers and riparian areas. Key open spaces create visual buffers between the built and natural environment. Unobstructed views exist in every direction in large part due to Ketchum's wide streets and lack of hillside development. These environmental features and resources sustain our economy and are why many people choose to live in Ketchum. We will be excellent stewards of these resources in order to preserve them for the future.

The Comprehensive Plan identifies opportunities and challenges for future development and sets goals and policies to guide decision making to achieve the community's vision. The 2014 Comprehensive Plan includes the following goals regarding hillside development:

- Establish and maintain open space buffers in important scenic areas to maintain the community's separate identity from surrounding communities and to protect views and open space.
- Protect and enhance views of the surrounding mountains and natural features.
- Continue to protect hillsides within the City and the Area of City Impact from further development. Enforce and encourage strengthening of the Mountain Overlay standards of the City and County, by using a variety of techniques; such as clustering at lower elevations, creating conservation easements, or purchasing private property on hillsides.

- Protect and incorporate natural features into newly developing areas. Conserve the natural patterns of streams, ridgelines, topography, riparian areas, and wildlife habitat areas.

2001 Comprehensive Plan

The 2001 Comprehensive Plan included a chapter specifically regarding the Knob Hill residential neighborhood. The area is part of Ketchum's original townsite created in 1948. Topography was not considered when the townsite was platted. The Knob Hill area contains unimproved Ketchum townsite blocks with lots, streets, and alleys that are located high on the hillside. Development on these steep slopes would be highly visible from key public vantage points throughout the City. Improved streets within the neighborhood, such as Walnut Avenue, are paved off center to avoid massive cuts in the hillside. The 2001 Comprehensive Plan concluded that the lots located between 10th and 6th Streets and the alley between Walnut and Spruce Avenues up to Spruce Avenue are not realistic for development due to the potential environmental, visual, and safety impacts to the hillside. The 2001 Comprehensive Plan set the following goals to protect Knob Hill hillsides from future development:

- Develop conservation easements, purchase, or use other means to protect and preserve the integrity of the hillsides of the Knob Hill area above the undeveloped, platted alley between Walnut and Spruce Avenues and 6th and 10th Streets.
- The City should work with landowners to design and provide alternatives to the platted streets and alleys that run directly up slopes in the Knob Hill area.
- Work with Knob Hill landowners to transfer development rights off of the hillside to more suitable areas in the neighborhood or elsewhere in town.

Zoning Code Interpretation Implications

New buildings may only be developed in areas that have less than 25% slope based on natural contours (Ketchum Municipal Code §16.04.020 & §16.04.040F). Code standards regulating the placement of buildings on hillsides are based on the natural grade of the land prior to any disturbance, excavation, grading, or filling.

Structures Built Prior to 1989

If the Commission determines a non-conforming hillside building can be demolished and a new building may be constructed on the non-conforming building pad located on a hillside, this could apply to approximately 37 properties in Ketchum (see Figure 3). These 37 properties were developed prior to the City's establishment of the Mountain Overlay Zoning District in 1989 and may not comply with current hillside development standards. Non-conforming building pads that have already disturbed the natural contours of a hillside through grading would be permitted to be redeveloped with new homes. Depending on the Commission's determination, the construction of new homes could be permitted on hillsides that would otherwise be restricted from development.

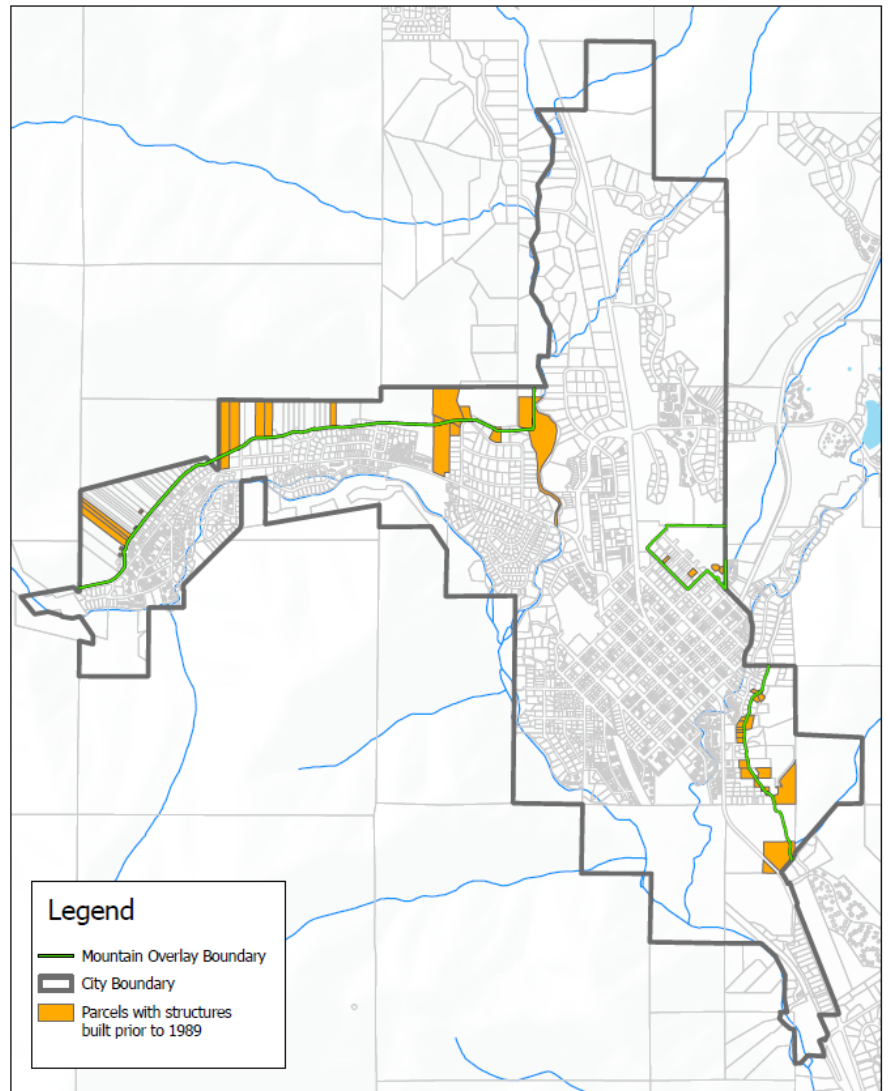


Figure 3: Potential Non-conforming Properties in Mountain Overlay

Instead of phasing out and eventually eliminating these non-conforming buildings over time, non-conforming building pads could be used to develop new and larger homes that comply current height at setback requirements. New single-family homes in Ketchum have trended towards replacing existing, smaller buildings with larger structures. Redeveloping non-conforming building pads may result in even more disturbance to the hillside. The construction of new homes on non-conforming building pads on steep slopes impact slope stability as well as drainage patterns. This may increase the potential for accelerated runoff and erosion, which would adversely impact downslope properties and water quality. While anything can be engineered to eliminate safety hazards, the level of disruption and extent of grading can forever alter the natural environment.

Many non-conforming building pads are sited on prominent ridgelines and hilltops and are highly visible. For example, the existing homes located at 791 E 5th Street and 680 N Spruce Avenue are non-conforming buildings that were constructed in the 1960s. This existing home is visible from multiple public vantage points. Allowing these non-conforming building pads to be redeveloped with new homes would perpetuate a condition that is no longer allowed. Non-conforming homes site on steep slopes in the Mountain Overlay are desirable because they provide open and unobstructed views for their residents. By allowing redevelopment in the same location it could incentivize property owners to maintain existing non-conforming building pads instead of locating new homes to areas that are more suitable for development at lower elevations.



Figure 4: Existing Non-conforming Buildings Visible on Hillside

By allowing existing non-conforming hillside pads to be redeveloped, it could adversely impact public health and safety. Accesses to many of these non-conforming building pads do not comply with fire code or streets standards due to their steep grades. Many of these non-conforming homes have only one point of ingress and egress. Additionally, redevelopment on steep slopes will decrease wildfire resiliency.

One of the purposes of the Mountain Overlay is to protect natural land features and wildlife habitat (Ketchum Municipal Code §17.104.020D). Redeveloping non-conforming building pads with larger homes may alter natural land features like hilltops, rock outcrops, knolls, and ridges. Disturbing these natural features, soils, and vegetation with new development activity may negatively impact Ketchum’s natural environment. Redeveloping these building pads on steep slopes may also disrupt wildlife migration and travel patterns and negatively impact important wildlife habitat.

STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission make a determination whether or not an existing non-conforming building pad may be used to construct a new building in the same location on a hillside or if the location of the new house must comply as much as possible with the existing hillside and Mountain Overlay development standards. Staff recommends that the

siting of a new house on an existing, non-conforming property be in a location that complies as much as possible with the hillside and Mountain Overlay Design Review standards.

EXHIBIT

- A. 691 N Spruce Street & 671 E 6th Street Redevelopment Project Plans

Exhibit A
691 N Spruce Avenue
&
671 E 6th Street
Redevelopment Project Plans

Residence

691 North Spruce Ave. & 671 East Sixth St.
Ketchum, ID

Mountain Overlay, Pre-Application Design Review August 06, 2021



Residence - 691 North Spruce Ave		RF+P Project #: 21-002										
Ketchum, ID												
Master Drawing List				Date of Issue								
				Day	06							
				Month	08							
				Year	2021							
Drawing Number	Drawing Name	Consultant	Scale	Issued for MDDS Pre-App	A. Axiom #1	A. Axiom #2	A. Axiom #3	A. Axiom #4				
Cover												
A000	Cover Sheet and Drawing Index	RF+P	N/A	■								
Existing Conditions												
EX001	Vicinity Map	RF+P	N/A	■								
EX002	Vantage Points	RF+P	N/A	■								
EX003	Existing Site Photos	RF+P	N/A	■								
EX004	Subdivision Plat Lots 5, 6, Block 91	-	N/A	■								
EX005	Subdivision Plat Lots 7, 8, Block 91	GE	N/A	■								
Civil												
C1.0	Existing Site Conditions	GE	1" = 10'	■								
C1.1	Proposed Site Plan	GE	1" = 10'	■								
C1.2	Notes & Details	GE	Varies	■								
Landscape												
L1.0	Existing Conditions & Demo	BYLA	1" = 10'	■								
L1.1	Site Overview	BYLA	1" = 10'	■								
L2.0	Grading & Drainage Plan	BYLA	1" = 10'	■								
L3.0	Landscape & Lighting Plan	BYLA	1" = 10'	■								
Architectural												
A101	Basement Level Plan	RF+P	1/8" = 1'-0"	■								
A102	Ground Level Plan	RF+P	1/8" = 1'-0"	■								
A103	Upper Level Plan	RF+P	1/8" = 1'-0"	■								
A104	Roof Level Plan	RF+P	1/8" = 1'-0"	■								
A111	Basement Level Reflected Ceiling Plan	RF+P	1/8" = 1'-0"	■								
A112	Ground Level Reflected Ceiling Plan	RF+P	1/8" = 1'-0"	■								
A113	Upper Level Reflected Ceiling Plan	RF+P	1/8" = 1'-0"	■								
A201	Building Elevations	RF+P	1/8" = 1'-0"	■								
A202	Building Elevations	RF+P	1/8" = 1'-0"	■								
A301	Site/Building Sections	RF+P	1/8" = 1'-0"	■								
Miscellaneous												
G001	Proposed Lighting Fixtures	RF+P	N/A	■								
G002	Proposed Material Palette	RF+P	N/A	■								
G003	Rendings	RF+P	N/A	■								
G004	Construction Staging Plans	RF+P	N/A	■								

Residence

691 North Spruce Ave. & 671 East Sixth St.
Ketchum, ID 83340

Architect
Roger Ferris + Partners
11 Wilton Road • Westport, Connecticut 06880
tel. 203.222.4848 • www.ferrisarch.com

Civil Engineer/Surveyor
Galena Engineering
317 N. River Street • Hailey, ID 83333
tel. 208.788.1705 • www.galena-engineering.com

Landscape Architect
BYLA Landscape Architects
323 Lewis Street, Suite N • Ketchum, ID 83340
tel. 208.726.5907 • www.byla.us

ARCHITECT'S SEAL

KEY PLAN

PROJECT PHASE - PERMITTING

REVISIONS

NO.	DESCRIPTION	DATE	ISSUED TO
1	M.O.D.R. PRE-APP.	AUGUST 06, 2021	CITY

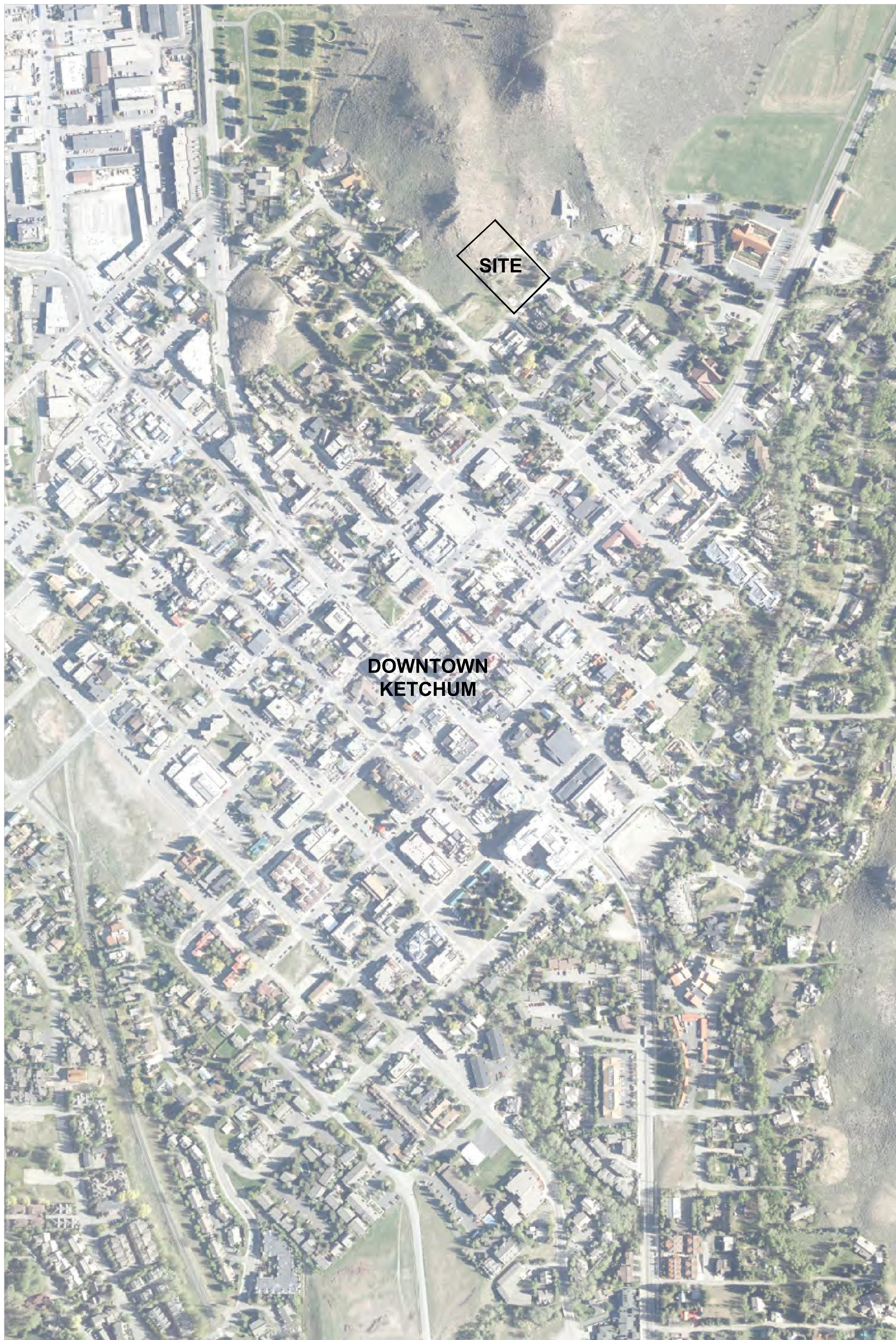
SHEET NAME

COVER SHEET

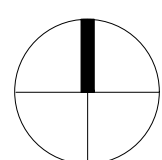
PROJECT NUMBER: 21-002
DATE: JULY 14, 2021
SCALE: N/A

A000

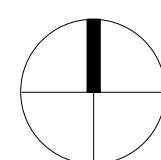
Vicinity Map



City Aerial



Neighborhood Aerial



Residence

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Ketchum, ID 83340

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ARCHITECT'S SEAL

KEY PLAN

PROJECT PHASE - PERMITTING

REVISIONS

NO.	DESCRIPTION	DATE	ISSUED TO
1	M.O.D.R. PRE-APP.	AUGUST 06, 2021	CITY

SHEET NAME
VICINITY MAP

PROJECT NUMBER: 21-002
DATE: JULY 14, 2021
SCALE: N/A

EX001

Vantage Points



1) View from North Spruce Ave



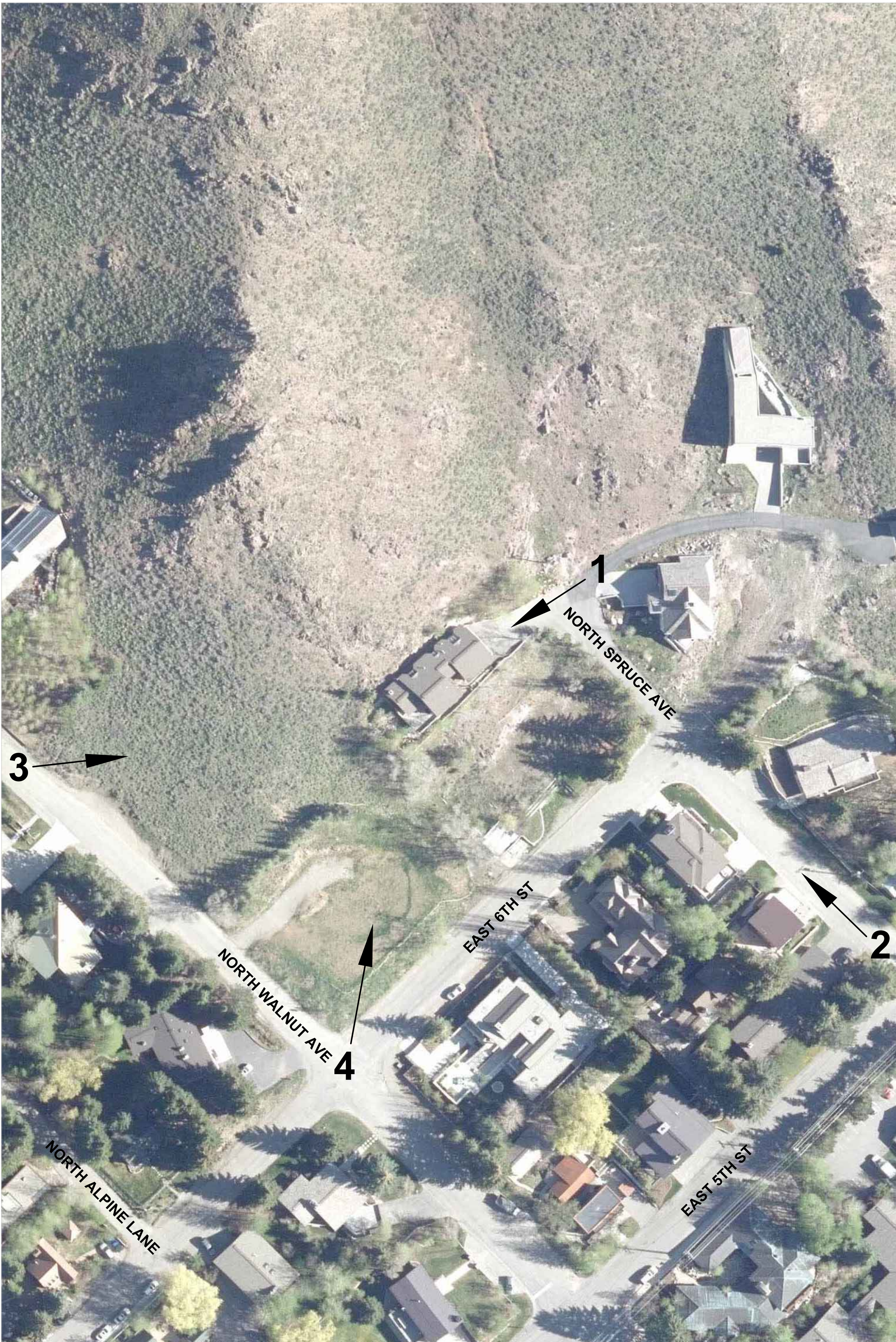
2) View from Intersection of North Spruce Ave & East 5th St



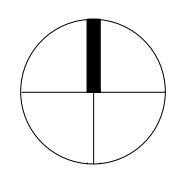
3) View from North Walnut Ave



4) View from intersection of North Walnut Ave & East 6th St



Neighborhood Aerial



Residence

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Ketchum, ID 83340

Architect
Roger Ferris + Partners
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ARCHITECT'S SEAL

KEY PLAN

PROJECT PHASE - PERMITTING

REVISIONS

NO.	DESCRIPTION	DATE	ISSUED TO
1	M.O.D.R. PRE-APP.	AUGUST 06, 2021	CITY

SHEET NAME

VANTAGE POINTS

PROJECT NUMBER: 21-002
DATE: JULY 14, 2021
SCALE: N/A

EX002

Existing Site Photos



1) View at back of existing house



2) View from driveway



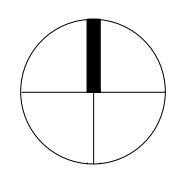
3) View from 671 East 6th St



4) View from 671 East 6th St



Neighborhood Aerial



Residence

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Ketchum, ID 83340

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ARCHITECT'S SEAL

KEY PLAN

PROJECT PHASE - PERMITTING

REVISIONS

NO.	DESCRIPTION	DATE	ISSUED TO
1	M.O.D.R. PRE-APP.	AUGUST 06, 2021	CITY

SHEET NAME

EXISTING SITE PHOTOS

PROJECT NUMBER: 21-002
DATE: JULY 14, 2021
SCALE: N/A

EX003

KETCHUM : BLOCK 91 : REPLAT OF LOTS 5 & 6

Within: NW1/4 SEC. 18, T4N, R18E, B.M.
ORIGINAL TOWNSITE OF KETCHUM, BLAINE COUNTY, IDAHO

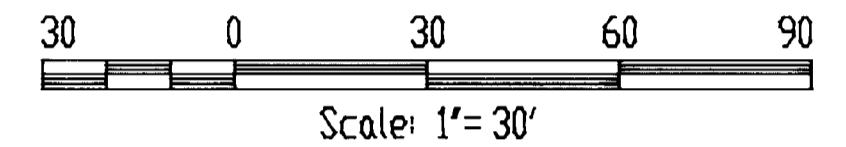
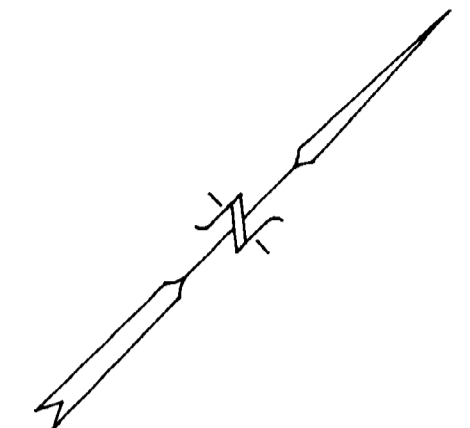
AUGUST 1994

A lot line shift within said Lots 5 and 6

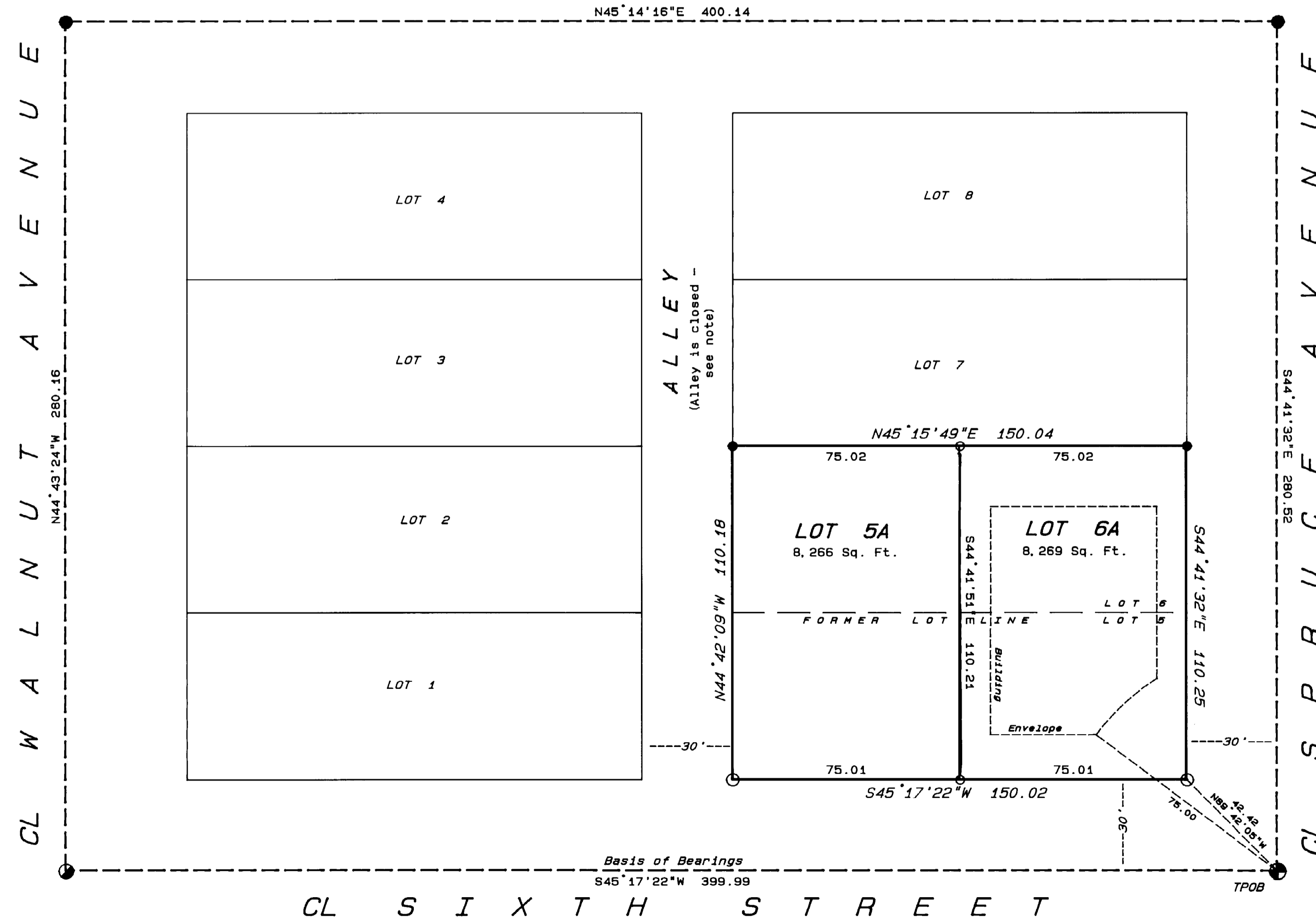
LEGEND

- Found 1/2" diam. rebar
- Set 1/2" x 24" rebar w/cap
- Found 5/8" diam. rebar
- Set 5/8" x 30" Rebar w/cap
- ⊕ Brass Cap
- ⊙ Aluminum Cap

NOTE: The alley within Block 91 was closed by Ordinance No. 173, recorded under Instrument No. 197670



CL S E V E N T H S T R E E T



NOTES

- 1) Driveway access to Lot 5A and Lot 6A shall be from 6th Street.
- 2) The building envelope on Lot 6A defines minimum setbacks only.

[Signature]
 3345
 9/7/94

HEALTH CERTIFICATE

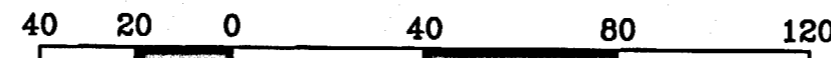
Sanitary restrictions as required by Idaho Code Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be reimposed, in accordance with Idaho Code Title 50, Chapter 13, Section 50-1326, by the issuance of a certificate of disapproval.

Dated: 9-8-94
Robert W. Enilson
South Central District Health Dept., EHS

RECORD OF SURVEY SHOWING LOTS 7 & 8, BLOCK 91, KETCHUM TOWNSITE

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

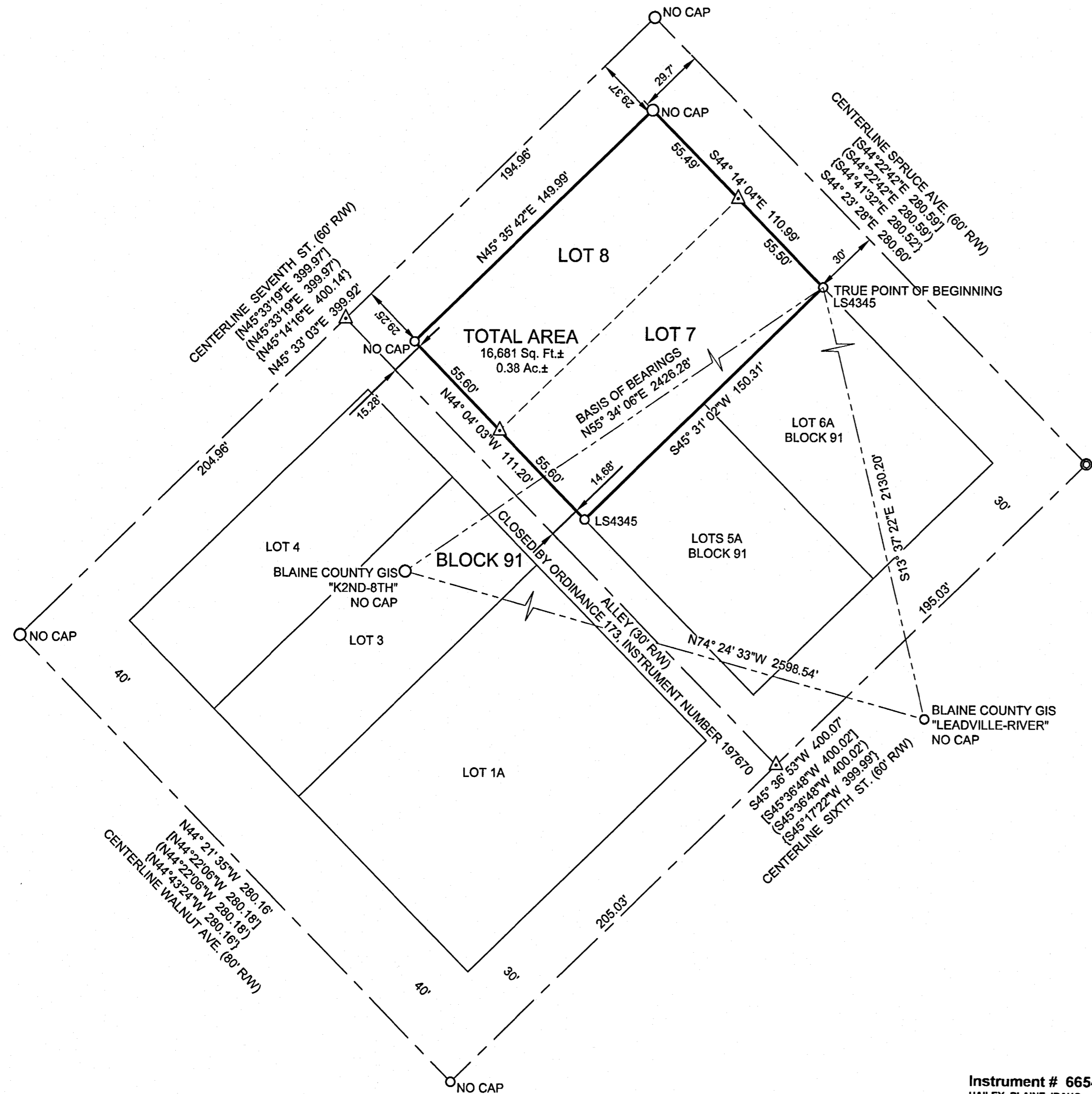
DECEMBER 2019



SCALE IN FEET



SCALE: 1" = 40'



LEGEND

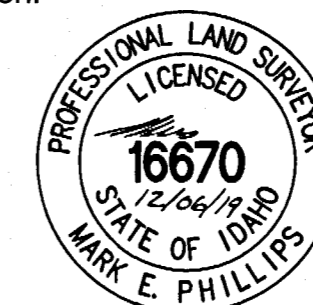
	Property Line
	Adjoiner's Lot Line
	Centerline Right of Way
	Interior Lot Line
	GIS Tie Line
	Found Survey Marker
	Found 5/8" Rebar
	Found 1/2" Rebar
	Calculated Point (Nothing Set)
[]	Record Bearing & Distance, Ketchum Townsite: Block 91: Lot 1A, Instrument Number 652564
()	Record Bearing & Distance, Ketchum Townsite Block 91 Lots 1 & 2, Instrument Number 626556
{ }	Record Bearing & Distance, Ketchum: Block 91: Replat of Lots 5 & 6, Instrument Number 370366

SURVEY NARRATIVE & NOTES

1. The purpose of this survey is to show the monuments found during the boundary retracement of Lots 7 & 8, Block 91, Ketchum Townsite, Instrument Number 302967, records of Blaine County, Idaho. All found monuments have been accepted. Additional Documents used in the course of this survey are shown in the Legend, with any common lines referenced.
2. This survey does not purport to reflect any of the following which may be applicable to subject real property: natural hazards, encroachments, wetlands, easements, building setbacks, restrictive covenants, subdivision restrictions, zoning or any other land-use regulations.
3. Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this map and may affect items shown hereon. It is the responsibility of the client to determine the significance of the Title Policy information and determine whether it should be included. If the client desires this information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.

CERTIFICATE OF SURVEYOR

I hereby certify that I am a Registered Land Surveyor in the State of Idaho and that this map is a true and accurate representation of a survey done under my direct supervision.



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

Instrument # 665488
HAILEY, BLAINE, IDAHO
12-6-2019 01:51:09 PM No. of Pages: 1
Recorded for: GALENA ENGINEERING
JOLYNN DRAGE Fee: 5.00
Ex-Officio Recorder Deputy
Index to: SURVEYS

RECORD OF SURVEY SHOWING
LOTS 7 & 8, BLOCK 91, KETCHUM
TOWNSITE

GALENA ENGINEERING, INC.
HAILEY, IDAHO

SHEET 1 OF 1
Job No. 7812

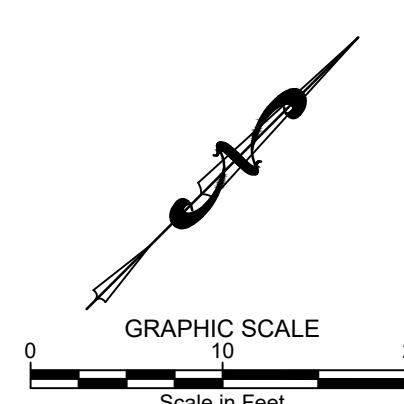
REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any project or extension of this project without the written consent of Galena Engineering, Inc.



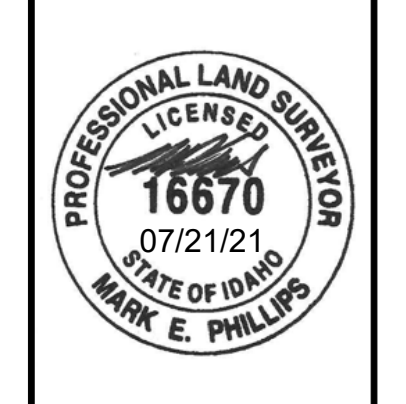
LEGEND

- Property Line
- Adjoner's Lot Line
- Centerline
- Interior Lot Line
- Building Envelope
- BE
- FNDGEAR / FDSM = Found Gear Survey Marker
- FDS8 = Found 5/8" Rebar
- FD12 = Found 1/2" Rebar
- CP / CNTRL = Survey Control
- Calculated Point, not set
- 5' Contour Interval
- 1' Contour Interval
- FL = Flow Line
- Building
- Above Ground Deck
- Partial Roof Lines
- Edge of Asphalt
- Concrete
- Flat Stone Pavers
- Pavers
- RTW = Concrete/Block Retaining Wall
- Drystack or Railroad Tie Retaining Wall
- Rock Face / Outcropping
- 25% Slope Line
- Aspen Grove
- CT = Conifer Tree
- DT = Deciduous Tree
- Landscape Steps
- GMTR = Gas Meter
- GMKR = Gas Marker
- PHBOX = Telephone Riser
- Overhead Power Line
- PBOX = Power Box
- PP = Power Pole
- GUY = Guywire
- Sewer Main
- SS = Sewer Service
- Sewer Manhole
- CB = Catch Basin
- Culvert
- Water Main
- WS = Water Service
- AP = Angle Point
- BEG = Beginning
- BOV = Back of Walk
- CHP = Corrugated Metal Pipe
- EOA = Edge of Asphalt
- EOC = Edge of Concrete
- EOP = Edge of Pavers
- EOST = Edge of Flat Stone
- FF = Finished Floor
- GB = Grade Break
- GFF = Garage Finished Floor
- INT = Intersection
- NO = No Cap
- NG = Natural Ground
- PVC = Polyvinyl Chloride Pipe
- RP = Reference Point
- RR TIE = Railroad Tie
- TA = Top of Asphalt
- THRESH = Threshold of Door
- TOE = Toe of Slope
- TOP = Top of Slope
- TW = Top of Wall
- WTR TOP = Top of Water Fall

- NOTES**
- The purpose of this map is to show topographical information as it existed on the date the field survey was performed. Changes may have occurred to site conditions since survey date (691 N. Spruce Ave.; 11/20/2019 & 671 E. 6th St.; 08/06/2020).
 - Boundary information is based on Found Monumentation.
 - Underground utilities were not located. Water and sewer services shown hereon are per the City of Ketchum utility maps. Utilities should be located prior to any excavation.
 - Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this map and may affect items shown hereon. It is the responsibility of the client to determine the significance of the Title Policy information and determine whether it should be included. If the client desires for the information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.
 - Benchmark is top of found 1/2" rebar located at the common property corner of 691 N. Spruce Ave. and 671 E. 6th St. along Spruce Ave., elevation = 5934.10. Vertical Datum is NAVD 1988.
 - This Lot is within the Mountain Overlay Zoning District. Please Refer to Ketchum Zoning Ordinance 17.104 for use conditions and restrictions.



EXISTING SITE CONDITIONS
671 E 6TH ST & 691 NORTH SPRUCE
 LOCATED WITHIN SECTION 15, T.2 N., R.18 E., B.M. CITY OF HAILEY, BLAINE COUNTY, IDAHO
 PREPARED FOR 891 NORTH SPRUCE LLC



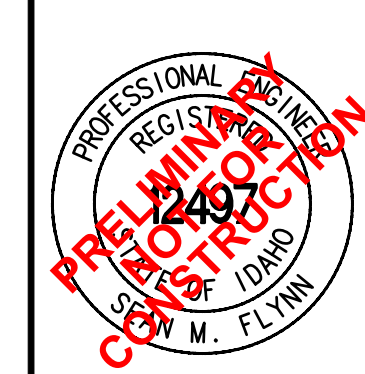
DESIGNED BY
 CT
 DRAWN BY
 SMF/MEP
 CHECKED BY

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

PURPOSE: TOPOGRAPHIC MAP (11/11/20)

NO	DATE	BY	REVISIONS
1	07/20/21	SMF	ADDITIONAL TOPO

C1.0



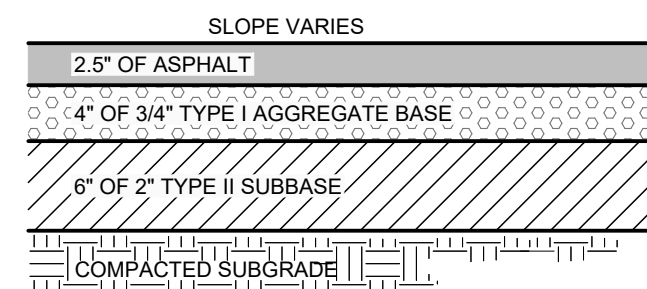
NO.	DATE	REVISIONS

NO.	DATE	REVISIONS

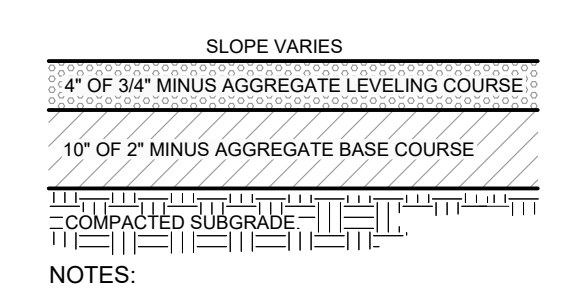
REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any project or extension of this project without the written consent of Galena Engineering, Inc.

CONSTRUCTION NOTES

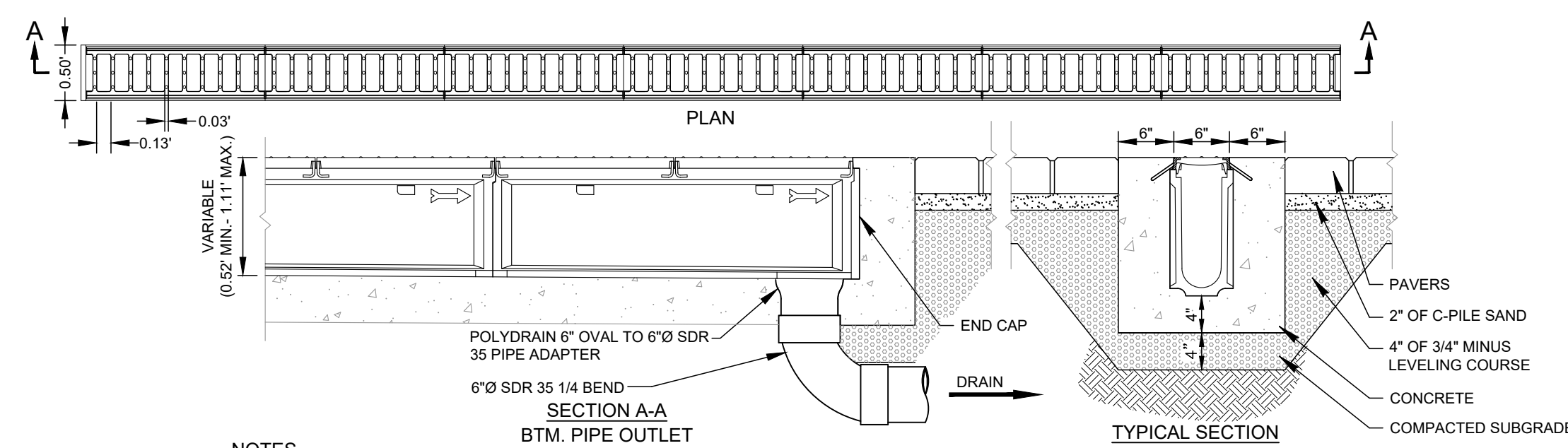
- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPMC) AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPMC AND CITY OF KETCHUM STANDARDS ON SITE DURING CONSTRUCTION.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



1 C1.2 TYPICAL STREET ASPHALT SECTION
 N.T.S.

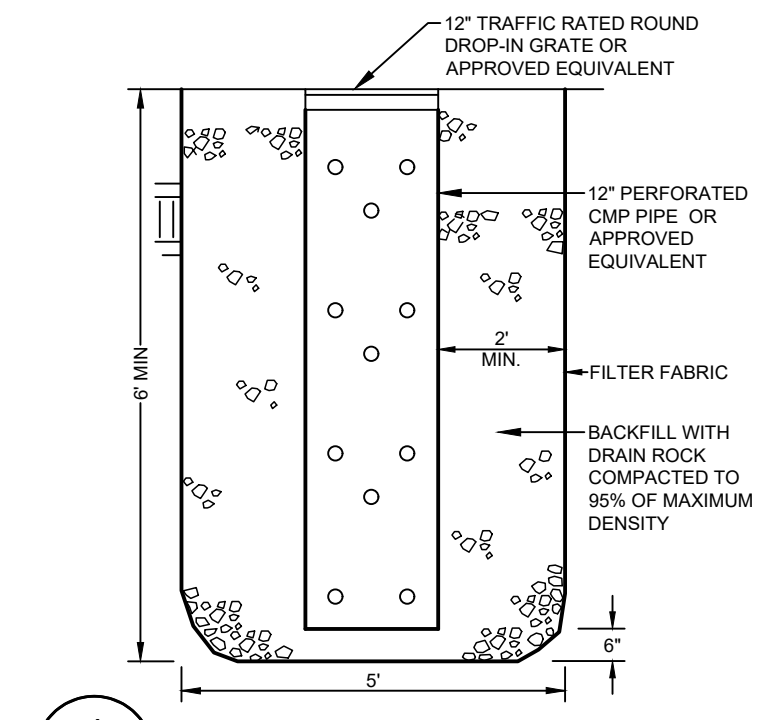


2 C1.2 TYPICAL GRAVEL SECTION
 N.T.S.

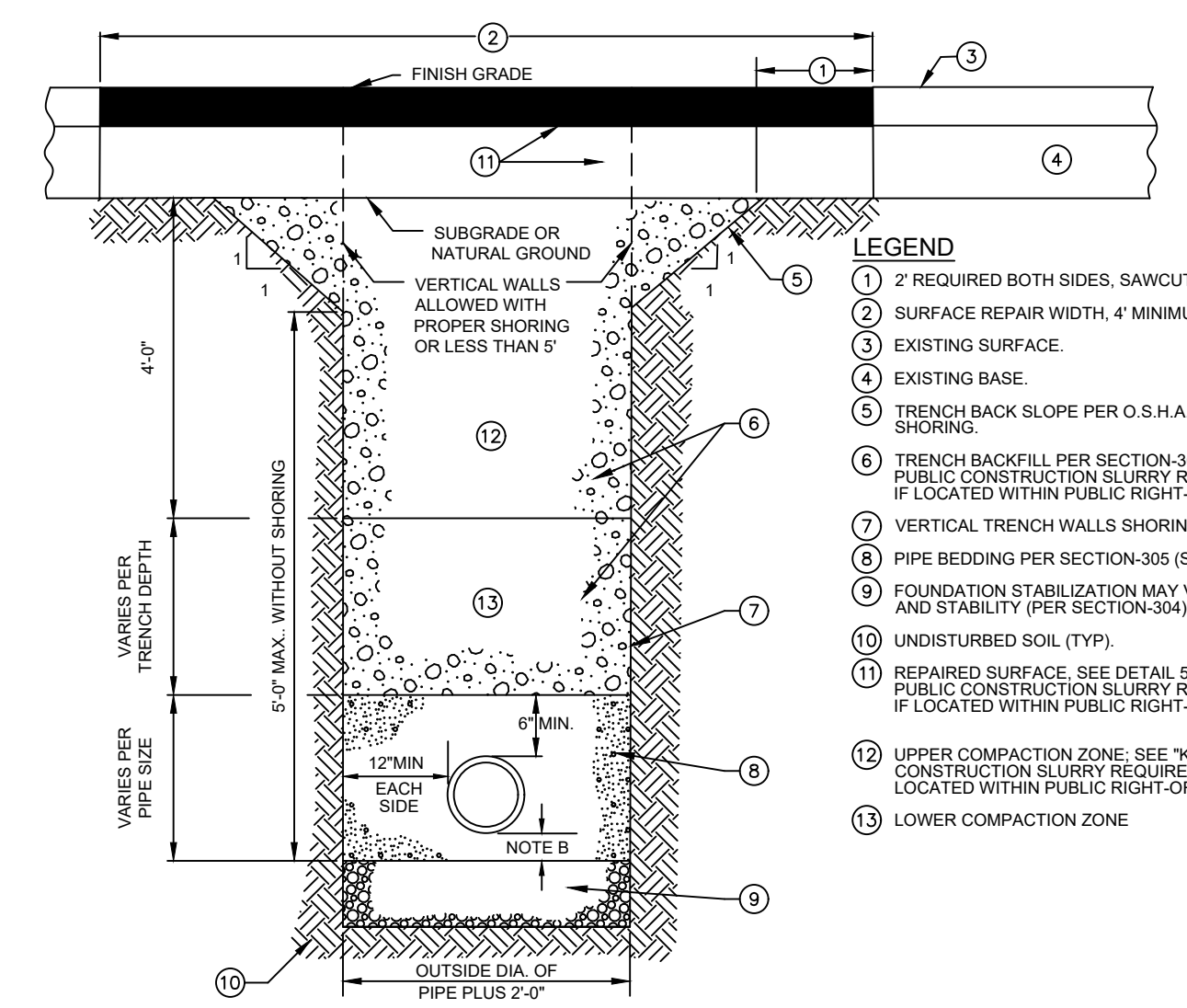


- NOTES**
- LINE DRAIN IS SUITABLE FOR APPLICATIONS FOR CONTROLLING SPREAD IN GUTTER FLOW CONDITIONS OR TO INTERCEPT SHEET FLOW. TYPICAL APPLICATION IS AT THE STREET CURB OR BARRIER.
 - THE FRAME AND GRATE IS SUITABLE FOR PEDESTRIAN AND BICYCLE TRAFFIC AND RATED FOR H-25 AND HS-25 LOADS.
 - CONCRETE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

3 C1.2 TRENCH DRAIN DETAIL
 (ABT INTERCEPTOR LINE DRAIN OR APPROVED EQUAL)
 N.T.S.



4 C1.2 LANDSCAPE DRYWELL
 N.T.S.



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

COARSE AGGREGATE (0\"/>

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

NO COMPACTION, VIBRATION, OR FINISHING IS REQUIRED. THE LEAN CONCRETE MIX SHALL BE STRUCK OFF AT OR BELOW THE ELEVATION OF THE PLANT MIX SURFACING WITH A SQUARE-NOSE SHOVEL OR SIMILAR HAND TOOL. THE BACKFILL MIX SHALL BE ALLOWED TO SET FOR A MINIMUM OF 3 HOURS BEFORE THE PERMANENT PLANT MIX SURFACING IS PLACED TO COMPLETE THE TRENCH REPAIR. TEMPORARY PLACEMENT OF ASPHALT COLD MIX SURFACING MAY BE NECESSARY TO ACCOMMODATE TRAFFIC WITHIN THE FIRST 2 HOURS OF BACKFILL PLACEMENT PRIOR TO COMPLETING THE PERMANENT REPAIR.

NOTES:

- TRENCH EXCAVATION PER SECTION-301.
- PIPE BEDDING PER SECTION-305.
- BACKFILL AND COMPACTION PER SECTION-306.
- SURFACE REPAIR AND BASE PER DETAIL 3.
- ASPHALT PAVEMENT FOR SURFACE REPAIR SHALL BE IN ACCORDANCE WITH PLANS AND ISPMC SECTIONS 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPMC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPMC SECTION 805.
- IF TRENCH IMPACTS CROWN OF ROADWAY, CROWN MUST BE MAINTAINED AND POSITIVE DRAINAGE PROVIDED.

5 C1.2 TYPICAL TRENCH
 N.T.S.

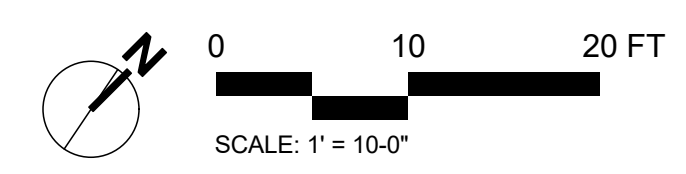
LANDSCAPE PLAN
STEVENSON / GEIST RESIDENCE
691 N. SPRUCE AVE. & 671 E. 6TH ST., KETCHUM, ID

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PROJECT MANAGER:	XX
DRAWN BY:	XX
ISSUE DATE:	08.04.2021
PLOT DATE:	8/5/21 11:24:46

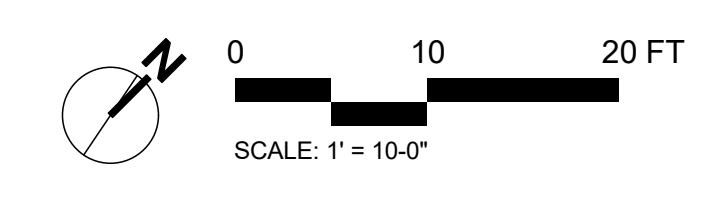
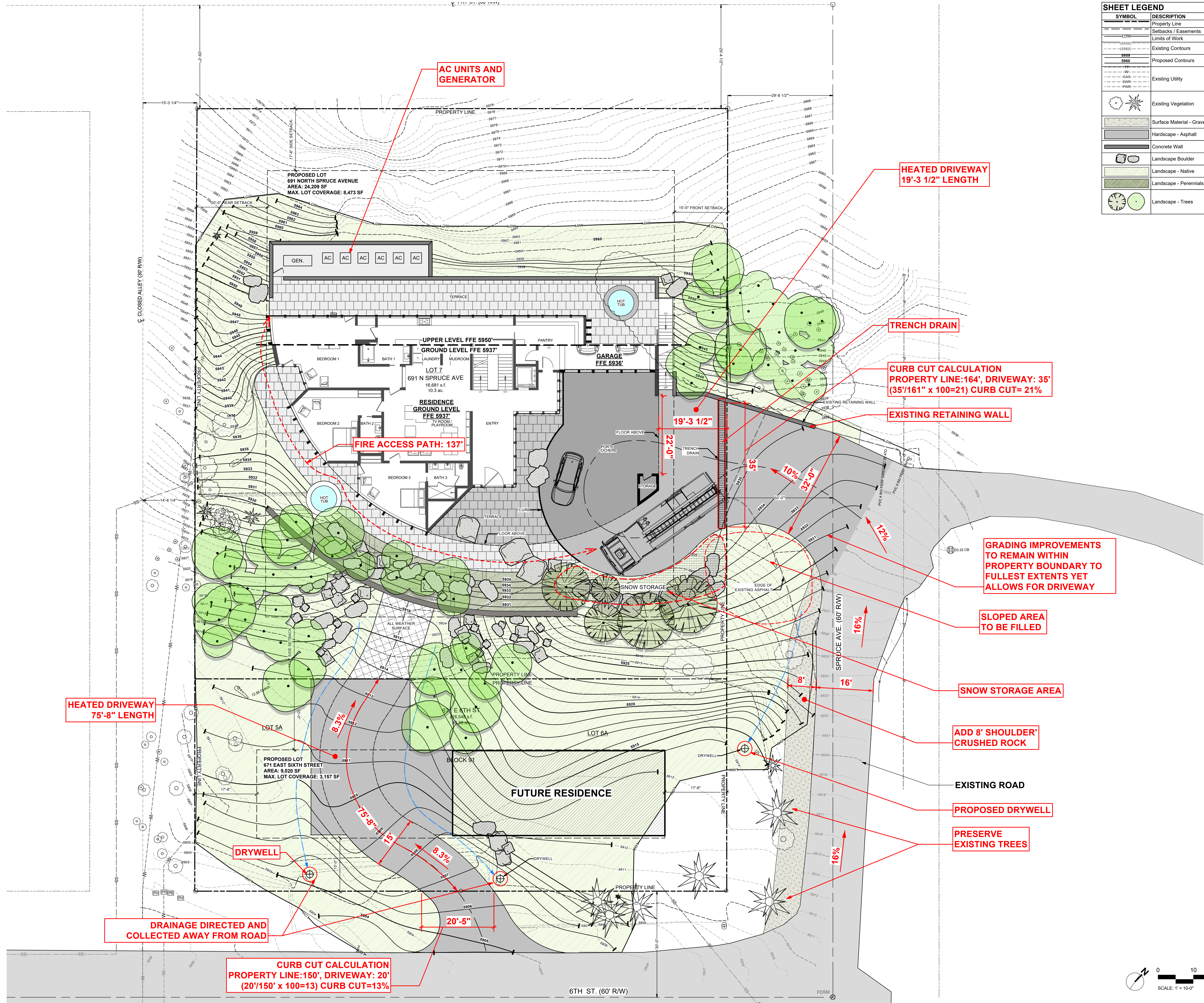
EXISTING CONDITIONS AND DEMO

SHEET NO.

L1.0



SHEET LEGEND	
SYMBOL	DESCRIPTION
	Property Line
	Setbacks / Easements
	Limits of Work
	Existing Contours
	Proposed Contours
	Existing Utility
	Existing Vegetation
	Surface Material - Gravel
	Hardscape - Asphalt
	Concrete Wall
	Landscape Boulder
	Landscape - Native
	Landscape - Perennials
	Landscape - Trees



LANDSCAPE PLAN
STEVENSON / GEIST RESIDENCE
691 N. SPRUCE AVE. & 671 E. 6TH ST., KETCHUM, ID

FILENAME: STEVENSON.vwx
PROJECT MANAGER: XX
DRAWN BY: XX
ISSUE DATE: 08.04.2021
PLOT DATE: 8/21 11:24:48

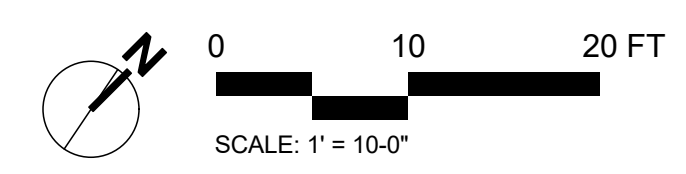
**GRADING /
DRAINAGE PLAN**

SHEET NO.

L2.0

SHEET LEGEND	
SYMBOL	DESCRIPTION
---	Property Line
---	Setbacks / Easements
---	Limits of Work
---	Existing Contours
---	Proposed Contours
---	Existing Utility
○	Existing Vegetation
■	Surface Material - Gravel
■	Hardscape - Asphalt
■	Concrete Wall
■	Landscape Boulder

GRADING + DRAINAGE LEGEND	
SYMBOL	DESCRIPTION
⊕	24" Drywell (Cast Iron): #
X.X%	% Pitch
→	Drainage Direction
---	Finished Floor Elevation
+10.50	Spot Elevation
---	Finished Grade
---	Finished Surface
TW	Top of Wall
BW	Bottom of Wall
LP	Low Point
HP	High Point



LANDSCAPE PLAN
STEVENSON / GEIST RESIDENCE
691 N. SPRUCE AVE. & 671 E. 6TH ST., KETCHUM, ID

FILENAME: STEVENSON.vwx
PROJECT MANAGER: XX
DRAWN BY: XX
ISSUE DATE: 08.04.2021
PLOT DATE: 8/21 11:24:48

LANDSCAPE / LIGHTING PLAN

SHEET NO.

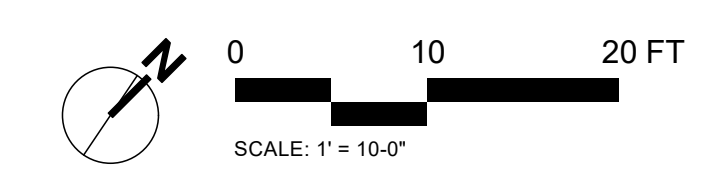
L3.0

SHEET LEGEND	
SYMBOL	DESCRIPTION
---	Property Line
---	Setbacks / Easements
-LOW-	Limits of Work
---	Existing Contours
---	Proposed Contours
---	Existing Utility
---	Existing Vegetation
---	Surface Material - Gravel
---	Hardscape - Asphalt
---	Concrete Wall
---	Lighting Fixture - Path Light
---	Lighting Fixture - Wall Light
---	Landscape Boulder
---	Landscape - Native
---	Landscape - Lawn
---	Landscape - Perennials
---	Landscape - Trees

IRRIGATION SCHEDULE	
AREA DESCRIPTION	IRRIGATION TYPE
Trees + Shrubs	Buried Drip Irrigation
Perennial Beds	Overhead Irrigation
Native Re-Veg	Temporary Overhead

IRRIGATION CALCULATIONS	
AREA DESCRIPTION	SF OF IRRIGATION
Trees + Shrubs	+/- 5,000 SF
Native Re-Veg	+/- 19,000 SF (TEMP.)
Total (w/ Temp. Native)	+/- 24,000 SF = 0.55 AC
Total (Long Term)	+/- 5,000 SF = 0.11 AC

PLANT SCHEDULE				
TREES				
ABBV	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
PT	58	2'-3" CAL	Populus tremuloides	Quaking Aspen
SA	5	10'-16"	Abies balsamea	Rocky Mountain Fir, Subalpine Fir
PERENNIAL SHRUBS				
QTY.	BOTANICAL NAME	COMMON NAME		
1,000 sq. ft.		Perennial Shrubs		
PERENNIAL GRASSES				
QTY.	BOTANICAL NAME	COMMON NAME		
19,000 sq. ft.		Native Grasses Re-Veg		



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ARCHITECT'S SEAL

KEY PLAN

PROJECT PHASE - PERMITTING

REVISIONS

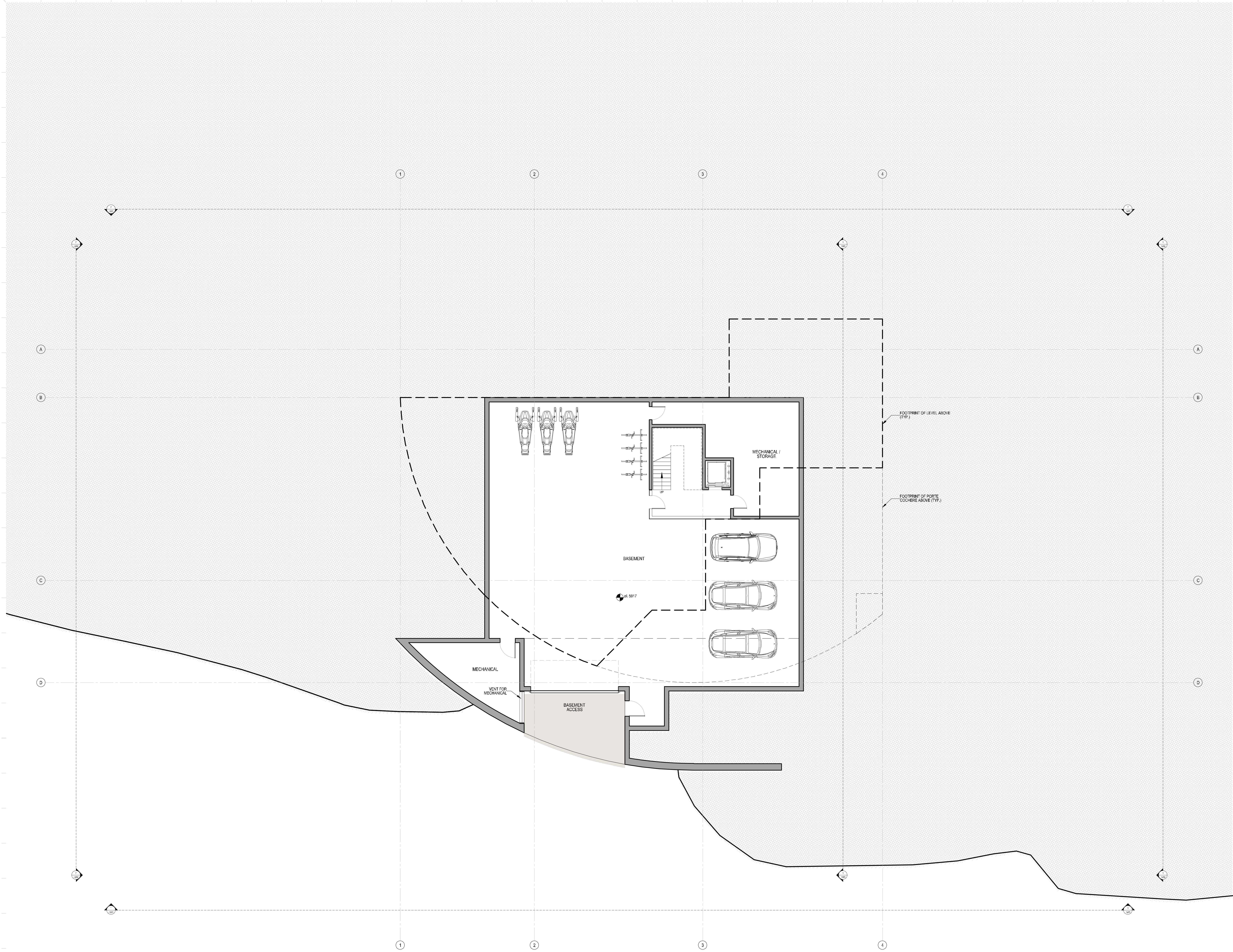
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2	ISSUE FOR CIVIL	JULY 8, 2021	CIVIL/LANDSCAPE
3	M.O.D.R. PRE-APP.	AUGUST 06, 2021	CITY

SHEET NAME

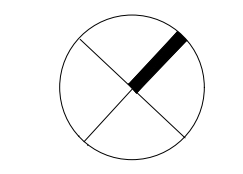
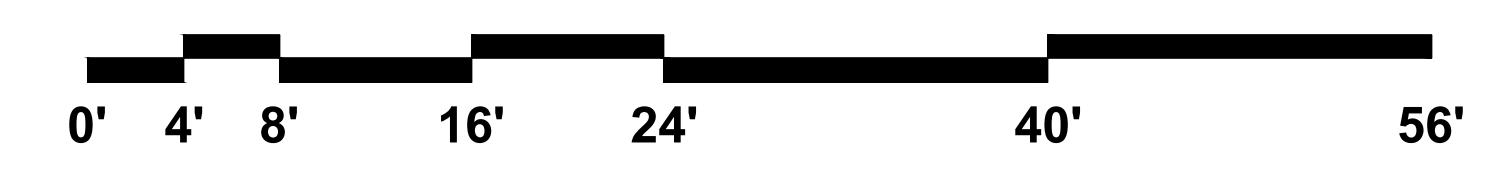
BASEMENT LEVEL PLAN

PROJECT NUMBER: 21-002
DATE: JUNE 30, 2021
SCALE: AS NOTED

A101



1 Basement Level Plan
1/8"=1'-0"



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ARCHITECT'S SEAL

KEY PLAN

PROJECT PHASE - PERMITTING

REVISIONS

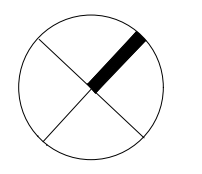
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2	ISSUE FOR CIVIL	JULY 8, 2021	CIVIL/SCAPE
3	M.O.D.R. PRE-APP.	AUGUST 06, 2021	CITY

SHEET NAME

GROUND LEVEL PLAN

PROJECT NUMBER: 21-002
DATE: JUNE 30, 2021
SCALE: AS NOTED

1 Ground Level Plan
1/8"=1'-0"



A102

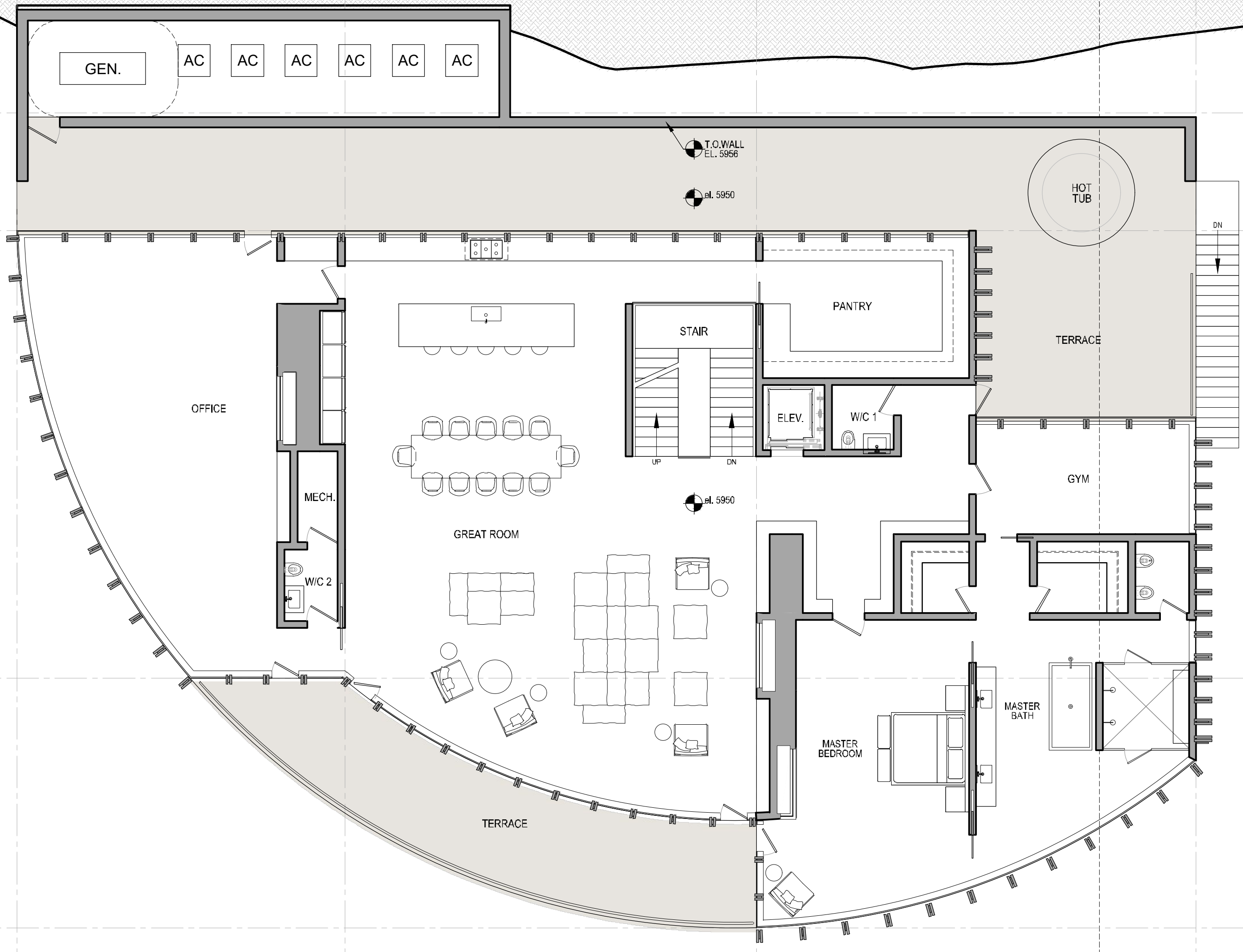
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ARCHITECT'S SEAL

KEY PLAN

PROJECT PHASE - PERMITTING

REVISIONS

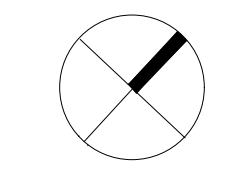
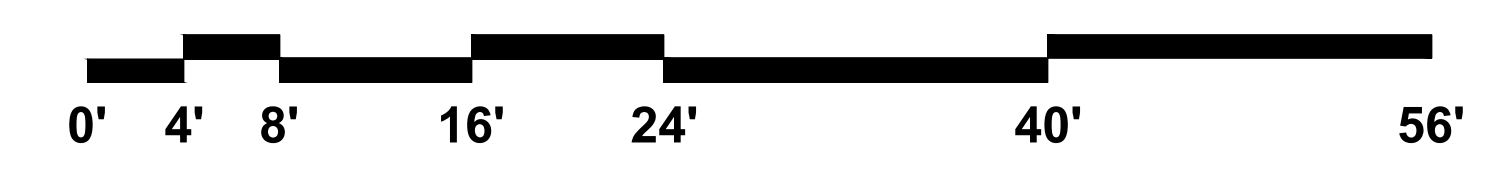
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2	ISSUE FOR CIVIL	JULY 8, 2021	CIVIL/LANDSCAPE
3	M.O.D.R. PRE-APP.	AUGUST 06, 2021	CITY

SHEET NAME

UPPER LEVEL PLAN

PROJECT NUMBER: 21-002
DATE: JUNE 30, 2021
SCALE: AS NOTED

1 Upper Level Plan
1/8"=1'-0"



A103

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KEY PLAN

PROJECT PHASE - PERMITTING

REVISIONS

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2	ISSUE FOR CIVIL	JULY 8, 2021	CIVIL/SCAPE
3	M.O.D.R. PRE-APP.	AUGUST 06, 2021	CITY

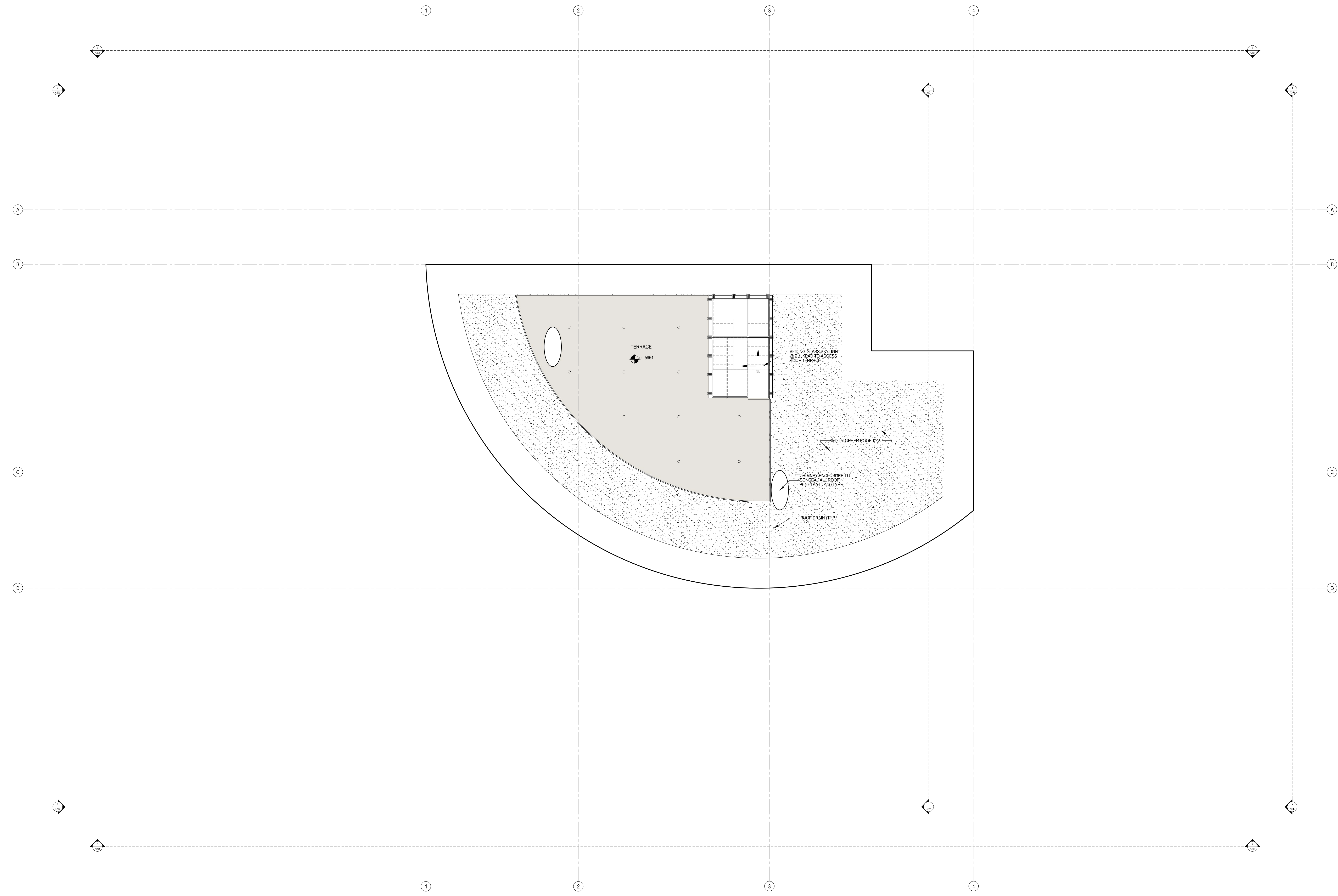
SHEET NAME

ROOF LEVEL PLAN

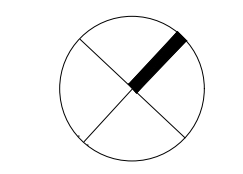
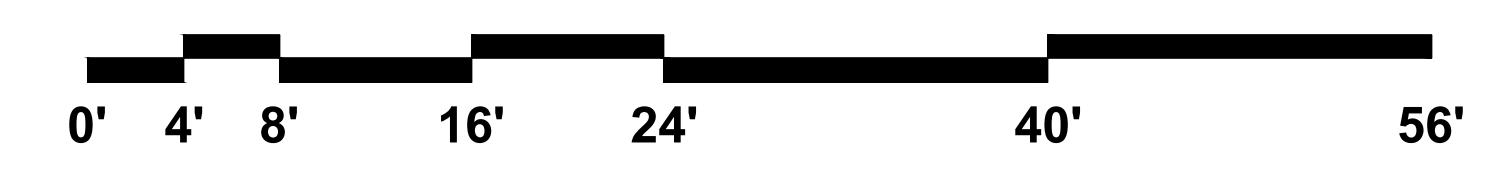
PROJECT NUMBER: 21-002
DATE: JUNE 30, 2021
SCALE: AS NOTED

A104

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1 Roof Level Plan
1/8"=1'-0"





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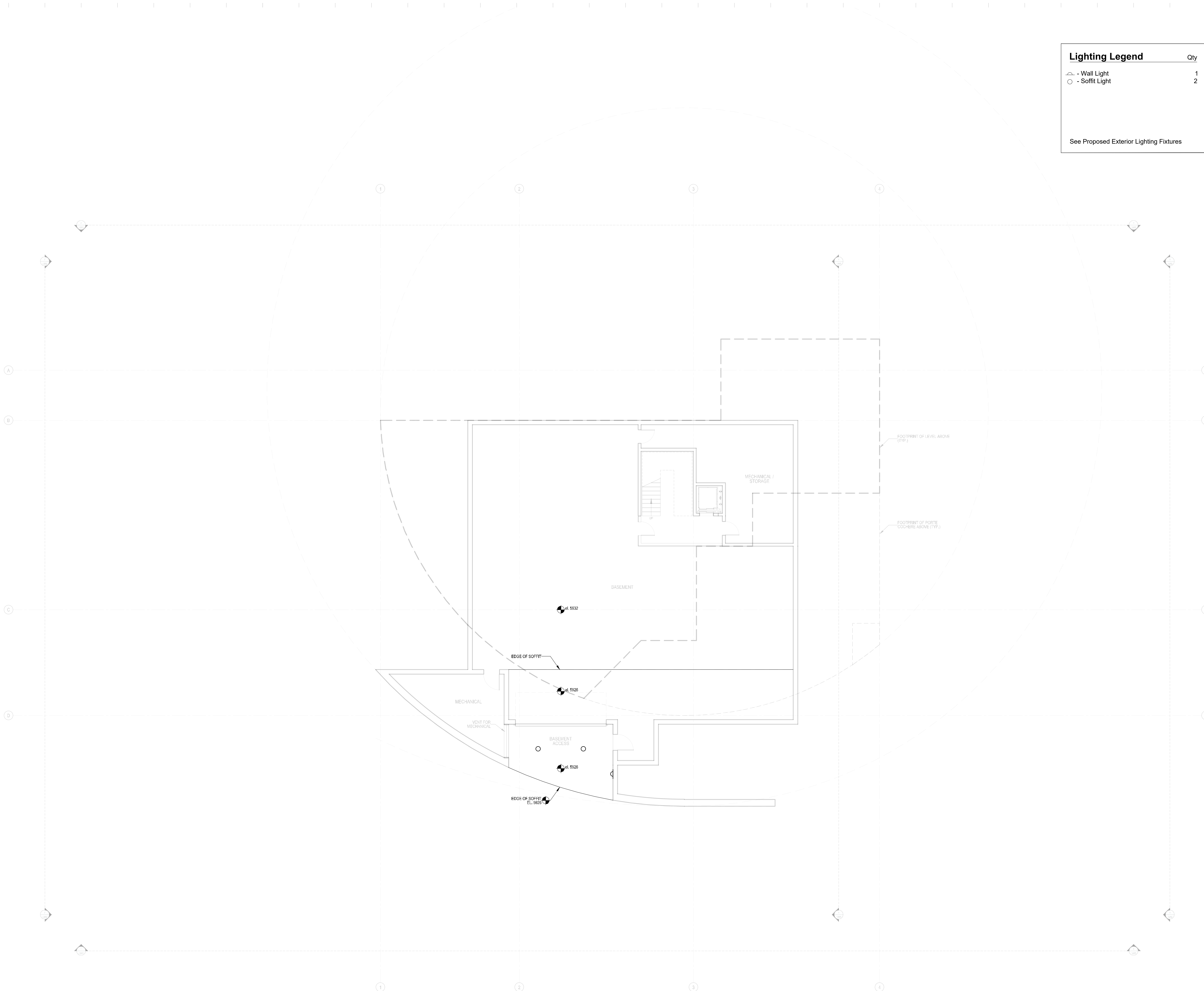
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Lighting Legend		Qty
	- Wall Light	1
	- Soffit Light	2

See Proposed Exterior Lighting Fixtures



ARCHITECT'S SEAL

KEY PLAN

PROJECT PHASE - PERMITTING

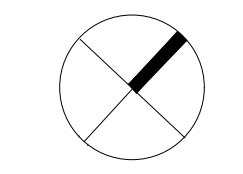
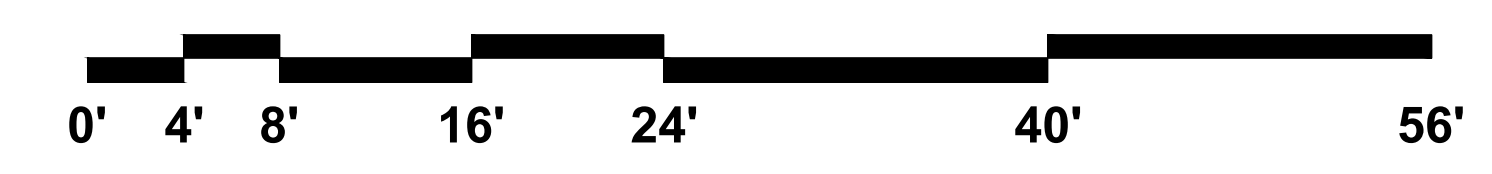
REVISIONS

NO.	DESCRIPTION	DATE	ISSUED TO
1	M.O.D.R. PRE-APP.	AUGUST 06, 2021	CITY

SHEET NAME
BASEMENT LEVEL REFLECTED CEILING PLAN

PROJECT NUMBER: 21-002
DATE: JUNE 30, 2021
SCALE: AS NOTED

1 Basement Level Reflected Ceiling Plan
1/8"=1'-0"



A111

Residence

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Ketchum, ID 83340

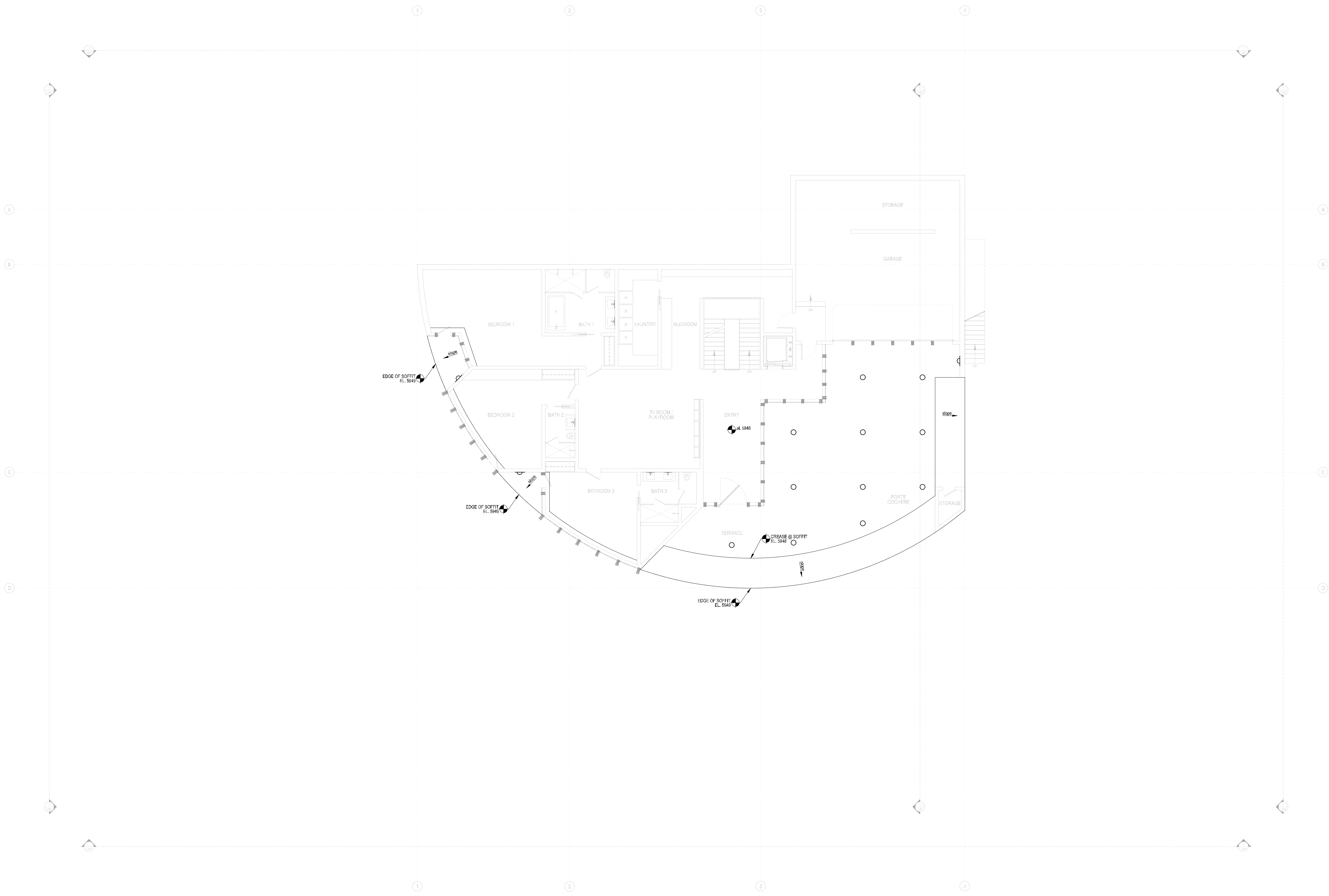
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Lighting Legend		Qty
△	- Wall Light	3
○	- Soffit Light	11

See Proposed Exterior Lighting Fixtures



ARCHITECT'S SEAL

KEY PLAN

PROJECT PHASE - PERMITTING

REVISIONS

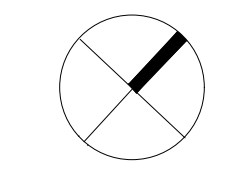
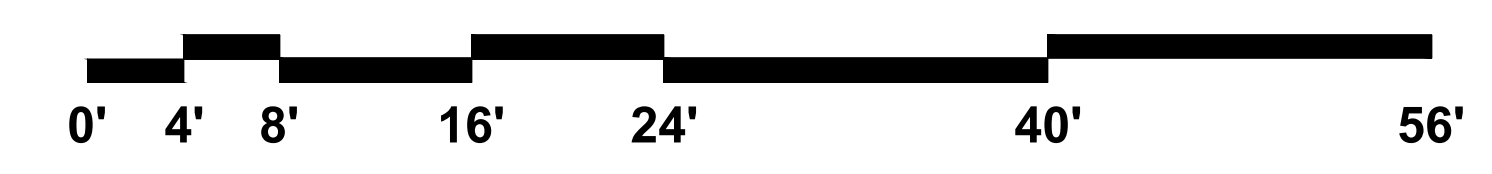
NO.	DESCRIPTION	DATE	ISSUED TO
1	M.O.D.R. PRE-APP.	AUGUST 06, 2021	CITY

SHEET NAME

GROUND LEVEL REFLECTED CEILING PLAN

PROJECT NUMBER: 21-002
DATE: JUNE 30, 2021
SCALE: AS NOTED

1 Ground Level Reflected Ceiling Plan
1/8"=1'-0"



A112

Residence

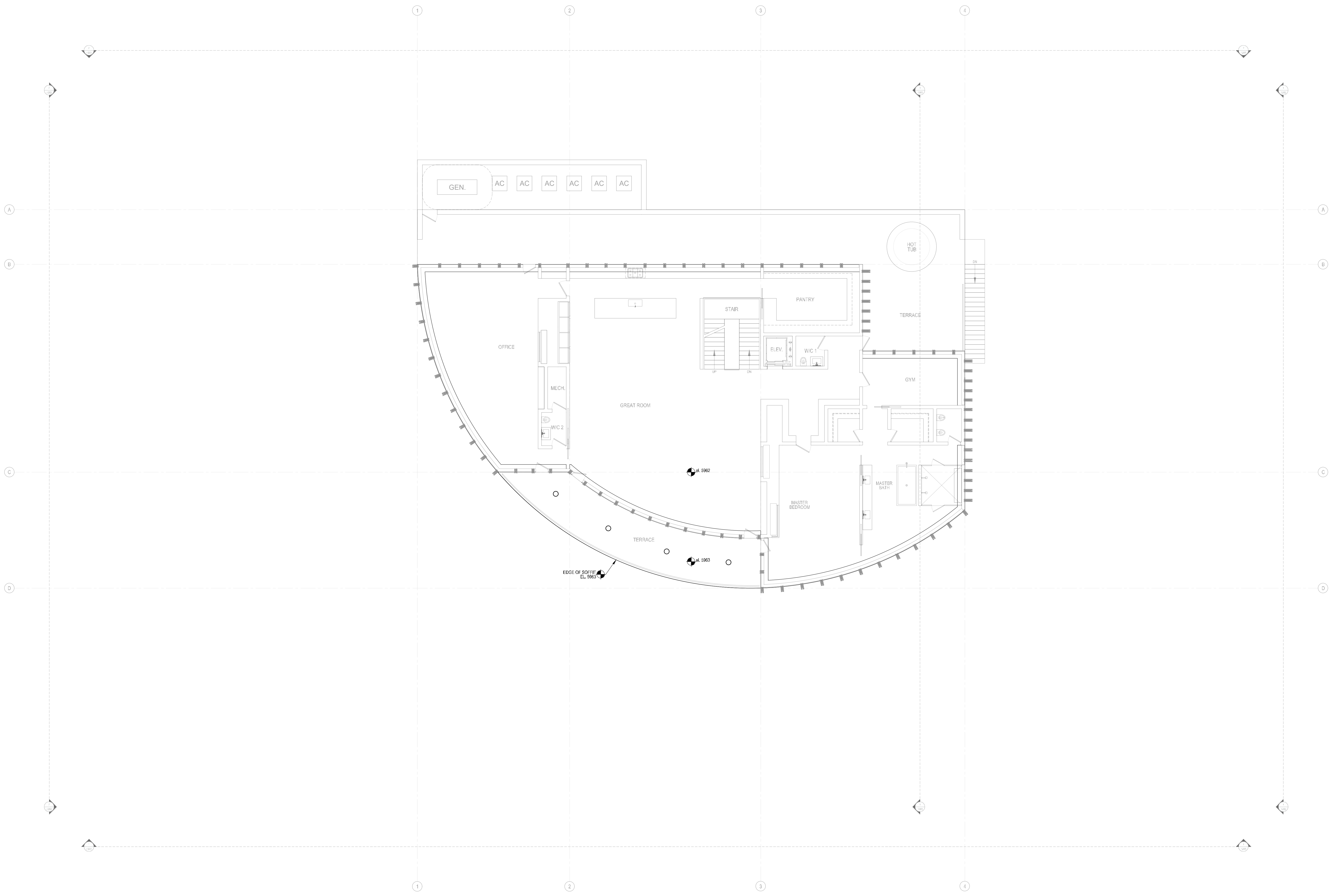
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Lighting Legend		Qty
△	- Wall Light	0
○	- Soffit Light	4
See Proposed Exterior Lighting Fixtures		



ARCHITECT'S SEAL

KEY PLAN

PROJECT PHASE - PERMITTING

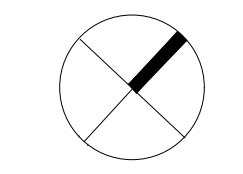
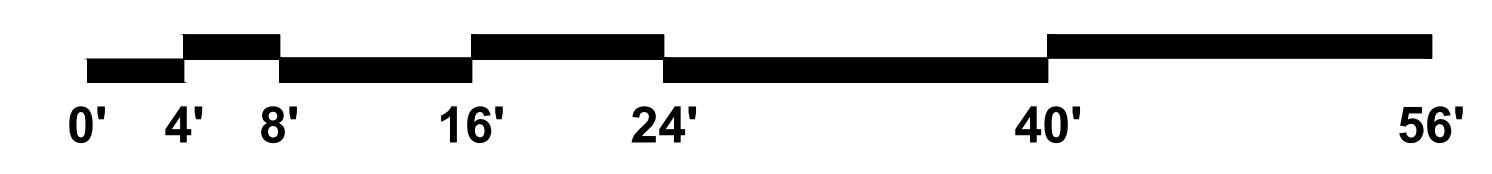
REVISIONS

NO.	DESCRIPTION	DATE	ISSUED TO
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SHEET NAME
UPPER LEVEL REFLECTED CEILING PLAN

PROJECT NUMBER: 21-002
DATE: JUNE 30, 2021
SCALE: AS NOTED

1 Upper Level Reflected Ceiling Plan
1/8"=1'-0"



A113

Residence

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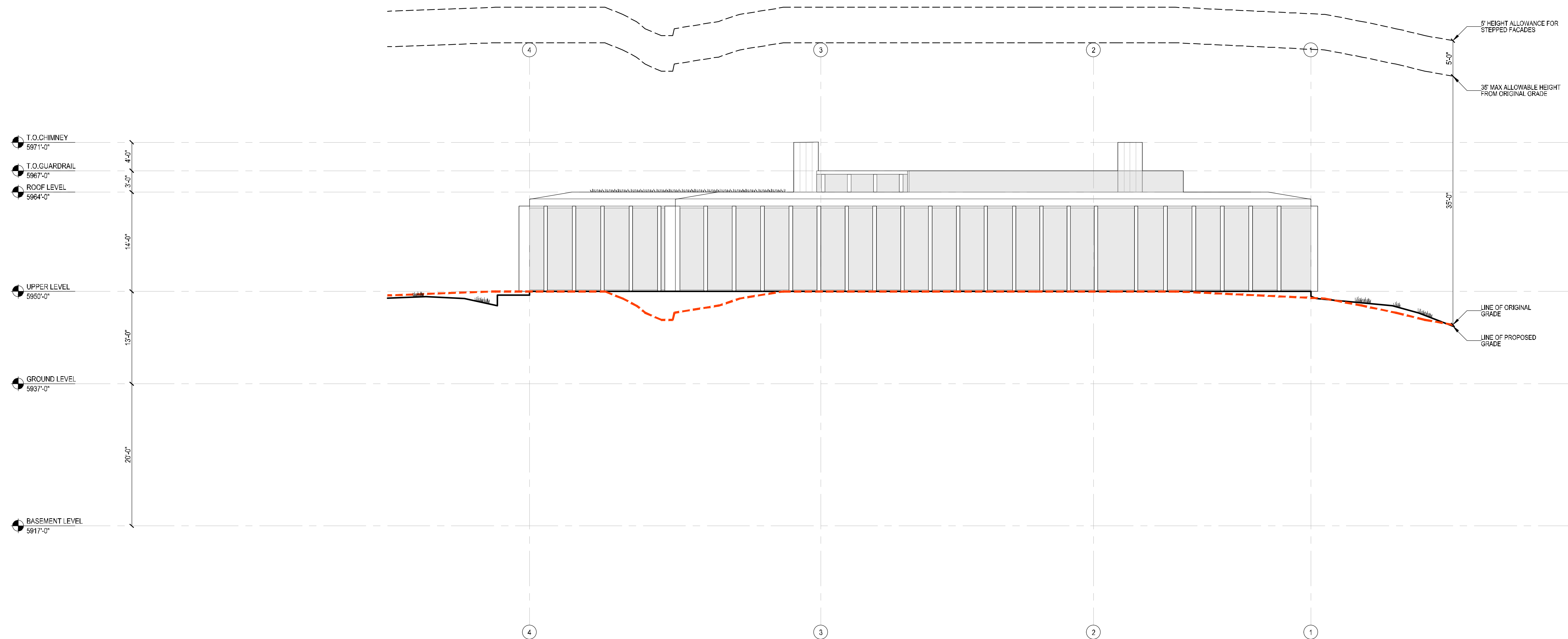
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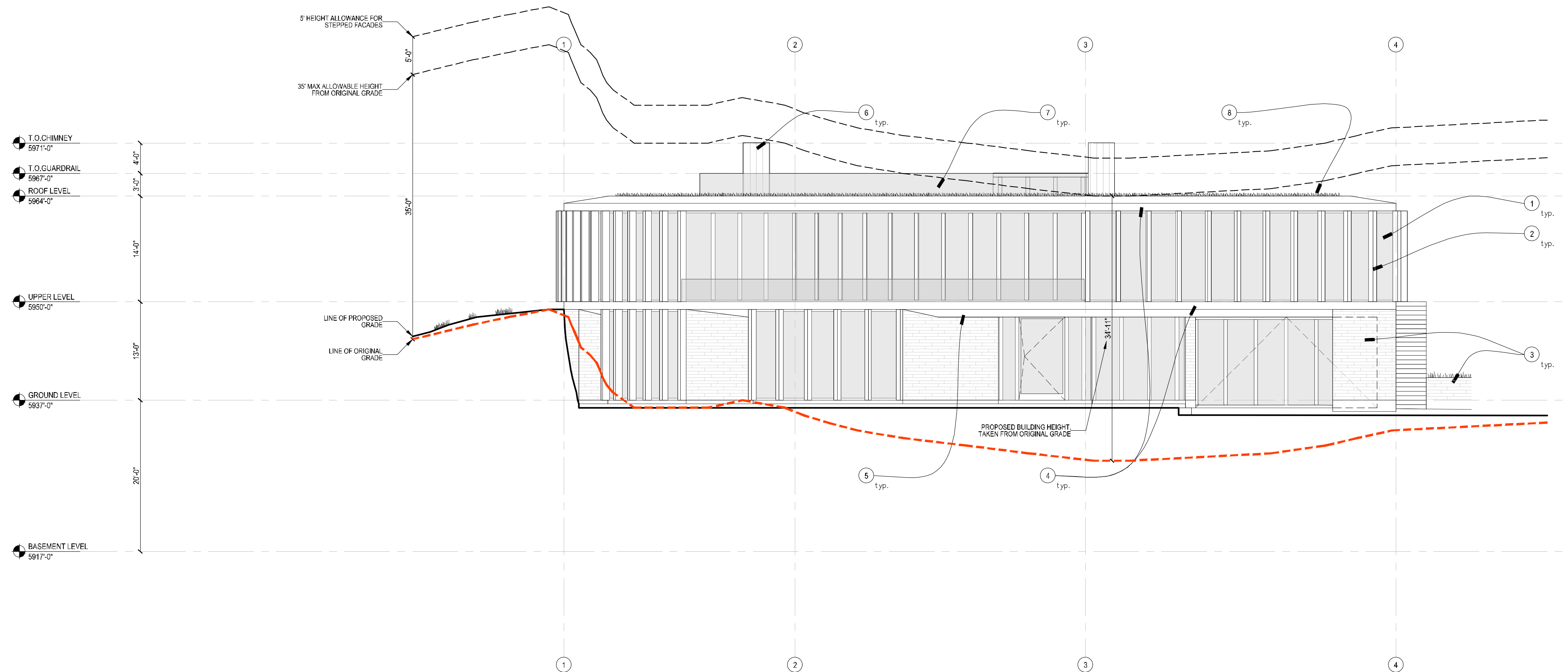
Material Legend

- 1) Wood Windows & Doors
- 2) Wood Louvers
- 3) Stone Cladding
- 4) Stone Fascias
- 5) Wood Soffits
- 6) Zinc Chimney
- 7) Glass Guardrail
- 8) Green Roof

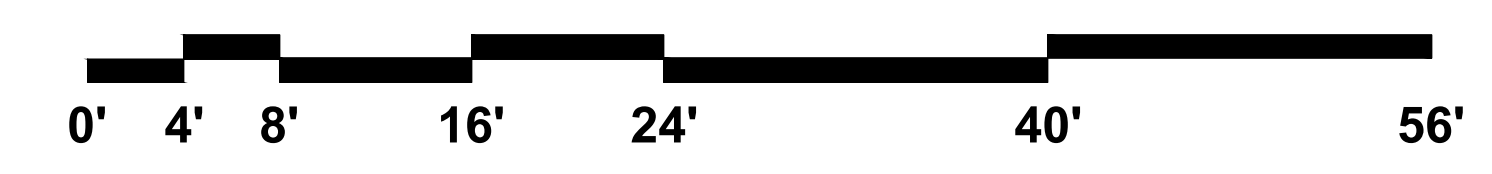
See Proposed Material Palette



2 North Elevation
1/8"=1'-0"



1 South Elevation
1/8"=1'-0"



ARCHITECT'S SEAL

KEY PLAN

PROJECT PHASE - PERMITTING

REVISIONS

NO.	DESCRIPTION	DATE	ISSUED TO
1	M.O.D.R. PRE-APP.	AUGUST 06, 2021	CITY

SHEET NAME
ELEVATIONS

PROJECT NUMBER: 21-002
DATE: JULY 06, 2021
SCALE: AS NOTED

Material Legend

- 1) Wood Windows & Doors
- 2) Wood Louvers
- 3) Stone Cladding
- 4) Stone Fascias
- 5) Wood Soffits
- 6) Zinc Chimney
- 7) Glass Guardrail
- 8) Green Roof

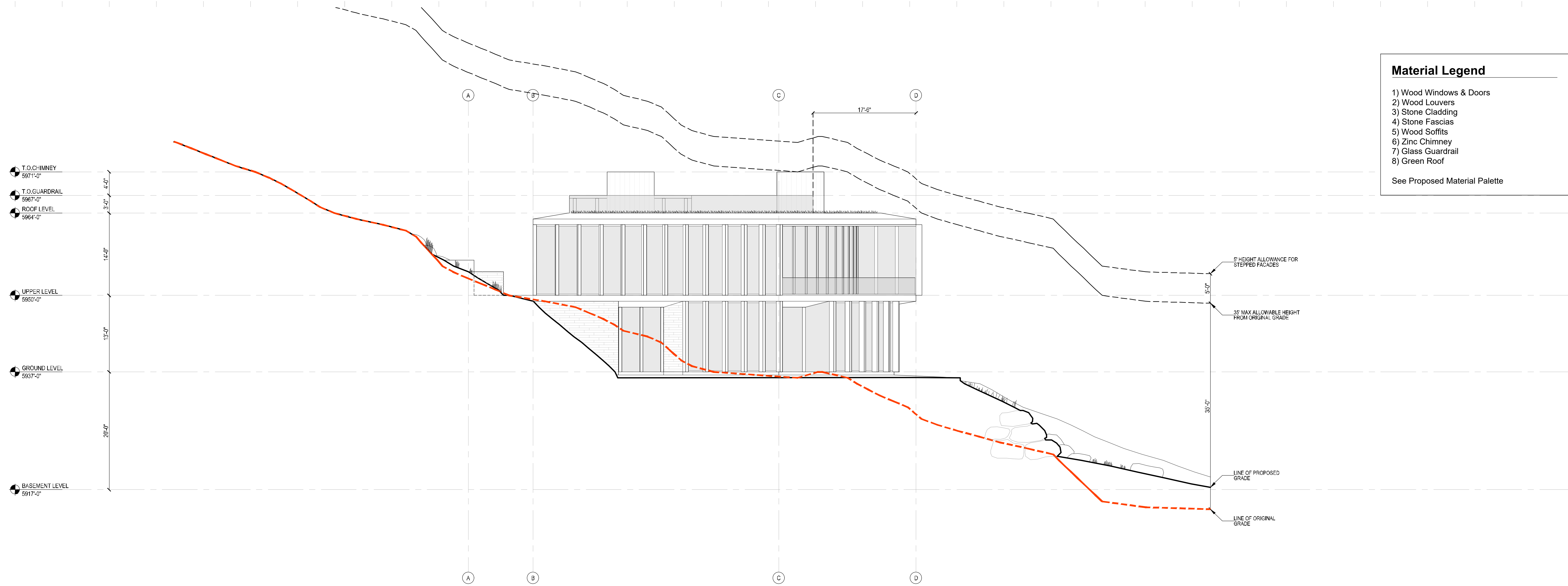
See Proposed Material Palette

Residence
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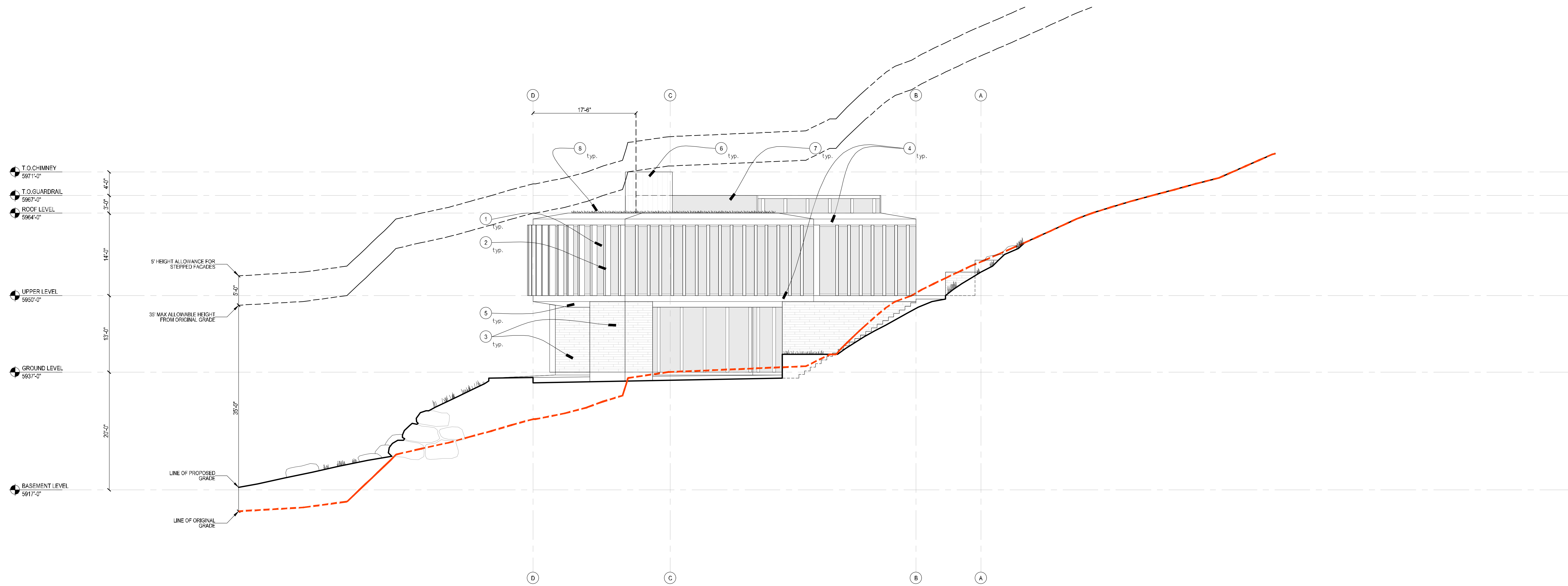
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2 West Elevation
 1/8"=1'-0"



1 East Elevation
 1/8"=1'-0"

ARCHITECT'S SEAL

KEY PLAN

PROJECT PHASE - PERMITTING

REVISIONS

NO.	DESCRIPTION	DATE	ISSUED TO
1	M.O.D.R. PRE-APP.	AUGUST 06, 2021	CITY

SHEET NAME

ELEVATIONS

PROJECT NUMBER: 21-002
 DATE: JULY XX, 2021
 SCALE: AS NOTED

A202

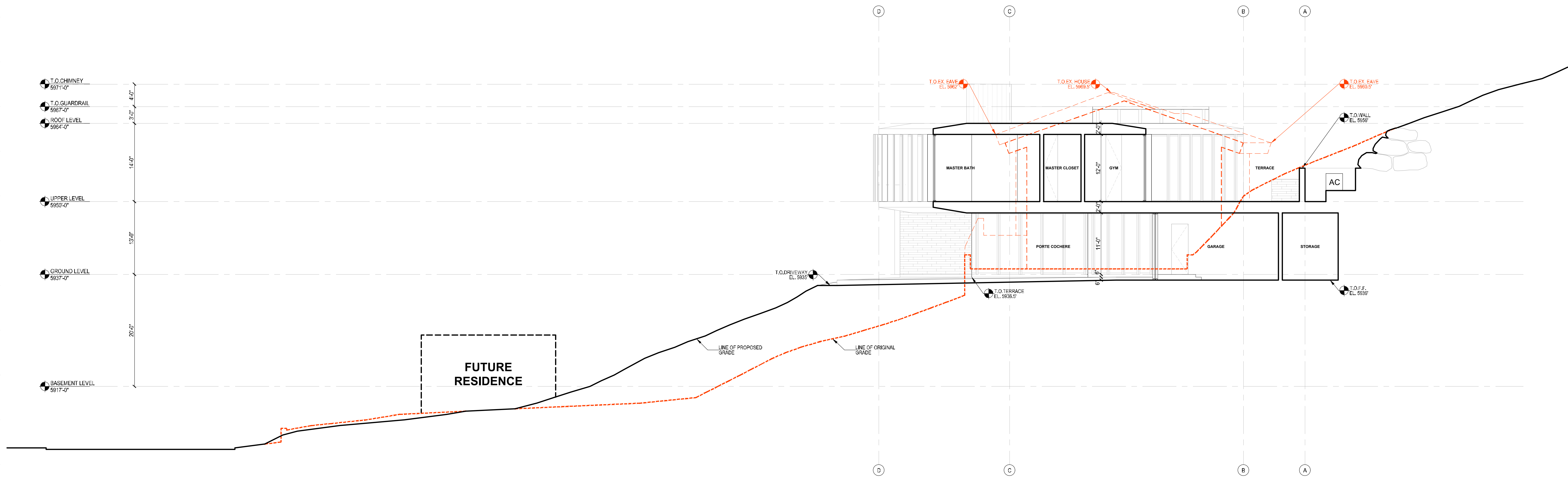
Residence

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ARCHITECT'S SEAL

KEY PLAN

PROJECT PHASE - PERMITTING

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SHEET NAME
SITE/BUILDING SECTION

PROJECT NUMBER: 21-002
DATE: JULY 06, 2021
SCALE: AS NOTED

1 Site/Building Section
1/8"=1'-0"



A301

Proposed Exterior Lighting Fixtures

All fixtures to comply with City of Ketchum Dark Sky Ordinance - Chapter 17.132

LED recessed wall - shielded **BEGA**

Application
Designed for low mounting heights for interior and exterior locations, the shielded light distribution is ideal for the glare-free illumination of ground surfaces, building entrances, stairs, and footpaths.



Materials
Luminaire housing constructed of die-cast marine grade, copper free (±0.3% copper content) A360.0 aluminum alloy
Faceplate constructed of 316 grade machined stainless steel
White safety glass
High temperature silicone gasket
Mechanically captive stainless steel fasteners
NRTL listed to North American Standards, suitable for wet locations
Protection class IP64

Electrical
Operating voltage 120-277VAC
Minimum start temperature -20° C
LED module wattage 6.7W
System wattage 8.2W
Controllability 0-10V, TRIAC, and ELV dimmable
Color rendering index Ra > 80
Luminaire lumens 15 lumens (3000K)
Lifetime at Ta=25° C 50,000 h (L70)

LED color temperature
 4000K - Product number + **K4**
 3500K - Product number + **K35**
 3000K - Product number + **K3 (EXPRESS)**
 2700K - Product number + **K27**
BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
#4 brushed stainless steel.
Custom colors are not available.
Stainless steel requires regular cleaning and maintenance, much like household appliances to maintain its luster and prevent tarnishing or the appearance of rust like stains.

Available Accessories
 19536 Concrete protection cover
See individual accessory spec sheet for details.

LED recessed wall - shielded					
LED	B	A	B	C	
22136	6500	6.7W	10%	3 1/4	4

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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Lighting Fixture - Wall Light

Recessed and shielded
2700K Color Temperature

LED recessed ceiling downlights - narrow beam **BEGA**



Application
LED recessed ceiling luminaire with narrow beam light distribution designed for downlighting atriums, canopies, passages and other interior and exterior locations.

Materials
Luminaire housing and faceplate constructed of die-cast marine grade, copper free (±0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Silicone optical collimating lens
Reflector surface made of pure anodized aluminum
High temperature silicone gasket
Stainless steel screw clamps
Galvanized sleep rough in ceiling pan with through wiring box
NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 4.0 lbs

Electrical
Operating voltage 120-277VAC
Minimum start temperature -20° C
LED module wattage 17.3W
System wattage 20.0W
Controllability 0-10V dimming down to 0.1%
Color rendering index Ra > 90
Luminaire lumens 2,445 lumens (3000K)
Lifetime at Ta=15° C 490,000 h (L70)
Lifetime at Ta=40° C 320,000 h (L70)

LED color temperature
 4000K - Product number + **K4**
 3500K - Product number + **K35**
 3000K - Product number + **K3**
 2700K - Product number + **K27**
BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.
Available colors Black (BLK) White (WHT) RAL:
 Bronze (BRZ) Silver (SLV) CUS:

LED recessed ceiling downlights - narrow beam					
LED	B	A	B	C	
24819	17.3W	20°*	8 1/2	6	18

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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Lighting Fixture - Soffit Light

Recessed
2700K Color Temperature

Garden and pathway bollard - Direct burial anchorage **BEGA**

Application
Pathway luminaires with shielded light for residential and light commercial use. These luminaires are ideally suited for gardens, entryways, and for many applications on paths and terraces. Anchorage unit provided for direct burial in concrete or soil. Low voltage magnetic transformer required for operation.

Materials
Luminaire housing and faceplate constructed of die-cast marine grade, copper free (±0.3% copper content) A360.0 aluminum alloy
Clear safety glass
High temperature silicone gasket
Reflector made of pure anodized aluminum
Anchorage constructed of galvanized steel
NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65
Weight: 7.5 lbs

Electrical
Operating voltage 12-24V AC
Minimum start temperature -40° C
LED module wattage 4.2W
System wattage 6.0W
Controllability Non-dimmable
Color rendering index Ra > 90
Luminaire lumens 321 lumens (4000K)
LED service life (L70) 60,000 hours

LED color temperature
 4000K - Product number + **K4**
 3500K - Product number + **K35**
 3000K - Product number + **K3**
 2700K - Product number + **K27**
BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.
Available colors Black (BLK) White (WHT) RAL:
 Bronze (BRZ) Silver (SLV) CUS:




Garden and pathway bollard - Direct burial anchorage					
LED	A	B	C		
64218	4.2W	4%	27 1/2	4%	

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
© copyright BEGA 2021 Updated 03/20/21

Lighting Fixture - Path Light

Shielded
2700K Color Temperature

Residence

691 North Spruce Ave. & 671 East Sixth St.
Ketchum, ID 83340

Architect
Roger Ferris + Partners
11 Wilton Road • Westport, Connecticut 06880
tel. 203.222.4848 • www.ferrisarch.com

Civil Engineer/Surveyor
Galena Engineering
317 N. River Street • Hailey, ID 83333
tel. 208.788.1705 • www.galena-engineering.com

Landscape Architect
BYLA Landscape Architects
323 Lewis Street, Suite N • Ketchum, ID 83340
tel. 208.726.5907 • www.byla.us

ARCHITECT'S SEAL

KEY PLAN

PROJECT PHASE - PERMITTING

REVISIONS

NO.	DESCRIPTION	DATE	ISSUED TO
1	M.O.D.R. PRE-APP.	AUGUST 06, 2021	CITY

SHEET NAME
PROPOSED EXTERIOR LIGHTING FIXTURES

PROJECT NUMBER: **21-002**
DATE: **JULY 14, 2021**
SCALE: **N/A**

G001

Proposed Material Palette



1) Wood Windows & Doors
At exterior glazing locations



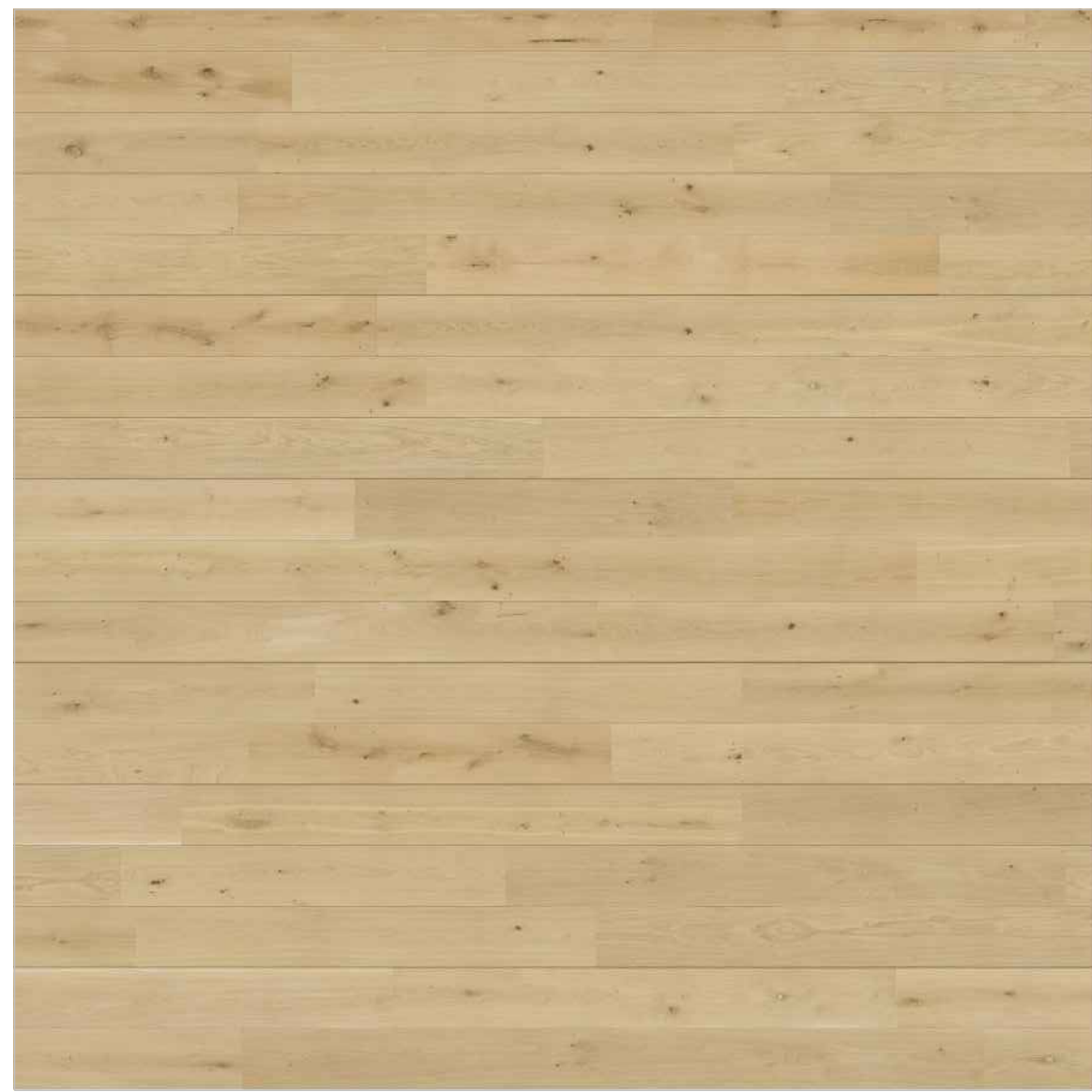
2) Wood Louvers
At exterior glazed locations



3) Stone Cladding
At exterior walls



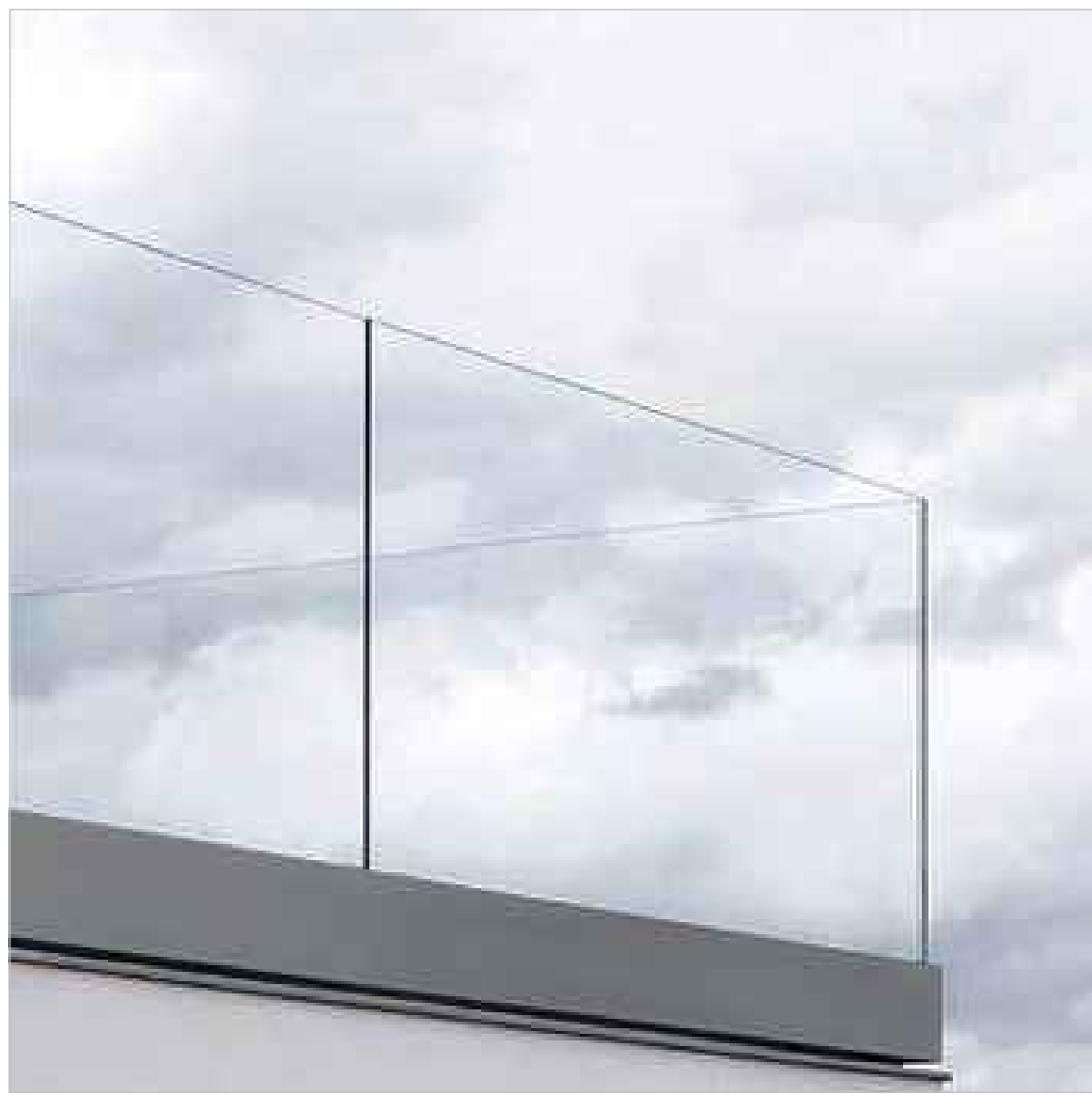
4) Stone Slabs
At exterior terraces & fascias



5) Wood Soffits
At exterior soffit locations



6) Zinc
At chimneys & parapet caps



7) Glass Guardrail
At exterior terraces



8) Green Roof
Sedum green roof w/native vegetation
(TBD by Landscape Architect)

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ARCHITECT'S SEAL

KEY PLAN

PROJECT PHASE - PERMITTING

REVISIONS

NO.	DESCRIPTION	DATE	ISSUED TO
1	M.O.D.R. PRE-APP.	AUGUST 06, 2021	CITY

SHEET NAME

PROPOSED MATERIAL PALETTE

PROJECT NUMBER: 21-002
DATE: JULY 14, 2021
SCALE: N/A

Renderings



View 1



View 2



View 3

Residence

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Ketchum, ID 83340

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ARCHITECT'S SEAL

KEY PLAN

PROJECT PHASE - PERMITTING

REVISIONS

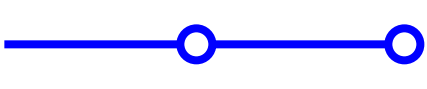
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1	M.O.D.R. PRE-APP.	AUGUST 06, 2021	CITY


SHEET NAME

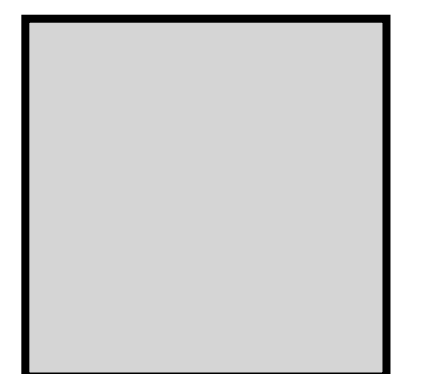
RENDERINGS

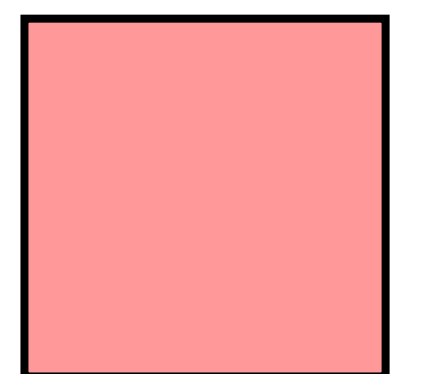
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DATE: JULY 14, 2021
SCALE: N/A

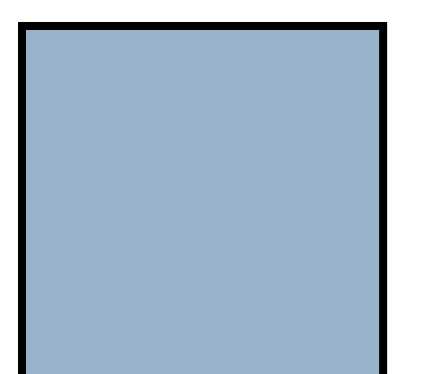
CONSTRUCTION STAGING PLAN

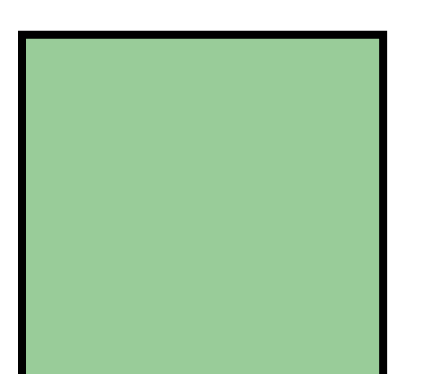
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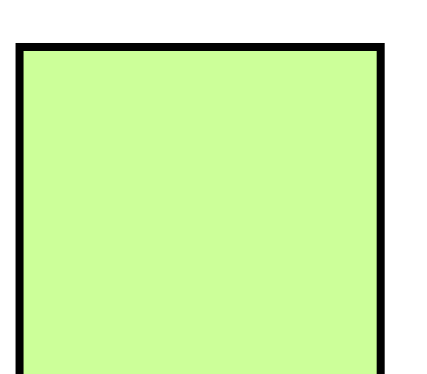
TRUCK/VEHICLE ACCESS 


PARKING 

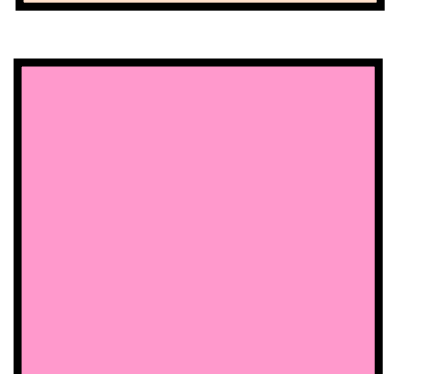
DUMPSTER 

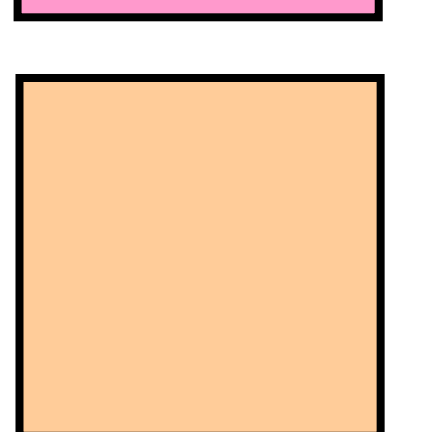
PORTABLE RESTROOM 

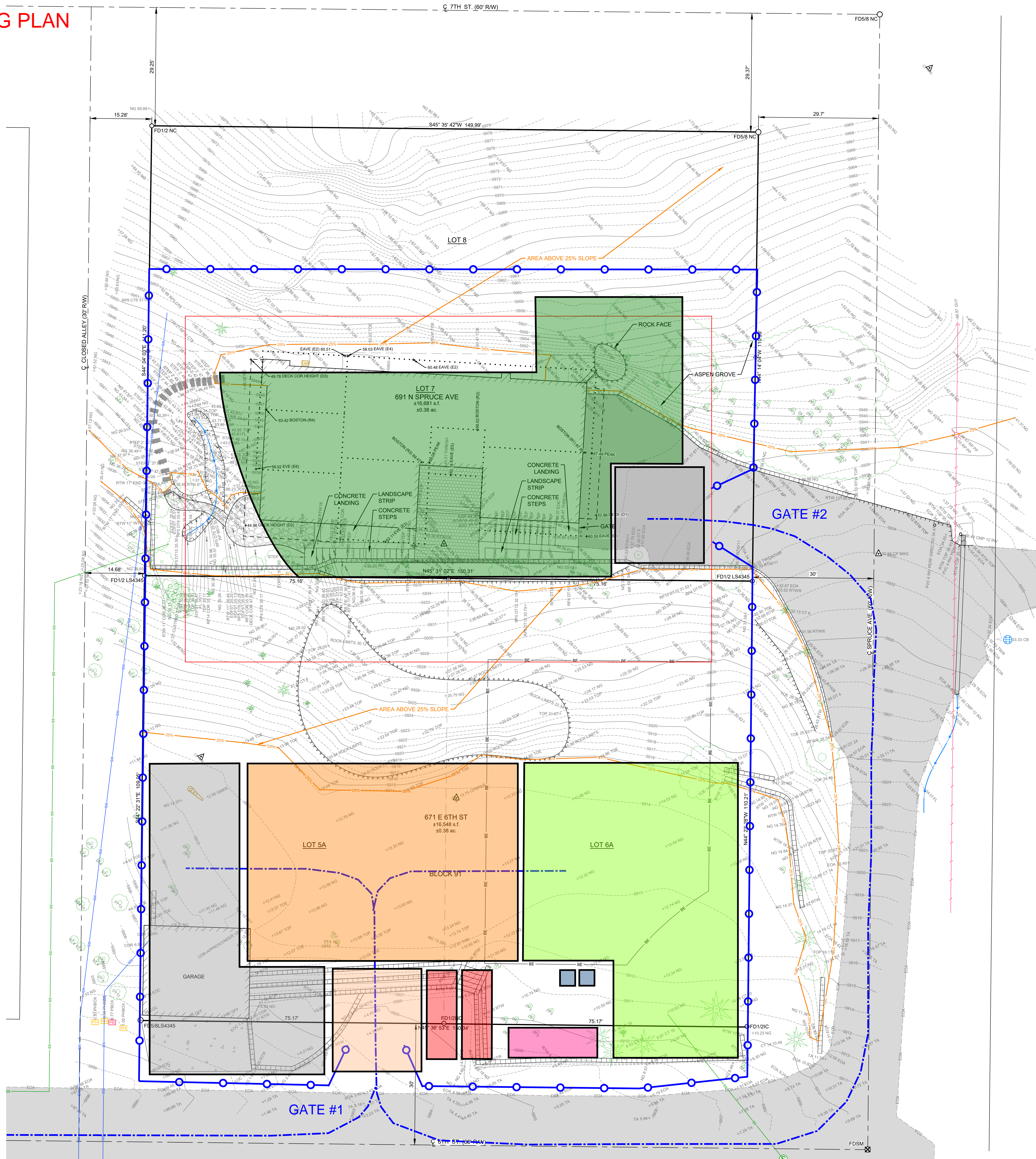
AREA OF EXCAVATION 

MATERIAL STOCKPILE 

TRACKPAD / CLEANOUT 

JOB TRAILER 

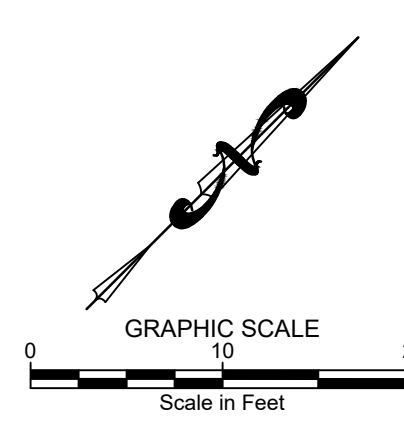
TRUCK LOADING + UNLOADING AREA 



LEGEND

- Property Line
- Adjoner's Lot Line
- Centerline
- Interior Lot Line
- Building Envelope
- BE
- FNDGEAR / FDSM = Found Gear Survey Marker
- FDS58 = Found 5/8" Rebar
- FD12 = Found 1/2" Rebar
- CP / CNTRL = Survey Control
- Calculated Point, not set
- 5' Contour Interval
- 1' Contour Interval
- FL = Flow Line
- Building
- Above Ground Deck
- Partial Roof Lines
- Edge of Asphalt
- Concrete
- Flat Stone Pavers
- Pavers
- RTW = Concrete/Block Retaining Wall
- Drystack or Railroad Tie Retaining Wall
- Rock Face / Outcropping
- 25% Slope Line
- Aspen Grove
- CT = Conifer Tree
- DT = Deciduous Tree
- Landscaping Steps
- GMTR = Gas Meter
- GMKR = Gas Marker
- PHBOX = Telephone Riser
- Overhead Power Line
- PBOX = Power Box
- PP = Power Pole
- GUY = Guywire
- Sewer Main
- SS = Sewer Service
- Sewer Manhole
- CB = Catch Basin
- Water Main
- WS = Water Service
- AP = Angle Point
- BEG = Beginning
- BOV = Back of Walk
- CMR = Corrugated Metal Pipe
- EOA = Edge of Asphalt
- EOC = Edge of Concrete
- EOP = Edge of Pavers
- EOPT = Edge of Flat Stone
- FF = Finished Floor
- GB = Grade Break
- GFF = Garage Finished Floor
- INT = Intersection
- NO = No Cap
- NG = Natural Ground
- PVC = Polyvinyl Chloride Pipe
- RP = Reference Point
- RR TIE = Railroad Tie
- TA = Top of Asphalt
- THRESH = Threshold of Door
- TOE = Toe of Slope
- TOP = Top of Slope
- TW = Top of Wall
- WTR TOP = Top of Water Fall

- NOTES**
- The purpose of this map is to show topographical information as it existed on the date the field survey was performed. Changes may have occurred to site conditions since survey date (691 N. Spruce Ave.: 11/20/2019 & 671 E. 6th St.: 08/06/2020).
 - Boundary information is based on Found Monumentation.
 - Underground utilities were not located. Water and sewer services shown hereon are per the City of Ketchum utility maps. Utilities should be located prior to any excavation.
 - Galeana Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this map and may affect items shown hereon. It is the responsibility of the client to determine the significance of the Title Policy information and determine whether it should be included. If the client desires for the information to be included they must furnish said information to Galeana Engineering, Inc. and request it be added to this map.
 - Benchmark is top of found 1/2" rebar located at the common property corner of 691 N. Spruce Ave. and 671 E. 6th St. along Spruce Ave., elevation = 5934.10. Vertical Datum is NAVD 1988.
 - This Lot is within the Mountain Overlay Zoning District. Please Refer to Ketchum Zoning Ordinance 17.104 for use conditions and restrictions.



EXISTING SITE CONDITIONS
671 E 6TH ST & 691 NORTH SPRUCE
 LOCATED WITHIN SECTION 15, 12 N., R. 18 E., B.M. CITY OF HAILEY, BLAINE COUNTY, IDAHO
 PREPARED FOR 891 NORTH SPRUCE LLC

PROJECT INFORMATION
 Planning/Design/Construction/2022: map for construction 08/02/21 12:13:30 PM

DESIGNED BY
 CT
 DRAWN BY
 SMF/MEP
 CHECKED BY

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

PROFESSIONAL LAND SURVEYOR
 LICENSED
 16670
 07/21/21
 MARK E. PHILLIPS
 STATE OF IDAHO

NO.	DATE	BY	REVISIONS
1	07/20/21	SMF	ADDITIONAL TOPO

PURPOSE: TOPOGRAPHIC MAP (11/11/20)

C1.0

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



City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF FEBRUARY 15, 2022

INTRODUCTION

The City of Ketchum, like most of Idaho, has seen a tremendous amount of growth in the past two years. In 2021, the State of Idaho had the highest population growth in the United States, according to US Census estimates. The City of Ketchum's 2014 Comprehensive Plan is the guiding document to assist the city in decision making when addressing population growth and the systems that support that growth, such as housing, transportation, and the economy. Due to the dramatic increase in growth, exacerbated by COVID-19, some key issues identified in the plan such as the fostering of a vibrant downtown and the need to house the community's workforce have escalated.

The City of Ketchum is actively working on many key infrastructure projects and the development of a Housing Action Plan to ensure that the city can adequately support our growing community. Additionally, changes to the zoning regulations have been made over time to facilitate a vibrant downtown and development of high-density housing. Some of the changes include:

- Elimination of the Form Based Code to allow for more innovation and creativity in downtown development
- Reduction or elimination of parking requirements for certain types of uses in the community core
- Density bonus program to incentivize the development of housing in certain zone districts
- Increased building heights in the Community Core, from a three-story limitation to four stories subject to City Council approval.

Although some projects are meeting the overall intent of the changes, providing high density multi-family and mixed-use projects that contribute to the community, many development projects are not. Market conditions and land prices are driving the development of low density, large luxury single-family residences, penthouse units and low-density townhouses throughout the city. In the Community Core specifically, this results in very limited development of commercial square footage needed to support the economy within the downtown and provide the vibrancy the comprehensive plan envisions. Further, the trend for residential in the downtown consists of low-density single-family type condominiums for second homeowners. Over time, this results in dark streets with limited activity. Below is an overview of key issues and trends seen in current development projects not only in the Community Core, but throughout the city.

Identified Issues and Development Trends:

- **Loss of Housing/Density**
 - Removal of multiple units on a site and replacement with a project containing fewer units that previously existed. For example, there may be 2-3 units on a site that are being demolished and replaced with a project of 1-2 units.
 - Construction of fewer units in areas that are identified for high density development such as the Community Core, Tourist, and GR-H zone districts.
 - Loss of smaller more affordable units as a result of combining multiple residential lots for development of one large lot for one large single-family home.

- **Vibrancy in the Community Core**

- Development of 2-4 large single family condominium units on sites that can accommodate 5-7 units of varying sizes and affordability in the Community Core. The larger units are targeted for individuals who will not be full time residents in the downtown resulting in projects with little to no activity.
- Low inventory of commercial space in the Community Core for office and retail uses placing pressure on Light Industrial zone district for uses that are not permitted in the Light Industrial area.
- Low inventory of restaurant space limiting new restaurants and existing restaurants the ability to relocate or expand due to increase in size or displacement from redevelopment.
- Lack of public gathering spaces on the ground floor in the community core limiting opportunities for the community to gather

ANALYSIS

Currently, the Planning and Zoning Commission has no authority to review or modify mix of uses proposed in new development. The Planning and Zoning Commission’s purview is limited to design review of the building.

To address the stated issues above, the Commission would need the authority to evaluate not only the design of a building but also the proposed mix of uses in a new development project. The mix of uses is a key ingredient for ensuring a vibrant and active downtown. The Commission has the authority to recommend changes to the City of Ketchum Zoning Regulations for consideration by the City Council. Staff believe there are a variety of short- and long-term regulatory changes that can be made. Below is an overview of proposed changes for consideration by the Commission.

As we enter a new development season, the Commission may want to consider immediate short-term measures that can be easily implemented while a longer-term solution is being developed. The other option is to focus on the longer-term solutions without interim measures in place. Staff would recommend the Commission consider recommending short term measures to be in place while the long-term measures are being reviewed and adopted.

Short Term

The following regulatory changes could be made through an emergency interim ordinance to immediately allow Commission review of the mix of uses in a new project, halt the loss of housing, and increase the density of proposed projects where appropriate.

- 1. Require Conditional Use Permit for any project over 1.0 FAR in the Community Core.**

In order for the Commission to have review and approval authority over the mix and type of uses in a new project, there must be a permit required for review. In the short term, the Commission could require a Conditional Use Permit along with the Design Review Permit for any project over 1.0 FAR. This would allow the Commission to review new mixed-use projects to allow for site specific evaluation of the project’s programming and how it achieves the desired vision for the downtown. This would be considered an interim step while the development of more specific program requirements is evaluated .

- 2. Require minimum residential densities in the Community Core (CC), Tourist (T), and General Residential – High Density (GR-H).**

A minimum number of residential units based on the size of the lot could be set for each zone district based on an analysis of what the comprehensive plan envisions, what the zoning regulations allow for, and what has been constructed. Minimum densities would be different for 100% residential projects than for mixed-use projects with commercial and residential uses. Proposed projects would be required to include a minimum number of residential units

based on the lot area of the project. For example, on a Ketchum Townsite lot in the CC district with a Floor Area Ratio (FAR) bonus, a higher density project could accommodate 5-7 units of varying sizes where currently only two units are required.

3. Update the definition of “Dwelling, multi-family”

Currently, the zoning regulations define “dwelling, multi-family” as “Dwelling, multiple-family: A building, under single or multiple ownership, containing two or more dwelling units used for residential occupancy.” In most communities, this definition would be used to describe a “duplex” not a multi-family development. Today, a project within the community core or in the high-density districts (GR-H and Tourist), is only required to include two dwelling units to be qualified as multifamily development. Single family units are prohibited in the Community Core and to avoid this restriction, some projects propose two large units. The definition of multi-family could be updated to reflect a larger number of units. This change would apply to not only the CC district, but also multi-family projects in all T and GR-H zone districts.

4. Limit ability of consolidation of lots.

An increase in consolidation of lots has occurred over the past few years. In most zone districts, this results in larger lots with larger single-family homes. The same area could be utilized for a larger number of smaller homes, more reflective of the originally platted subdivisions. In some areas, such as the CC, T, and GR-H zones, consolidation of lots can be an effective way to achieve higher density on a project as it provides more land area and potential for more efficient building design. The code could be revised to limit the ability for consolidation of lots in low density residential areas and allow consolidation of lots in the CC, T, and GR-H minimum densities are met as discussed above. These projects would still be subject to design review to ensure the bulk, mass, and scale of the project is appropriate.

5. Prohibit reduction in total unit counts for redevelopment projects

The consolidation of lots sometimes comes with the demolition of existing housing stock. In one recent example, two adjacent lots, each containing a modest single-family cabin, were consolidated with the intention of demolishing the two cabins for construction of one larger single-family home. Additionally, the city has seen the conversion of attached duplexes into single family homes. The code could be revised to prohibit the reduction in the number of units on a property. This approach does not eliminate redevelopment of the property but would require that redevelopment of the property contain the same number or more of units that existed prior to redevelopment.

Long Term

Building on the foundation of the short-term changes, the following long-term changes can be considered. Implementation of these changes is more complex, requiring detailed analysis of the proposed change and potential impacts on infrastructure, community character, and other city policy initiatives. These changes should be developed through analysis and comprehensive community outreach before final decisions are made.

- 1. Reduce minimum lot sizes or shift to maximum lot sizes in certain residential zone districts.**
- 2. Increase the CC-1 district area within the Community Core to require ground floor commercial space on more properties.**
- 3. Include requirements for the mix and percentages of uses for mixed-use projects, prioritizing underground parking and differentiating between active and passive commercial uses.**
- 4. Disincentivize the creation of large residential units of a certain size in certain zone districts.**
- 5. Re-evaluate the base FAR to incentivize the types of projects desired in certain areas.**
- 6. Allow duplex or multi-family uses in all zone districts where appropriate.**

7. Evaluate current parking incentives to identify potential opportunities.

Implementation of short-term solutions allows the city to track effectiveness of proposed changes to determine if desired outcomes are achieved. This evaluation will inform the approach the city takes in implementing the long-term solutions and may result in additional long-term solutions being identified throughout the process.

STAFF RECOMMENDATION

Staff requests the Commission consider the information above and provide directions on the next steps. Staff believes implementation of short-term measures are critical to address the loss of vitality in the downtown, continued loss of residential housing and increase the density of projects.

1. Provide direction to staff on which of the short-term measures should be addressed.
2. Provide direction to staff on the process by which the short-term measures should be adopted.
An emergency interim ordinance addressing the short-term changes would minimize continued degradation of the issues and provide time for development of long-term regulatory changes. An emergency ordinance can be in effect for up to 182 days and is adopted by the City Council. After that an interim ordinance can be adopted for up to one year. During this time, staff can proceed with the preparation of a long term ordinance addressing the short-term changes; however, the long term changes will take more time to implement, and the immediate impact of the changes will be diminished.

ATTACHMENTS:

- A. None