



Planning and Zoning Commission - Special Meeting AGENDA

Tuesday, September 21, 2021 at 4:30 PM
Ketchum City Hall
480 East Avenue North, Ketchum, ID 83340

Due to the on-going COVID-19 Pandemic, members of the public may observe the meeting live on the City's website at ketchumidaho.org/meetings. If you would like to comment on an agenda item, please submit your comment to participate@ketchumidaho.org by noon the day of the meeting. Comments will be provided to the Planning and Zoning Commission.

If you would like to phone in and provide comment on a PUBLIC HEARING item on the agenda, please find the instructions, phone number, and meeting identification on the following page of this agenda. You will be called upon for comment during that agenda item.

CALL TO ORDER

COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE

CONSENT CALENDAR — ACTION ITEMS

1. Minutes of July 13, 2021
2. Minutes of July 30, 2021
3. Minutes of August 10, 2021
4. Minutes of August 24, 2021
5. Crossbuck McNee Design Review Findings of Fact and Conclusions of Law.
6. Crossbuck McNee Preliminary Plat Finds of Fact and Conclusions of Law

PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS

7. ACTION - Recommendation to approve the Okada Design Review (P21-042) and Preliminary Plat (P21-041) located at 407 Bald Mountain Rd.
8. ACTION - Recommendation to approve the 780 N 1st Ave Design Review (P21- 069) and Preliminary Plat (P21-0368).
9. ACTION - Recommendation to hold a public hearing, consider, and take action on an amendment to the project plans approved by the Planning and Zoning Commission through Design Review Permit P20-031 proposing the addition of hot tubs within east and west side yard setback areas of the Waddell-Roush Duplex located at 3020 Warm Springs Road within the City's General Residential Low Density (GR-L) Zoning District.
10. ACTION ITEM: Recommendation to review and provide direction on requested modification to Design Review Permit P19-038, First and Fourth Street Mixed Use Project

STAFF REPORTS & CITY COUNCIL MEETING UPDATE

ADJOURNMENT

PUBLIC CALL-IN INFORMATION

You may listen to the meeting through your phone or watch by live streaming. If you would like to provide public comment on a public hearing item on the agenda, please follow these instructions:

1. Dial the number below and provide the meeting ID. You may only provide comment by phone.
2. **Mute** your phone until the last four digits of your phone number are called out by staff.
3. When your phone number is called to testify, **mute** the sound on your computer or other device that is live streaming the meeting. Press ***6** to unmute your phone to speak.
4. Provide your testimony and respond to any questions on your phone. You can hear the meeting through your phone.
5. When your testimony is complete, hang up the phone. You can continue watching the meeting through the live stream.

PLEASE NOTE: You will be muted until you are called upon to testify, please do not unmute your phone until you are asked to testify.

You will have 3 minutes to provide testimony to the Planning and Zoning Commission.
Please keep your comments to 3 minutes.

September 21, 2021

Dial in : 1-253-215-8782
Meeting ID: 851 2923 3689

Any person needing special accommodations to participate in the meeting should contact the City Clerk's Office as soon as reasonably possible at 726-3841. All times indicated are estimated times, and items may be heard earlier or later than indicated on the agenda.



Planning and Zoning Commission Meeting - Regular MINUTES

Tuesday, July 13, 2021 at 4:30 PM
Ketchum City Hall
480 East Avenue North, Ketchum, ID 83340

CALL TO ORDER

The meeting was called to order at 4:37 PM by Vice-Chair Mattie Mead.

PRESENT

Vice-Chairman Mattie Mead
Commissioner Tim Carter
Commissioner Jennifer Cosgrove
Commissioner Brenda Moczygemba

ABSENT

Chairman Neil Morrow

COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE

CONSENT CALENDAR—ACTION ITEMS

1. Minutes of June 8, 2021

Motion to approve the Minutes of June 8, 2021.

Motion made by Commissioner Moczygemba, Seconded by Commissioner Carter.

Voting Yea: Vice-Chairman Mead, Commissioner Carter, Commissioner Cosgrove, Commissioner Moczygemba

PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS

2. ACTION ITEM - Pioneer Pickleball Club Conditional Use Permit
Continued from May 25, 2021 and June 8, 2021.
To be continued to July 27, 2021.

Motion to continue the Pioneer Pickleball Club Conditional Use Permit to July 27, 2021.

Motion made by Commissioner Moczygemba, Seconded by Commissioner Carter.

Voting Yea: Vice-Chairman Mead, Commissioner Carter, Commissioner Cosgrove, Commissioner Moczygemba

3. ACTION ITEM - 780 N First Ave Multi-Use Building Pre-Design Review

The project was introduced by Senior Planner Morgan Landers, covering the zoning regulations, landscaping, and design review standards.

Daniel Hollis of Hollis Rumpeltes Architects presented the project for the applicant. He spoke to the exterior materials and presented samples. Drainage, slope, parking, setbacks, floorplans, and lighting were addressed.

The Commission had questions about the location of the gas meters, lighting, landscaping, and shade.

Landscape Architect Kurt Eggers responded to the likely survival of the existing large spruce trees.

Commissioner Cosgrove liked the corner treatment, colors, and massing.

Commissioner Moczygemba agreed and supported more street trees.

Commissioner Carter liked the form of the building but wanted to see more detail.

The lighted mountain feature on the corner was discussed.

Reid Sanborn informed the Commission of future plans for affordable housing.

Vice-Chair Mead commented on the design elements and liked the corner design and the park bench. He encouraged more landscaping, and screening for the vehicles. He encouraged on-site affordable housing.

Motion to approve the 780 N First Ave Multi-Use Building Pre-Design Review and advance to Design Review.

Motion made by Commissioner Carter, Seconded by Commissioner Moczygemba.

Voting Yea: Vice-Chairman Mead, Commissioner Carter, Commissioner Cosgrove, Commissioner Moczygemba

STAFF REPORTS & CITY COUNCIL MEETING UPDATE

Director Frick related the next Planning a Zoning meetings to be July-27th and August-10th. The Design Review for two townhome units at the Crossbuck Subdivision were scheduled for the July meeting.

The Bluebird Village Design Review was scheduled on August-10th.

An update on the Staff workload and changes to the review process were noted.

ADJOURNMENT

Motion to adjourn.

Motion made by Commissioner Carter, Seconded by Commissioner Moczygemba.

Voting Yea: Vice-Chairman Mead, Commissioner Carter, Commissioner Cosgrove, Commissioner Moczygemba



Planning and Zoning Commission Meeting - Special MINUTES

Friday, July 30, 2021 at 9:00 AM
Ketchum City Hall

480 East Avenue North, Ketchum, ID 83340

Continuation of meeting held on July 27, 2021

CALL TO ORDER (*time stamp 0:10:40*)

PRESENT

Vice-Chairman Mattie Mead
Interim Chairman Tim Carter
Commissioner Jennifer Cosgrove
Commissioner Brenda Moczygemba

ABSENT

Chairman Neil Morrow

PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS

1. **ACTION** - Crossbuck West Town Homes Design Review and Preliminary Plat (*time stamp 10:52*)

Senior Planner, Abby Rivin addressed the commission with a brief overview of the Crossbuck West Town Homes complex. Staff recommended approval of the project.

Architect, Marc Corney addressed the Commission to highlight design compatibility with the existing structures.

Interim Chair Tim Carter opened the floor to Public Comment.
Being no Comments, the floor was closed.

Commissioners Moczygemba and Cosgrove liked the design with the improved alley access and setbacks. Vice-Chair Mead liked the exterior materials and the removal of the curb cuts from the driveway. Interim Chair Carter supported the project.

Motion to approve the Crossbuck West Town Homes Design Review Application subject to Conditions 1-11.

*Motion made by Commissioner Moczygemba, Seconded by Commissioner Cosgrove.
Voting Yea: Vice-Chairman Mead, Commissioner Carter, Commissioner Cosgrove,
Commissioner Moczygemba*

Motion to recommend approval of the Crossbuck West Town Homes Subdivision Preliminary Plat to the City Council subject to Conditions 1-7.

Motion made by Commissioner Moczygemba, Seconded by Commissioner Cosgrove. Voting Yea: Vice-Chairman Mead, Commissioner Carter, Commissioner Cosgrove, Commissioner Moczygemba

2. ACTION - Crossbuck McNee Town Homes Design Review and Preliminary Plat (*time stamp 28:30*)

City Planner, Abby Rivin addressed the Commission with a brief overview of the Crossbuck McNee Town Homes project. She explained the evolution of how height is calculated for a sloped lot. Staff recommended adjustment to the proposed building height and recommend the Council require the Architect to address height requirements.

Architect Chad Blincoe addressed the Commission clarifying project design, height, and concerns expressed by the Staff Report. Landscape Architect Kurt Eggers addressed the Commission's questions on architectural walls and landscape areas.

Commissioner Cosgrove commented on the massing and changing the use of the exterior materials to reduce the bulk.

Interim Chair Tim Carter asked about the slope of the driveway for Unit A. Alex Nelson, Civil Engineer for the applicant, spoke to the slope of the driveway. Planner Rivin explained how the height was determined for a building on a sloped lot.

Interim Chair Carter opened the floor to public comment.

Gary Slette, suggested the Commission review the City Code for calculating the permissible height for a sloped lot to ensure clarity of future designs.

Being no further comments, Interim Chair Carter closed public comment.

Director Suzanne Frick agreed that the City code is not clear (*flat vs. sloped lots*), she reminded the Commission that a clear precedent has been established on height by existing portions of the Town Home development. She also advised the Commission that they can approve the applicant, with or without changes, and ask City staff to update the code to resolve future lack of clarity.

Vice-Chair Mead liked the exterior materials but suggested to continue the stone on the chimney. He wanted to see a breakup of the exterior wall on 7th St. Commissioner Moczygemba liked the design.

Interim Chair Carter liked the use of the exterior materials and agreed with the other Commissioners.

Interim Chair Carter asked if the Code was clear on the parent lot setting the setbacks for the entire lot. Director Frick noted that while the Code is not explicit in this matter, there has been significant precedent in other town house units previously approved by the Commission.

Commissioner Moczygemba agreed with Staff analysis of the building height. Interim Chair Carter was willing to support the project. Commissioner Cosgrove would approve the project with the change to the setbacks. Vice-Chair Mead did not consider it a hillside lot.

Director Frick informed the Commission that Staff will be proposing changes to clarify the Code in this area. The proposed changes will be brought before the Commission.

Vice-Chair Mead was in favor of continuing the Design Review for changes. Interim Chair Carter thought the changes could be made with Conditions of Approval. The Commission discussed the height bonus and possible concessions.

Motion to continue the Crossbuck McNee Town Homes Design Review Application to August 24, 2021, with the Conditions of the applicant continuing to study the design recommendations made by the Commission, continued co-ordination with the Staff to determine the final side setback based on the building height, and to comply with the 35' height limit.

Motion made by Commissioner Moczygemba, Seconded by Commissioner Cosgrove.

Voting Yea: Vice-Chairman Mead, Commissioner Cosgrove, Commissioner Moczygemba

Voting Nay: Interim Chair Carter

STAFF REPORTS & CITY COUNCIL MEETING UPDATE

Director Suzanne Frick informed the Commission of the Bluebird Village hearing on August 10th.

Director Frick clarified for the Commission that CC&R's are not enforced by the City.

ADJOURNMENT *(time stamp 2:27:26)*

Motion to adjourn at 11:17 AM.

Motion made by Vice-Chairman Mead, Seconded by Commissioner Moczygemba.

Voting Yea: Vice-Chairman Mead, Commissioner Carter, Commissioner Cosgrove,

Commissioner Moczygemba

Tim Carter, Interim Chairman
Planning and Zoning Commission



Planning and Zoning Commission Meeting - Regular MINUTES

Tuesday, August 10, 2021 at 4:30 PM
Ketchum City Hall
480 East Avenue North, Ketchum, ID 83340

CALL TO ORDER (*time stamp 0:55:55*)

The meeting was called to order at 4:30 PM by Chairman Neil Morrow.

PRESENT

Chairman Neil Morrow
Vice-Chairman Mattie Mead
Commissioner Tim Carter
Commissioner Jennifer Cosgrove
Commissioner Brenda Moczygemba

Also Present:

Director Suzanne Frick
Attorney Matt Johnson
Senior Planner Abby Rivin
Senior Planner Morgan Landers
Junior Planner Adam
Secretary Maureen Puddicombe

Chair Morrow read the remote call-in instructions.

COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Chair Morrow drove passed the 760 N Washington Ave. site and viewed the story poles at the Bluebird site.

Vice-Chair Mead also drove passed the 760 N Washington Ave. site and viewed the story poles at the Bluebird site.

Commissioner Carter drove by 760 N Washington site and viewed the Bluebird site.

Commissioner Cosgrove drove past the 760 N Washington site.

Commissioner Moczygemba disclosed she had previously held a position with Michal Doty but did not think it would affect her decision.

PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS

1. ACTION ITEM: Pre-Application Design Review for the development of a new 11,656 square foot three-story mixed-use project located at 760 N Washington Avenue (*time stamp 1:02:14*)

The project was introduced by Senior Planner Morgan Landers. She spoke to the exterior design elements, landscaping, and zoning regulations. Staff recommended the project advance to full Design Review.

The project was presented by applicant Daniel Hollis. He related the features including storage areas, trash storage and transformer location, landscaping, exterior materials, neighboring properties, floor plans, and roof lines. Landscape Architect Kurt Eggers presented the Landscaping Plans.

Commissioner Cosgrove asked about the options for the retail space configuration. Hollis noted the multiple entrance points so the space could be divided. She questioned how the front entry could be reconfigured to suit other uses.

Commissioner Moczygemba liked the landscaping and the design of the north and south elevations. She thought the corners of the roof overhangs looked "looming" and thought it could be redesigned.

Commissioner Cosgrove liked the overhangs.

Vice-Chair Mead liked the project materials but agreed the overhangs looked overly large.

Commissioner Carter supported the project along with Chair Morrow.

Motion to advance the 760 N Washington Ave Mixed-Use Building to full Design Review.

Motion made by Commissioner Carter, Seconded by Commissioner Cosgrove.

Voting Yea: Chairman Morrow, Vice-Chairman Mead, Commissioner Carter, Commissioner Cosgrove, Commissioner Moczygemba

2. ACTION ITEM: Recommendation to conduct a public hearing and take action on Design Review Permit P21-063 and Conditional Use Permit P21-064 for the Bluebird Community Housing Project located at 480 East Avenue (Block 45, Lot 3A) and the parking lot at the southeast corner of 5th Street and the Alley (Block 45, W 75' Lots 7 & 8) *(time stamp 1:38:44)*

Director Frick went over the Public Hearing Procedures.

The Project was introduced by Senior Planner Abby Rivin. The Design Review, Conditional Use Permit, and Right-of-Way Encroachment were to be considered as a package. 'The project complied with all zoning codes with the exception of the 4th floor setback. The setbacks for all four floors were presented. Rivin related the criteria for the Design Review and Conditional Use Permit. Written Public Comment was received and recorded. Staff recommended approval of the project.

The Commission took a 5-minute break for AV adjustments.

Applicant Greg Dunfield of GMD Development presented the project. The project was redesigned after the pre-design review and the total number of units was reduced from 56 to 51. The total square footage was reduced by 7,000 square feet. The target income level for residents is 50% - 70% of gross median income which translates to \$15.00 to \$30.00 per hour income levels. Variances in height, parking and FAR were requested in exchange for the benefits provided by the project.

Michael Doty presented the changes made to the design including the elevator, street bulb outs, bike parking, existing trees, setbacks, floor plans, and accessibility via elevator and stairwells. The exterior materials were presented. The air conditioning and fresh air vents were discussed. Motion sensor lighting in the parking garage was discussed. Bike parking will have electrical charging available. The Streets Department will have final approval on the style of bicycle racks.

Traffic Engineer Cordell Brailey appeared via teleconference. Affordable housing and traffic patterns were discussed. 51 units would require 36-56 parking spaces. 46 spaces are provided on-

site. 11 on-street spaces would be needed. Currently, City Hall employees use 23 parking spaces daily

Commissioner Moczygemba asked if the developer had any concerns about the rising construction costs and if there was a timeline for completion. Dunfield replied that there were construction cost concerns, and it was an area they had been working on. They felt confident they could meet the timeline, so it was not currently a concern.

Chair Neil Morrow opened the floor to Public Comment:

Robin Hagenau expressed concern that the opinions of the residents and voters were considered. The older generation does not understand lack of importance of cars to many younger workers.

Geri Pesch, resident, related friends of her son want to return to Ketchum. She was concerned with the age of Northwood Place apartments and how appliances, etc. would be replaced.

Nancie Tatum was concerned with air circulation and air conditioning. She thought the structure was massive. She questioned how to heat sidewalks without gas heaters. She wanted the skywalk to be more substantial and questioned the underground parking.

Susan Martin commented on the lack of air conditioning, one elevator, and expressed general concerns over project. She objected to how the project was evaluated and thought the FAR was too high. She did not like the architecture or the mass of the building.

Sue Dumke, neighbor and property owner, thought the Planning and Zoning Commission should protect the town from this building. She thought the story poles were not adequate and feared the loss of trees. She thought Ketchum would be destroyed and objected to the noise.

Lynn Barker, Sustainability Manager, wanted lower carbon emissions and Bluebird would contribute to that goal by reducing commuting.

Peter Lahaderne thought people not trying to rent are unaware of the severe need. He noted restaurants were closing 2 days per week due to lack of workforce. The working class and middle class cannot afford to live here. He didn't want Ketchum to be like Sun Valley with all part time residents. There is a need for more housing for the local full-time residents.

Steve Gaggero objected to the quality of the A/V for the meeting. He provided a copy of his Public not included in the record. He asked how many residential units were currently in the Community Core. He thought there should be less density, not more density, and the project should be denied.

Linda Bedell, resident, thought the A/V for the meeting was not adequate and wanted another hearing. She objected to residential units in the Community Core. She wanted to see an economic study on the value of the property as residential as opposed to commercial. She objected to the loss of retail space on the 1st and 2nd floors.

Ben Franz, resident, thought the location was not right for this building. He thought the parking study was wrong and the property was too valuable for this project. He wanted to see larger units. HE thought it was being rammed through illegally.

Jerry Seifert, former Mayor of Ketchum, endorsed the Bluebird Project. He thought it met the Comprehensive Plan. Intensive development in the Core is in accordance with the original plat maps. He was enthusiastic about the project.

Arthur Rienstra gave a young person's perspective. He noted he works several jobs. He lost his rental in Hailey when the property was sold. He was unable to find housing and may have to leave Ketchum. If the space becomes all office, there will be no workers for the jobs.

Deanna Melin stated everyone knows we need more affordable housing. She thought there was no consideration for future growth. She noted most first-time homeowners were from outside

Idaho. She felt more office/retail space was needed and this project was crushing this valuable growth area. She thought it should have been where the Fire Station is located.

Jake Peters, resident, supported the project. He pointed out the housing would also be for future residents. People earning \$100,000/year still can't find housing. He was a supporter of height and density in the community Core. Ketchum needs to create an economic foundation, not just tourism economy.

Michelle Ferris, owner Girl Friday opposed the project for density in the Community Core. She understood the lack of housing, thought there were better opportunities in other locations. She related her customers were uninformed about the project and complain about the lack of parking.

John Campbell resident, agreed with the housing need but objected to the lack of parking in the heart of Ketchum. Most workers cannot live there because they make too much money.

Perry Boyle the Commission represents the citizens. The Idaho Mountain Express stopped printing objections to Bluebird. He thought the Project was too big and would kill the Community. Current residents would not be able to live there.

Gary Slette representing two residents, spoke to design issues. They thought it was the wrong project for the location. They objected to the change in the location of an existing tree on the renderings.

Patty McElvoy, owner Backwoods Mountain Sports, supported the project. He felt the town has a desperate need for housing for working people and urged approval of the project.

Ed Simon, former mayor of Ketchum, expressed the desperate need for housing and urged support of the project and approval of the Bluebird Village.

Applicant's Response: As to the replacement of appliances and maintenance at Northwood Place, Greg Dunfield noted that monies are set aside in a reserve fund for replacement of furnishings by the developer.

Deb Nelson, attorney for the applicant, rebutted Public Comments. In response to Mr. Slette re: possible trespass to remove trees on private property, 2 trees on the DeLong property and 2 are on City property. Trees removed will be replaced and 2 additional trees will be planted. Trees on the DeLong property will only be removed with their permission. The Applicant will remove and replace neighboring trees only with the neighbors' permission. The assertion the DeLongs may own some property, is in fact owned by the City, not the DeLongs. The Conditional Use Permit application was submitted in conjunction with the other applications. Parking concerns: many people don't need so much parking. Greater density is needed to protect the intentional open space between cities and the open hillsides. Reduction in the carbon footprint by eliminating the need to commute. The question to use for something else? If there is no housing for workers there is no need for retail space.

Greg Dunfield stressed he had done his due diligence to comply with zoning codes. His intent was to have the building fit into the Community Core. He urged the Commission to move project forward.

Vice-Chair Mead asked about trees on the Dumke property. Dunfield replied he had made design changes based on the Arborist's report to preserve the trees. Mead asked about income levels for renters. Dunfield responded that if you qualify when you move in, you will continue to qualify even if your income increases. There would be 1-year minimum leases so as not to create transitory housing.

Chair Morrow closed Public Comment.

Vice-Chair Mead thought the resubmittal was an improved design from the prior feedback. He liked the color pallet except for the blue coloring.

Commissioner Cosgrove liked the new renderings including the light blue. She liked the exterior materials and thought the finished exterior invoked a feeling of "Old Ketchum".

Commissioner Moczygemba thanked the public, applicants and staff for the work put into the project. She noted this project had been in the works for over a decade. Mass and parking were the primary are the objections. The project includes more parking and less mass than is allowed in the Code. She felt this was an opportunity for Ketchum and cited the Comprehensive Plan urging housing in Ketchum, not in neighboring communities. She liked the changes from the Pre-Design Review and the exterior materials presented.

Commissioner Carter thought it was a big project in a highly visible part of town, but the problem was also big. He noted lack of housing as a serious problem. He felt it was a difficult decision with risk on both sides. He was in favor of approval and thought the city can't be static, but must move ahead.

Chair Morrow noted the Comprehensive Plan puts density in the Core to prevent sprawl. He liked the positive changes in the design and noted PZ Commission cannot change the location of a project.

Commission Carter questioned the glass and the lighting in the stairwells with the lights on all night. Chairman Morrow and Vice-Chairman Mead agreed. The Commission wanted to see the lighting be Dark Skies compliant with shielding of the lighting.

Commissioner Carter wanted a Condition for the mitigation of the Spruce Trees. He liked the details on the building as reflecting "Old Ketchum".

Vice-Chair Mead agreed there is a risk on approving a project of this size. The Commission takes the comments of the community seriously and appreciated the Public Comments. Chair Morrow agreed.

The Commission discussed the light in the stairwells and added Condition of Approval #20 to mitigate light trespass as much as practicable. They made a change to the Construction Management Plan to add protection of the Spruce tree during construction and requested a revision to Condition #6 for the replacement of 2 trees on the neighboring property if the neighbor gives approval. Clarify Condition #10 for the lease to state the parking situation including renters with cars, but without an assigned parking space to participate in the Winter Residential Parking Program.

Motion to approve the Design Review Application of Bluebird Village Community Housing Project subject to Conditions 1-21 with revisions to Condition 6 and Condition 10 and direct Staff to return with Findings of Fact.

Motion made by Vice-Chairman Mead, Seconded by Commissioner Carter.

Voting Yea: Chairman Morrow, Vice-Chairman Mead, Commissioner Carter, Commissioner Cosgrove, Commissioner Moczygemba

The Commission discussed the location of the rental office on the first floor and agreed it the most logical place and contributed to the successful operation of the building.

Motion to approve the Conditional Use Permit for the Property Management Office with street frontage along Fifth Street on the ground level of the Bluebird Village Development subject to Conditions 1-4 and direct Staff to return with Findings of Fact.

Motion made by Commissioner Carter, Seconded by Vice-Chairman Mead.

Voting Yea: Chairman Morrow, Vice-Chairman Mead, Commissioner Carter, Commissioner Cosgrove, Commissioner Moczygemba

3. ACTION ITEM: Recommendation to conduct a public hearing and take action on the following Zoning Code text amendments and Official District Zoning Map:
Amend KMC 17.12.040 Dimensional Standards, CC District Matrix to modify the fourth-floor setback for projects where 100% of the residential units are community or workforce housing
Amend KMC 17.140.090 B and C Exempt Communications Facilities, to exempt public safety antennas and any wireless communication facility located on a public use building
Amend the City of Ketchum Official District Zoning Map to reflect the Warm Springs Development and Rezoning Agreement rezoning of Block 1 from (T) Tourist District to (GR-L) General Residential Low Density *(time stamp 5:37:50)*

Director Frick explained the Text Amendment to the setbacks for the fourth floor for Community Housing Projects in the Community Core District. The amendment would be to require the setbacks to be an average of 10 feet from the building façade to allow for design flexibility.

The 2nd Text Amendment was to allow a communications antenna on an emergency facility, i. e., the fire station.

The third Amendment was for the Districting Map to incorporate previously approved changes.

Chair Morrow opened the floor for Public Comment.

Perry Boyle expressed that he felt the Community was not being heard and safety measures were not addressed.

Being no further comments, the floor was closed.

The Commission discussed the height of an antenna and requested Commission approval be required above a certain height.

Motion to recommend approval to City Council of two text Amendments to Section 17.12.040 Dimensional Standards CC District Matrix with clarification of ground floor building façade Section 17.140.090B and C to exempt Communication Facilities with the recommendation to discuss a maximum height before requiring Commission approval and amend the official Zoning District Map to change the Zoning of Block 1 of the Warm Springs Ranch Large Block Plat from Tourist to General Residential – Light Density.

Motion made by Commissioner Moczygemba, Seconded by Commissioner Cosgrove.

Voting Yea: Chairman Morrow, Vice-Chairman Mead, Commissioner Carter, Commissioner Cosgrove, Commissioner Moczygemba

ADJOURNMENT

Motion to adjourn at 9:25 PM

Motion made by Commissioner Carter, Seconded by Commissioner Cosgrove.

Voting Yea: Chairman Morrow, Vice-Chairman Mead, Commissioner Carter, Commissioner Cosgrove, Commissioner Moczygemba

Neil Morrow, Chairman
Planning and Zoning Commission



Planning and Zoning Commission - Special Meeting MINUTES

Tuesday, August 24, 2021 at 4:30 PM
Ketchum City Hall
480 East Avenue North, Ketchum, ID 83340

CALL TO ORDER (*time stamp 0:33:33*)

The meeting was called to order at 4:30 PM by Chairman Neil Morrow.

PRESENT

Chairman Neil Morrow
Vice-Chairman Mattie Mead
Commissioner Tim Carter
Commissioner Jennifer Cosgrove
Commissioner Brenda Moczygemba

COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE (*time stamp 0:35:15*)

There were no ex parte disclosures from the Commission.

CONSENT CALENDAR — ACTION ITEMS

1. ACTION ITEM: Recommendation to approve the Minutes for the July 13th, 2021, Planning & Zoning Commission Meeting. (*time stamp 0:35:30*)

Commissioner Carter noted a change to the minutes concerning his comment on the front mural.

Motion to approve the minutes of July 13, 2021, as amended.

Motion made by Vice-Chairman Mead, Seconded by Commissioner Moczygemba.

Voting Yea: Vice-Chairman Mead, Commissioner Carter, Commissioner Cosgrove, Commissioner Moczygemba

Voting Abstaining: Chairman Morrow

2. ACTION ITEM: Recommendation to approve the Minutes for the July 27th, 2021, Planning & Zoning Commission Meeting. (*time stamp 0:36:57*)

Motion to approve the Minutes of July 27, 2021.

Motion made by Commissioner Carter, Seconded by Vice-Chairman Mead.

Voting Yea: Vice-Chairman Mead, Commissioner Carter, Commissioner Cosgrove, Commissioner Moczygemba

Voting Abstaining: Chairman Morrow

3. ACTION ITEM: Recommendation to approve the Crossbuck West Townhomes Design Review (Application File No. P21-048) and Townhouse Subdivision Preliminary Plat (Application File No. P21-049) Findings of Fact and Conclusions of Law. (*time stamp 0:37:58*)

Motion to approve the Crossbuck West Townhomes Design Review (Application File No. P21-048) and Townhouse Subdivision Preliminary Plat (Application File No. P21-049) Findings of Fact and Conclusions of Law.

Motion made by Commissioner Moczygemba, Seconded by Commissioner Carter.

Voting Yea: Vice-Chairman Mead, Commissioner Carter, Commissioner Cosgrove, Commissioner Moczygemba

Voting Abstaining: Chairman Morrow

4. ACTION ITEM: Recommendation to approve the Bluebird Village Community Housing Project Design Review (Application File No. P21-063) Findings of Fact and Conclusions of Law.

Senior Planner Rivin XXXXX

Motion to approve the Bluebird Village Community Housing Project Design Review (Application File No. P21-063) Findings of Fact and Conclusions of Law. *(time stamp 0:38:40)*

Motion made by Vice-Chairman Mead, Seconded by Commissioner Moczygemba.

Voting Yea: Chairman Morrow, Vice-Chairman Mead, Commissioner Carter, Commissioner Cosgrove, Commissioner Moczygemba

5. ACTION ITEM: Recommendation to approve the Bluebird Village Community Housing Project Conditional Use Permit (Application File No. P21-064) Findings of Fact and Conclusions of Law. *(time stamp 0:41:16)*

Motion to approve the Bluebird Village Community Housing Project Conditional Use Permit (Application File No. P21-064) Findings of Fact and Conclusions of Law.

Motion made by Commissioner Moczygemba, Seconded by Commissioner Carter.

Voting Yea: Chairman Morrow, Vice-Chairman Mead, Commissioner Carter, Commissioner Cosgrove, Commissioner Moczygemba

PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS

6. ACTION ITEM: Recommendation to hold a public hearing and take action on the Crossbuck McNee Townhome Design Review (File No. P21-025) and Townhome Subdivision Preliminary Plat (File No. P21-026) applications for the development of two new detached townhome units on an undeveloped property located at the southwest corner of 2nd Avenue and W 7th Street (Ketchum Townsite: Amended Block 67: Lot 1A) within the City’s General Residential Low Density (GR-L) Zoning District. The public hearing for this project has been continued from the Planning & Zoning Commission Meetings of July 27th and 30th, 2021. *(time stamp 0:42:37)*

Senior Planner Abby Rivin introduced the updated project. Staff recommended approval of the Design Review and the Preliminary Plat.

Architect Chad Blincoe explained the changes that had been made to the project since the last Public Hearing. The overall height was decreased and the setbacks were adjusted.

Chair Morrow opened the floor to Public Comment.

Brad Brickman, neighbor, spoke to the the proposed building restricting the view corridor and natural light. He felt it would affect his property values.

Blincoe indicated the setbacks and access on 7th Street were mandated by the original Development Agreement. Access via 2nd Avenue was not allowed due to the presence of the bike path.

Being no further comment, Public Comment was closed.

Vice-Chair Mead and Commissioner Moczygemba thought the changes to the design were an improvement. Commissioner Carter, while empathic to the neighbors, acknowledged the reality that the vacant lot adjacent to their property would be built upon. Commissioner Cosgrove acknowledged the concerns of neighboring property owners when parcels are developed.

Motion to approve the Design Review for the Crossbuck McNee Town Homes.

Motion made by Commissioner Carter, Seconded by Commissioner Cosgrove.

Voting Yea: Chairman Morrow, Vice-Chairman Mead, Commissioner Carter, Commissioner Cosgrove, Commissioner Moczygemba

Motion to recommend approval of the Crossbuck McNee Town Homes Preliminary Plat to the City Council, subject to Conditions 1-8.

Motion made by Commissioner Moczygemba, Seconded by Commissioner Cosgrove.

Voting Yea: Chairman Morrow, Vice-Chairman Mead, Commissioner Carter, Commissioner Cosgrove, Commissioner Moczygemba

STAFF AND COMMISSION COMMUNICATIONS (Planning & Zoning Commission Deliberation, Public Comment may be taken)—ACTION ITEMS

The next Planning and Zoning meeting to be held on September 21, 2021.

On September 14th, there will be a Joint Meeting of Planning and Zoning, Ketchum City Council, and the Historical Preservation Commission for further discussion of the Design Guidelines.

The 4th and Main Appeal has been withdrawn and part of the property has sold. It is anticipated there will be 2 separate projects on the site.

The PEG Hotel will be coming in for Pre-Design Review.

STAFF REPORTS & CITY COUNCIL MEETING UPDATE

No updates reported.

ADJOURNMENT

Motion to adjourn.

Motion made by Vice-Chairman Mead, Seconded by Commissioner Moczygemba.

Voting Yea: Chairman Morrow, Vice-Chairman Mead, Commissioner Carter, Commissioner Cosgrove, Commissioner Moczygemba



City of Ketchum
Planning & Building

IN RE:)	
)	
Crossbuck McNee Townhomes)	KETCHUM PLANNING & ZONING COMMISSION
Design Review)	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Date: September 21, 2021)	DECISION
)	
File Number: 21-025)	

PROJECT: Crossbuck McNee Townhomes

APPLICATION TYPE: Design Review

FILE NUMBER: P21-025

ASSOCIATED APPLICATIONS: Townhouse Subdivision Preliminary Plat P21-026

REPRESENTATIVE: Chad Blincoe, Architect

OWNER: MMDM11 LLC

LOCATION: Southwest Corner of 2nd Avenue & W 7th Street (Ketchum Townsite: Amended Block 67: Lot 1A)

ZONING: General Residential Low Density (GR-L)

OVERLAY: None

RECORD OF PROCEEDINGS

The Planning & Zoning Commission considered the Crossbuck McNee Townhomes Design Review (Application File No. P21-025) and Townhouse Subdivision Preliminary Plat (Application File No. P21-026) applications during their meetings on July 27th, July 30th, and August 24th, 2021. The development applications were considered concurrently and the associated public hearings were combined in accordance with Idaho Code §67-6522. After considering Staff’s analysis, the applicant’s presentation, and public comment, the Planning & Zoning Commission unanimously approved the Crossbuck McNee Townhomes Design Review (Application File No. P21-025) and Townhouse Subdivision Preliminary Plat (Application File No. P21-026) applications.

Public Hearing 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 July 7th, 2021. The public hearing notice was published in the

Idaho Mountain Express the on July 7th, 2021. A notice was posted on the project site and the city's website on July 20th, 2021. The public hearing for the project was continued from the Planning & Zoning Commission meetings of July 27th and July 30th, 2021.

FINDINGS OF FACT

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

FINDINGS REGARDING CROSSBUCK DEVELOPMENT BACKGROUND

This project is part of the Crossbuck Townhomes development on Block 67 of Ketchum Townsite. The property is located between 7th Street to the north, 6th Street to the south, 2nd Avenue to the east, and the partially improved alleyway to the west. In 2018, the four lots within Block 67 were reconfigured (Lot Line Shift Application File No.) to accommodate the Crossbuck Townhome development. The City and the developers at that time, Bill Sundali and Shane and Sharon Mace, entered into Construction Phasing Agreement #20233 (Instrument #657569) for the installation of water, sewer, and right-of-way improvements as well as the designation of maintenance responsibilities. Water and sewer improvements were installed during the summer of 2018. The alleyway drainage and paving and 6th Street right-of-way (ROW) improvements, including a 5-foot concrete sidewalk, were installed with the construction of the first four detached townhome units on Lots 3 and 4.

The 7th Street ROW improvements were shown as part of the project plans. Two driveway accesses were shown along 7th Street—one to access Lot 1A and one to access Lot 2A. These lots were contemplated to be developed with single-family residences as a future phase of the Crossbuck development. The Construction Phasing Agreement did not specify a completion date for the 7th Street ROW improvements. During their review of the Construction Phasing Agreement, the City Council discussed concerns regarding curb cuts for driveway access along the bike path. The Council approved one curb cut for a shared driveway over the bike path because an existing deed restriction precluded any curb cuts along 6th Street. The remaining lots and sublots within the development were required to be accessed from 7th Street or the alley.

The current owners of Lot 1A and 2A have each submitted Design Review and Townhouse Subdivision Preliminary Plat applications for the construction of two detached townhome units on remaining Lots 1A and 2A. The two proposed townhome developments comply with the improvement plan approved with the Construction Phasing Agreement. Additionally, a multi-family development containing a maximum of two dwelling units is a permitted use in the GR-L Zone (Ketchum Municipal Code §17.12.020). The building form, architectural design features, and exterior materials proposed with these new units match the existing townhomes within the Crossbuck development. The existing Crossbuck townhome units on Lot 3A and 4A have a building coverage of 35% and a maximum building height of 30 feet.

FINDINGS REGARDING CROSSBUCK MCNEE TOWNHOMES

The Crossbuck McNee Townhomes project is comprised of concurrent Design Review and Townhouse Subdivision Preliminary Plat applications for the development of two new detached townhome units and associated site improvements on an undeveloped property located at the southwest corner of 2nd Avenue and W 7th Street (Ketchum Townsite: Amended Block 67: Lot 1A). The townhome units will

share a private driveway accessed from 7th Street. The townhome development’s total proposed building coverage is 35%. Lot 1A within Block 67 of Ketchum Townsite will be subdivided into two townhouse sublots. The Crossbuck McNee Townhomes project requires both Design Review for the development of multi-family residential dwellings (Ketchum Municipal Code §17.96.010.A3) and a Townhouse Subdivision Preliminary Plat to create the townhouse sublots (Ketchum Municipal Code §16.04.080). The project plans for the new townhome development were attached as Exhibit A to the July 27th and August 24th, 2021 staff reports.

FINDINGS REGARDING CITY DEPARTMENT COMMENTS

City Department comments are based on the project concept as proposed with the Design Review project plans. All City Departments shall review and approve the project through the Building Permit application process. All comments pertaining to the Design Review drawings are subject to change. All right-of-way improvements must be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project.

City Department Comments
<i>All City Department requirements and associated specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a Building Permit for the project.</i>
<p>Fire Department:</p> <ul style="list-style-type: none"> ● It is the General Contractor’s responsibility to understand and adhere to all Fire Protection Ordinance #1217 requirements in addition to any and all other City of Ketchum requirements in effect at the time of Building Permit issuance. Failure to comply with all local ordinances and codes may result in project work stoppage as well as criminal penalties. ● The above project shall meet all 2018 International Fire Code requirements in addition to specific City Building and Fire Ordinances. ● An approved monitored fire sprinkler alarm system shall be installed per City of Ketchum Ordinance No. 1217 and the requirements of NFPA 72. Two sets of alarm system plans shall be submitted to the Ketchum Fire Department for approval and a permit is required prior to installation of alarm systems. Inspections of fire detection systems by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance. ● An approved key box shall be installed on each townhome unit, with the appropriate keys, for emergency access in a location approved by the Fire Department. The key box shall be a Knox Box brand and sized to accommodate keys to every door of the townhome unit. ● Smoke and carbon monoxide detectors shall be installed per NFPA and the 2018 International Fire Code. Smoke detectors shall be installed inside each bedroom, within 21 feet of each sleeping area, and on every level of occupancy, including the basement. Carbon monoxide alarms shall be installed in a central location outside each sleeping area and on every level of the townhome unit. ● Approved address numbers shall be placed in such a position to be plainly visible and legible from the road fronting the property. Numbers and letters shall be a minimum of four (4) inches tall, contrast with their background and be positioned a minimum of forty-eight (48) inches above final grade. ● An approved access roadway per 2018 International Fire Code Appendix D shall be installed prior to any combustible construction on the site. The road shall be a minimum of twenty (20) feet in width and capable of supporting an imposed load of at least 75,000 pounds. The road must be an

all-weather driving surface maintained free, clear, and unobstructed at all times. Grades shall not exceed 7%. Dead end access roadways exceeding 150 feet in length shall be provided with an approved turnaround. Gates, if installed, are required to be siren activated for emergency vehicle access. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, an approved aerial fire apparatus access road shall be provided. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

- Vehicle parking and material storage during construction shall not restrict or obstruct public streets or access to any building. A minimum twenty-foot travel lane for emergency vehicle access shall be maintained clear and unobstructed at all times. All required Fire Lanes, including within 15 feet of fire hydrants, shall be maintained clear and unobstructed at all times.
- Fire extinguishers shall be installed and maintained per 2018 IFC Section 906 both during construction and upon occupancy of the building. During construction fire extinguishers shall be placed in a conspicuous, easy to access, unobstructed location that is less than 75 feet travel distance to any combustibles on site, 30 feet to any hot work. Upon completion of project, every townhome unit shall have a minimum of one extinguisher per garage and one extinguisher per kitchen area. Extinguishers shall be mounted in a conspicuous, easy to access, unobstructed location. During construction, three 5-pound Class A fire extinguishers shall be required in each townhome unit.
- Spark arresters are required on all solid fuel burning appliance chimneys to reduce potential fires from burning embers. A minimum 10-feet of separation from all chimneys to combustible vegetation and tree crowns shall be maintained at all times.
- This project shall comply with the City of Ketchum Fire Protection Ordinance No. 1217 and defensible space characteristics. All exterior windows shall be glazed, and all exterior doors shall be solid core construction, both shall have a fire rating of not less than 20 minutes. All exterior vents shall be designed and approved to prevent flame or ember penetration and all exterior mesh shall have openings that do not exceed 1/8". Gutters and downspouts shall be non-combustible and shall be provided with an approved means to prevent the accumulation of leaves and debris. All materials within 12 inches vertical of finished grade shall be 1-hour rated, non-combustible, or covered with minimum 28-gauge flashing. The area 12-inches horizontal from the base of a wall shall be finished in a way to prevent any vegetation growing, and for vegetative debris to be easily removed. Tree crowns extending to within 10 feet of any structure shall be pruned to maintain a minimum horizontal clearance of 10 feet. Tree crowns within 30 feet of any structure shall be pruned to remove limbs located less than 6 feet above the ground surface adjacent to the trees. Non-fire-resistive vegetation or growth shall be kept clear of buildings and structures, in such a manner as to provide a clear area for fire suppression operations.
- An 8 ½ by 11 color coded site map of this project shall be provided on paper and electronically to the Fire Department. This site map shall show the locations of gas shut-offs, power shut-offs, fire sprinkler riser rooms, fire department connections, alarm panels, Knox boxes, access doors, egress windows, stairways and any additional fire department requirements. Exact details for color coded "On-Sites" can be found at www.ketchumfire.org.
- Final inspections of all Fire Department permit required installations by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance. A Final Inspection Checklist can be found at www.ketchumfire.org.
- Fire Department requirements and associated specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a Building Permit for the project.

FINDINGS REGARDING COMPLIANCE WITH ZONING CODE AND DIMENSIONAL STANDARDS

Zoning and Dimensional Standards Analysis				
Compliant			Ketchum Municipal Code Standards and Commission Findings	
Yes	No	N/A	KMC §	Standards and Commission Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Minimum Lot Area
			Commission Findings	<p>Required Minimum Lot Area: 8,000 square feet minimum</p> <p>Required Minimum Townhouse Sublot Area: equal to the of the perimeter of the townhouse unit</p> <p>KMC §17.08.020 defines <i>Area of Lot</i> as the area of a lot, exclusive of any area contained within a private driveway easement.</p> <p><i>Ketchum Municipal Code §17.08.020: Definitions</i> AREA OF LOT: The area within the boundaries of a lot, exclusive of any area contained within a public or private street, alley, fire lane or private driveway easement; also, exclusive of any narrow strip of land connecting a lot set back from any public street for the purpose of providing driveway access with that street and exclusive of any portion of the property that lies between the mean high-water marks of the Big Wood River, Trail Creek and Warm Springs Creek. All exclusions shall not be used for the purpose of calculating density and building coverage. Lot area shall include the area of any dedicated public bike path, equestrian path or other public pathway within the boundaries of a lot.</p> <p>Proposed: Lot 1A of Block 67 within Ketchum Townsite has a total area of 8,240 square feet (0.19 acres).</p> <p>The area of the private driveway easement on subplot 1A is 660 square feet.</p> <p>The area of the lot as defined by KMC §17.08.020 exclusive of the private driveway easement on subplot 1A is 7,580 square feet.</p> <p>Lot 1A is proposed to be subdivided into two townhouse sublots. All townhouse sublots within the proposed subdivisions are greater than the perimeter of the townhouse unit. No land within the townhouse subdivision is proposed to be designated as common area. The proposed areas of each townhouse subplot are indicated on the preliminary plat.</p> <p>Townhouse Sublot 1A: 4,120 square feet Townhouse Sublot 1B: 4,120 square feet</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Building Coverage
			Commission	BUILDING COVERAGE: The total square footage of the building foundation and

			Findings	<p>all horizontal projections which constitute a "building" as defined in this section, but not including roof overhangs that are 3 feet or less or uncovered decks less than 30 inches above grade. Garages and guest homes shall be included in building coverage (KMC §17.08.020).</p> <p>Permitted: 35% Proposed: The townhome development's total building coverage is 35% (2,651 square feet building coverage/7,580-square-foot lot).</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Minimum Building Setbacks
			Commission Findings	<p>Minimum: Front: 15 feet Side: 1 foot for every 3 feet in building height, but no less than 5 feet Rear: 15 feet</p> <p>KMC §17.128.020: Supplementary Yard Regulations A. Cornices, canopies, eaves, chimney chases or similar architectural features may extend into a required yard not more than 3 feet. H. Decks less than 30 inches in height from existing grade may be constructed to the property line.</p> <p>Proposed: Dimensioned setbacks from property lines are indicated on Sheet L1.0 of the project plans. Front (North/7th Street): 15' Street Side (East/2nd Avenue): 11'-8" Side (West/Interior): 15' Rear (South/Interior): 15'</p> <p>At-grade paver patios extend into the required setback areas, which is permitted pursuant to KMC §17.128.020.H. As indicated on Sheet A-2A, roof overhangs extend into the setback area a maximum of 3 feet.</p> <p>The site plan on Sheet L1.0 shows three stairs encroach within unit A's required setback from 2nd Avenue. These stairs are not permitted within the required side setback area. Staff has added a recommended condition of approval that these stairs be removed from the side setback area. As conditioned, this project will comply with the setbacks required in the GR-L Zone.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Building Height
			Commission Findings	<p>Maximum Permitted: 35 feet</p> <p><i>KMC §17.08.020: HEIGHT OF BUILDING: The greatest vertical distance measured at any point from the roof to natural, existing, or finished grade, whichever is lowest. The maximum vertical distance from the lowest exposed finished floor to the highest point of the roof (regardless of vertical alignment) shall be no more than five feet (5') greater than the maximum height permitted</i></p>

				<p><i>in the zoning district (see illustration B on file in the Office of the City Clerk). No facade shall be greater than the maximum height permitted in the zoning district. (See definition of "facade" in this section and illustration B on file in the Office of the City Clerk.) Facades which step up or down hillsides shall be set back from the lower facade a minimum of fifty percent (50%) of the height of the lower facade; except, that roof overhangs may extend up to three feet (3') into this area (see illustration B on file in the Office of the City Clerk). This building height provision shall apply to parapets, boston roofs and any other portion of a building roof, but shall not apply to flagpoles, lightning rods, weather vanes, antennas or chimneys.</i></p> <p>Proposed: Townhome Unit A Lowest Grade Elevation: 5795' Highest Point of Roof Elevation: 5830' Building Height: 34'-11"</p> <p>Townhome Unit B Lowest Grade Elevation: 5800' Highest Point of Roof Elevation: 5831' Building Height: 29'-9"</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.030H	<p>Curb Cut</p> <p>Commission Findings</p> <p>Required: A total of 35% of the linear footage of any street frontage can be devoted to access to off street parking.</p> <p>Proposed: Both townhomes are accessed from a shared driveway that is 26 feet wide, which is 35% (26-foot-wide driveway/75 feet of street frontage along 7th Street) of the development's site street frontage along 7th Street.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.040	<p>Parking Spaces</p> <p>Commission Findings</p> <p>Off-street parking standards apply to any new development and to any new established uses.</p> <p>Required: Multiple-Family Residential Dwelling Units in the GR-L Zone Units 2,001 square feet and above: 2 parking spaces</p> <p>Proposed: Both townhome units exceed 2,001 square feet. Each townhome unit has its own attached 2-car garage.</p>

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.A1 Streets	The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development.
			Commission Findings	No new streets are proposed with this development. The townhome units will be accessed from a shared driveway off 7 th Street. Pursuant to KMC §17.96.060.G3, vehicle, bicycle, and pedestrian traffic shall flow safely within the project and onto adjacent streets. 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 driveway accesses.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.A2 Streets	All street designs shall be approved by the City Engineer.
			Commission Findings	Pursuant to KMC §17.96.060.G3, vehicle, bicycle, and pedestrian traffic shall flow safely within the project and onto adjacent streets. 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 driveway accesses. The circulation design shall be indicated on civil drawings stamped by an Idaho-licensed engineer (KMC §12.04.020.C.3) included with the project plans submitted with the building permit application for final review and approval by the City Engineer and Streets Department prior to issuance of a building permit for the project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B1 Sidewalks	All projects under 17.96.010(A) that qualify as a “Substantial Improvement” shall install sidewalks as required by the Public Works Department.
			Commission Findings	While the Crossbuck McNee Townhomes project qualifies as a substantial improvement, sidewalks are not required to be installed along 7 th Street within this residential neighborhood. The property has street frontage along 2 nd Avenue and the bike path. The applicant shall improve the right-of-way (ROW) adjacent to the front property line along 7 th Street to City ROW standards for residential roadways. Material shall be pervious/permeable to allow drainage. Surface must allow for vehicle parking and be consistent along the entire property frontage. Material within the first eight (8) feet from edge of asphalt shall be distinct from driveway and rest of property in order to visually appear to be available for parking. Grading and drainage improvements must meet the following standards: minimum 5% slope, no obstructions, such as boulders or

				<p>berms, no buried irrigation systems within the first eight (8) from the edge of asphalt, and no subsurface irrigation lines are permitted beyond the first eight (8) feet, however popup heads are not permitted anywhere in the ROW. No live plant material within the first eight (8) feet from edge of asphalt. Low ground cover plant material, such as turf grass, is permitted beyond the first eight (8) feet. Drought-tolerant species is preferred.</p> <p>Final civil drawings for all associated ROW improvements shall be submitted with the building permit application to be reviewed and approved by the City Engineer and Streets Department prior to issuance of a building permit for the project.</p> <p>See Table 1 for comments and conditions from the City Engineer & Streets Department.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B2 Sidewalks	<p>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.</p>
			Commission Findings	<p>The City Engineer has determined that sidewalks are not required to be installed along 7th Street within this residential neighborhood.</p> <p>The applicant shall improve the right-of-way (ROW) adjacent to the front property line along 7th Street to City ROW standards for residential roadways.</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 prior to issuance of a building permit for the project. See Table 1 for review comments and conditions from the City Engineer & Streets Department.</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> <ul style="list-style-type: none"> a. The project comprises an addition of less than 250 square feet of conditioned space. b. The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.
			Commission Findings	<p>The City Engineer has determined that sidewalks are not required to be installed along 7th Street within this residential neighborhood.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B4 Sidewalks	<p>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.</p>
			Commission Findings	<p>The City Engineer has determined that sidewalks are not required to be installed along 7th Street within this residential neighborhood.</p>

				The applicant shall improve the right-of-way (ROW) adjacent to the front property line along 7 th Street to City ROW standards for residential roadways.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B5 Sidewalks	New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.
			Commission Findings	N/A. The City Engineer has determined that sidewalks are not required to be installed within this residential neighborhood.
<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. The City Engineer has determined that sidewalks are not required to be installed within this residential neighborhood.
<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	The drainage system must keep all storm water within the project site. Storm water is prohibited from draining onto the 7 th Street or 2 nd Avenue rights-of-way. All drainage improvements must meet city standards. Drainage improvements are indicated on Sheet L3 of the project plans (Exhibit A). Proposed drainage improvements include landscape drywells. Prior to issuance of a building permit for the project, the applicant shall submit a final drainage plan indicating grading, catch basins, piping, and drywells (KMC §17.96.040.C.2b & KMC §17.96.060.C.1-4) prepared by a civil engineer licensed in the state to be submitted for review and approval by the City Engineer and Streets Department. As noted in the Utilities Department’s comments, all drywells must have proper separation from potable water lines. See Table 1 for City Department comments and conditions.
<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	See above analysis for Ketchum Municipal Code §17.96.060C1. All drainage improvements shall be equal to the length of the property lines adjacent to 7 th Street and 2 nd Avenue. All drainage improvements shall meet City standards.

				<p>All drainage improvements shall be indicated on civil plans prepared by an Idaho licensed engineer and require review and approval from the City Engineer & Streets Department prior to issuance of a Building Permit for the project.</p> <p>See Table 1 for comments and conditions from the City Engineer & Streets Department.</p>
☒	☐	☐	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 application will be required to install drainage improvements to the satisfaction of the City Engineer. A final drainage plan prepared by a civil engineer licensed in the state of Idaho shall be submitted with the building permit application to be reviewed and approved by the City Engineer and the Streets Department. The City Engineer may require additional drainage improvements as necessary.
☒	☐	☐	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	<p>The property owner/developer and all successors in interest are responsible for the installation, maintenance, repair, and other costs associated with the private water and sewer lines serving the property.</p> <p>Each detached townhome unit shall have separate water and sewer services. Connection fees are determined based on water and sewer meter sizes. The applicant shall have the proposed water and sewer service connection line and meter sizes verified by an Idaho-licensed plumber or mechanical engineer. The service line connections shall be installed to City standards.</p> <p>Requirements and specifications for the water and sewer connections will be verified, reviewed, and approved by the Utilities and Wastewater departments prior to issuance of a building permit for the project.</p>
☒	☐	☐	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.

				The project plans indicate a relocated transformer at the southwest corner of the parcel straddling the property line onto adjacent Lot 2A of Block 67. The transformer is proposed to be screened by deciduous shrubs.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.D3 Utilities	When extension of utilities is necessary all developers will be required to pay for and install two (2") inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with city of Ketchum standards and at the discretion of the City Engineer.
			Commission Findings	The applicant is aware of this requirement to install services for high-speed internet to the site. The applicant will work with the City Engineer to identify if additional fiber optical conduit is required to be installed for the new multi-family residential development.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.E1 Compatibility of Design	The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.
			Commission Findings	As noted on Sheet MB, the Crossbuck McNee Townhomes will match the existing Crossbuck townhome units developed on the remainder of Block 67. All townhome units share the same exterior material patterns and color palette. The proposed exterior materials include metal clad windows, corrugated metal roofing, steel frame awnings, concrete and gabion site walls, vertical wood siding, steel posts and beams, steel wainscot, and stone veneer. The stone veneer and wood siding are shades of gray. The steel posts and beams, trellises, and metal trim are dark gray and brown. The darker colors contrast with the lighter gray wood siding and stone veneer adding more articulation to the façade design.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.E2 Compatibility of Design	Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.
			Commission Findings	N/A. No significant landmarks of historical or cultural importance have been identified on the property. The site is vacant—this townhome development is an infill project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.E3 Compatibility of Design	Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.
			Commission Findings	N/A This standard does not apply because the project is new construction.
<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	The front doors to both townhome units are clearly defined by a covered entry framed by steel posts landscaped planters. The entrances to both townhome units lead to at-grade paver patios that connect to the bike path along 2 nd Avenue.

<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	The proposed architectural features include exterior material differentiation, fenestration, steel canopy elements, and wire mesh trellises. The exterior materials and architectural features will match the existing Crossback townhomes. The exterior material differentiation and fenestration provide visual interest and define the character of the building.
<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	As noted on Sheet MB, the Crossback McNee Townhomes will match the existing Crossback Townhomes developed on the remainder of Block 67. All townhome units share the same exterior material patterns and color palette. The proposed exterior materials include metal clad windows, corrugated metal roofing, steel frame awnings, concrete and gabion site walls, vertical wood siding, steel posts and beams, steel wainscot, and stone veneer. The stone veneer and wood siding are shades of gray. The steel posts and beams, trellises, and metal trim are dark gray and brown. The darker colors contrast with the lighter gray wood siding and stone veneer adding more articulation to the façade design.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F4 Architectural	Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.
			Commission Findings	The project does not propose any accessory structures. The project's site improvements include landscaping, planters, and gabion. The landscape plan is provided on Sheet L-3.0 of the project plans (Exhibit A). Landscaping includes conifer trees, flowering crab deciduous trees, deciduous shrubs, and grasses. The proposed landscaping softens the rectangular mass of each townhome unit and provides screening between the townhome units.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F5 Architectural	Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.
			Commission Findings	The mass of the building's rectangular volumes is broken up through material differentiation and an upper-level setback created by the second-floor deck. The projections created by the steel from awnings add visual interest to the building design. The landscaped trellis softens the rectangular volumes at the side facade.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F6 Architectural	Building(s) shall orient towards their primary street frontage.
			Commission Findings	The townhome units include covered entryways that orient towards the 2 nd Avenue. These covered entryway landings lead to paver walkways that connect to the bike path along 2 nd Avenue.
<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	<p>Each townhome unit have its own trash and recycling bins stored and screened from public view within the attached, enclosed garages. The applicant has submitted a letter from Clear Creek Disposal approving the townhome development's garbage disposal configuration. The townhome unit owners will move the garbage and recycling bin to 7th Street for service.</p> <p>The project plans do not indicate the installation of any satellite receivers. Any future installations of satellite receivers must be screened from public view.</p>
<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 building design includes weather protection that prevents water from dripping or snow from sliding onto areas where pedestrians gather and circulate and onto adjacent properties. As indicated on Sheet A2-A, the roof includes a system of internal drains as well as gutters. The roof plans shows snow guards to prevent snow from sliding onto areas where pedestrians gather and circulate or onto adjacent properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G1 Circulation Design	Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.
			Commission Findings	The townhome units' entrances lead to at-grade paver patios that connect to the bike path along 2 nd Avenue. The City Engineer has determined that sidewalks are not required to be installed along 7 th Street within this residential neighborhood. Pedestrian and bicycle access is provided within the low-traffic residential streets.
<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 are proposed to extend across the public sidewalk.
<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>The townhome units will both be accessed from a shared driveway along 7th Street.</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 driveway access.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G4	Curb cuts and driveway entrances shall be no closer than twenty (20') feet to the nearest intersection of two or more streets, as measured

			Circulation Design	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	As specified on Sheet L-1.0, the shared driveway entrance to the townhome development is located 58 feet from the intersection of 7 th Street and 2 nd Avenue. 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 driveway access.
<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	The new multi-family residential development provides unobstructed access for emergency vehicles, snowplows, garbage trucks, and other services vehicles. Unobstructed access to the townhome units is provided from the shared driveway along 7 th Street.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.H1 Snow Storage	Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.
			Commission Findings	The snow storage calculation is indicated on Sheet L3 of the property plans. The applicant has provided 600 square feet of snow storage on site, which is 30% of the asphalt driveway area.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.H2 Snow Storage	Snow storage areas shall be provided on-site.
			Commission Findings	The snow storage calculation is indicated on Sheet L3 of the property plans. The applicant has provided 600 square feet of snow storage on site, which is 30% of the asphalt driveway area.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.H3 Snow Storage	A designated snow storage area shall not have any dimension less than five (5') feet and shall be a minimum of twenty-five (25) square feet.
			Commission Findings	The 3 snow storage areas meet this dimensional requirement. The snow storage areas provided on site are 200, 50, and 350 square feet.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.H4 Snow Storage	In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.
			Commission Findings	The applicant has provided snow storage on site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I1 Landscaping	Landscaping is required for all projects.
			Commission Findings	The landscape plan is provided on Sheet L3 of the project plans. Landscaping includes conifer trees, flowering crab deciduous trees, deciduous shrubs, and grasses.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I2 Landscaping	Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.

			Commission Findings	The landscape plan is provided on Sheet L3 of the project plans. Landscaping includes conifer trees, flowering crab deciduous trees, deciduous shrubs, and grasses. The landscape plan shows 7 deciduous trees planted along the street frontages. The proposed landscaping will beautify the adjacent bike path.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I3 Landscaping	All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.
			Commission Findings	All proposed landscape materials and vegetation types shall be drought tolerant. The applicant is encouraged to select native species.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I4 Landscaping	Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.
			Commission Findings	The project's proposed landscaping provides a buffer between both townhome units and the adjacent existing Crossback townhome unit to the south. The 7 deciduous trees planted along the street side property line will buffer the townhome units from 2 nd Avenue.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.J1 Public Amenities	Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.
			Commission Findings	The City Engineer has determined that sidewalks are not required for this project in this residential neighborhood.

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 Crossbuck McNeeTownhomes 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. P21-025 this Tuesday, September 21st, 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 Table 1 (City Department Comments, Table 2 (Findings Regarding Compliance with Zoning Code and Dimensional Standards, and Table 3 (Compliance with Design Review Standards).
2. The Crossbuck McNee Townhomes Design Review (Application File No. P21-025) approval is subject to the Townhouse Subdivision Preliminary Plat Application File No. P21-026. All associated conditions of approval shall apply to the project.
3. The applicant shall remove the stairs that encroach into townhome unit A's required setback from 2nd Avenue.
4. 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 & Zoning Commission or the Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal.
5. The project shall comply with 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 Residential Code and Title 15 of Ketchum Municipal Code), Utilities Department, Street Department (Title 12 of Ketchum Municipal Code), and the City Engineer.
6. The applicant shall submit civil drawings prepared by an engineer licensed in the State of Idaho that include specifications for the project's right-of-way improvements, circulation design, utilities, and drainage improvements for final review and approval by the City Engineer, Streets Department, and Utilities Department prior to issuance of a Building Permit for the project.
7. Pursuant to Ketchum Municipal Code §17.96.090A, 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. Any extensions of Design Review approval shall comply with Ketchum Municipal Code §17.96.090b.
8. All Design Review elements, including right-of-way improvements and landscaping, shall be completed prior to issuance of a Certificate of Occupancy for the townhome development.
9. 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 townhome development.
10. Prior to issuance of a Building Permit for the project, the applicant shall submit a construction management plan that addresses each of the construction activity standards specified in Chapter 15.06 of Ketchum Municipal Code for review and approval by the Building, Planning, Streets, Utilities, and Fire departments and the City Engineer.

11. 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 21st day of September 2021.

Neil Morrow, Chair
City of Ketchum
Planning and Zoning Commission



City of Ketchum
Planning & Building

IN RE:)	
)	
Crossbuck McNee Townhomes)	KETCHUM PLANNING & ZONING COMMISSION
Townhouse Subdivision Preliminary Plat)	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Date: September 21, 2021)	DECISION
)	
File Number: 21-026)	

PROJECT: Crossbuck McNee Townhomes

APPLICATION TYPE: Design Review

FILE NUMBER: P21-025

ASSOCIATED APPLICATIONS: Townhouse Subdivision Preliminary Plat P21-026

REPRESENTATIVE: Chad Blincoe, Architect

OWNER: MMDM11 LLC

LOCATION: Southwest Corner of 2nd Avenue & W 7th Street (Ketchum Townsite: Amended Block 67: Lot 1A)

ZONING: General Residential Low Density (GR-L)

OVERLAY: None

RECORD OF PROCEEDINGS

The Planning & Zoning Commission considered the Crossbuck McNee Townhomes Design Review (Application File No. P21-025) and Townhouse Subdivision Preliminary Plat (Application File No. P21-026) applications during their meetings on July 27th, July 30th, and August 24th, 2021. The development applications were considered concurrently and the associated public hearings were combined in accordance with Idaho Code §67-6522. After considering Staff’s analysis, the applicant’s presentation, and public comment, the Planning & Zoning Commission unanimously approved the Crossbuck McNee Townhomes Design Review (Application File No. P21-025) and Townhouse Subdivision Preliminary Plat (Application File No. P21-026) applications.

Public Hearing 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 July 7th, 2021. The public hearing notice was published in the Idaho Mountain Express the on July 7th, 2021. A notice was posted on the project site and the city’s

website on July 20th, 2021. The public hearing for the project was continued from the Planning & Zoning Commission meetings of July 27th and July 30th, 2021.

FINDINGS OF FACT

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

FINDINGS REGARDING CROSSBUCK MCNEE TOWNHOMES

The Crossbuck McNee Townhomes project is comprised of concurrent Design Review and Townhouse Subdivision Preliminary Plat applications for the development of two new detached townhome units and associated site improvements on an undeveloped property located at the southwest corner of 2nd Avenue and W 7th Street (Ketchum Townsite: Amended Block 67: Lot 1A). The townhome units will share a private driveway accessed from 7th Street. The townhome development’s total proposed building coverage is 35%. Lot 1A within Block 67 of Ketchum Townsite will be subdivided into two townhouse sublots. The Crossbuck McNee Townhomes project requires both Design Review for the development of multi-family residential dwellings (Ketchum Municipal Code §17.96.010.A3) and a Townhouse Subdivision Preliminary Plat to create the townhouse sublots (Ketchum Municipal Code §16.04.080). The project plans for the new townhome development were attached as Exhibit A to the July 27th and August 24th, 2021 staff reports.

FINDINGS REGARDING TOWNHOUSE SUBDIVISION REQUIREMENTS

Townhouse Plat Requirements					
Compliant			Standards and Commission Findings		
Yes	No	N /A	City Code	City Standards and Commission Findings	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.B	Townhouse Owners' Documents: The subdivider of the townhouse project shall submit with the preliminary plat application a copy of the proposed party wall agreement and any proposed document(s) creating an association of owners of the proposed townhouse sublots, which shall adequately provide for the control and maintenance of all commonly held facilities, garages, parking and/or open spaces. Prior to final plat approval, the subdivider shall submit to the city a final copy of such documents and shall file such documents prior to recordation of the plat, which shall reflect the recording instrument numbers.	
			Commission Findings	The applicant has submitted a complete preliminary plat application including the CC&Rs. The applicant shall submit a final copy of the Townhouse Declaration and CC&Rs document to the Planning & Building Department and file such document prior to recordation of the final plat.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.C.1	<p>Preliminary Plat Procedure: Townhouse developments shall be administered consistent with the procedures and design and development regulations established in §16.04.030 and §16.04.040 and the standards of this subsection.</p> <p>All townhouse developments shall be platted under the procedures contained in the subdivision ordinance in effect and shall be required to obtain design review approval prior to building permit issuance.</p>	

			Commission Findings	The townhouse subdivision shall be platted under the procedures contained in the subdivision ordinance.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.C.2	The subdivider may apply for preliminary plat approval from the commission pursuant to subsection 16.04.030D of this chapter at the time application is made for design review approval pursuant to title 17, chapter 17.96 of this code. The commission may approve, deny or conditionally approve such preliminary plat upon consideration of the action taken on the application for design review of the project.
			Commission Findings	The townhome subdivision preliminary plat and design review applications for the development are being reviewed concurrently.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.C.3	The preliminary plat, other data, and the commission's Commission Findings may be transmitted to the council prior to commencement of construction of the project under a valid building permit issued by the City. The council shall act on the preliminary plat pursuant to subsection 16.04.030E and F of this chapter.
			Commission Findings	The preliminary plat and the Planning & Zoning Commission's Commission Findings will be transmitted to the City Council for their review and approval prior to the issuance of a building permit for the project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.080.C.4	In the event a phased townhouse development project is proposed, after preliminary plat is granted for the entirety of a project, the final plat procedure for each phase of a phased development project shall follow §16.04.030.G and comply with the additional provisions of §16.04.110 of this code.
			Commission Findings	N/A. The applicant has not proposed phasing with this townhome development project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.D	<p>D. Final Plat Procedure:</p> <p>1. The final plat procedure contained in subsection 16.04.030G of this chapter shall be followed. However, the final plat shall not be signed by the city clerk and recorded until the townhouse has received either:</p> <ul style="list-style-type: none"> a. A certificate of occupancy issued by the city of Ketchum for all structures in the townhouse development and completion of all design review elements as approved by the planning and zoning administrator; or b. Signed council approval of a phased development project consistent with §16.04.110 herein. <p>2. The council may accept a security agreement for any design review elements not completed on a case by case basis pursuant to title 17, chapter 17.96 of this code.</p>
			Commission Findings	The applicant shall follow the final plat procedure as specified in the City's subdivision ordinance.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.E.1	<p>E. Required Commission Findings : In addition to all Townhouse Developments complying with the applicable provisions of Title 17 and this Subdivision Chapter (§16.04), the Administrator shall find that</p> <p>All Townhouse Developments, including each individual subplot, shall not exceed the maximum building coverage requirements of the zoning district.</p>

			Commission Findings	The townhome project is located within the General Residential Low Density (GR-L) Zone. The townhomes development's proposed building coverage is 35% (2,651 square feet building coverage/7,580-square-foot lot), which is the maximum permitted in the GR-L Zone.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.080.E.2	Garage: All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots; provided, that the ownership of detached garages is tied to specific townhouse units on the townhouse plat and in any owner's documents, and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development.
			Commission Findings	Each townhome unit includes an attached and enclosed 2-car garage. No detached garages are proposed with this townhome development.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.E.3	General Applicability: All other provisions of this chapter and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse subdivisions. (Ord. 1061 § 3, 2009: Ord. 879 § 4, 2001: Ord. 460 § 2, 1987)
			Commission Findings	This townhouse subdivision will comply with all applicable local, state, and federal ordinances, rules, and regulations.

FINDINGS REGARDING PRELIMINARY PLAT REQUIREMENTS & SUBDIVISION STANDARDS

Preliminary Plat Requirements & Subdivision Design and Development Standards					
Compliant			Standards and Commission Findings		
Yes	No	N/A	City Code	City Standards and Commission Findings	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.C.1	The subdivider shall file with the administrator copies of the completed subdivision application form and preliminary plat data as required by this chapter.	
			Commission Findings	The application has been reviewed and determined to be complete.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J	Application and Preliminary Plat Contents: The preliminary plat, together with all application forms, title insurance report, deeds, maps, and other documents reasonably required, shall constitute a complete subdivision application. The preliminary plat shall be drawn to a scale of not less than one inch equals one hundred feet (1" = 100') and shall show the following:	
			Commission Findings	All required materials for the preliminary plat application have been submitted.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I.1	The scale, north point and date.	
			Commission Findings	This standard has been met. The preliminary plat contains a scale, north point, and date.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.2	The name of the proposed subdivision.	
			Commission Findings	This standard has been met.	

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.3	The name and address of the owner of record, the subdivider, and the engineer, surveyor, or other person preparing the plat.
			Commission Findings	This information has been provided on the application form and indicated on the Preliminary Plat.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.4	Legal description of the area platted.
			Commission Findings	This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.5	The names and the intersecting boundary lines of adjoining subdivisions and parcels of property.
			Commission Findings	This standard has been met. The existing 4 Crossbuck Townhome units on Lots 3A and 4A of Block 67 are indicated on the subdivision plat. Additionally, the applicant has indicated the Crossbuck West Townhomes proposed on adjacent Lot 2A on the preliminary plat.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.6	A contour map of the subdivision with contour lines and a maximum interval of two feet (2') to show the configuration of the land based upon the United States geodetic survey data, or other data approved by the city engineer.
			Commission Findings	This project plans include a topographic map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.7	The scaled location of existing buildings, water bodies and courses and location of the adjoining or immediately adjacent dedicated streets, roadways and easements, public and private.
			Commission Findings	The existing 4 Crossbuck Townhome units on Lots 3A and 4A of Block 67 are indicated on the subdivision plat. 7 th Street and 2 nd Avenue are indicated on the plat.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.8	Boundary description and the area of the tract.
			Commission Findings	This boundary description and the area of the tract is noted on the Preliminary Plat.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.9	Existing zoning of the tract.
			Commission Findings	The property is within the GR-L Zone.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.10	The proposed location of street rights of way, lots, and lot lines, easements, including all approximate dimensions, and including all proposed lot and block numbering and proposed street names.
			Commission Findings	This standard has been met. The location of the proposed townhouse sublots are indicated on the preliminary plat. The existing location of 2 nd Avenue, 7 th Street, and the Block 67 alley are indicated on the plat. The existing public utility easements are indicated on the plat. The townhouse subdivision does not propose a new lots, blocks, or street.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J.11	The location, approximate size and proposed use of all land intended to be dedicated for public use or for common use of all future property owners within the proposed subdivision.
			Commission Findings	The townhome development does not provide any land intended to be dedicated for public use or for the common use of all future property owners within the proposed subdivision.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.12	The location, size and type of sanitary and storm sewers, water mains, culverts and other surface or subsurface structures existing within or immediately adjacent to the proposed sanitary or storm sewers, water

				mains, and storage facilities, street improvements, street lighting, curbs, and gutters and all proposed utilities.
			Commission Findings	The project plans indicate the locations of all utility and drainage improvements as well as the required right-of-way improvements along 7 th Street. No new street lighting or curb and gutter improvements are required or proposed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.13	The direction of drainage, flow and approximate grade of all streets.
			Commission Findings	The project plans include drainage improvements. The drainage improvements are indicated on Sheet L2 and the drywell specifications are provided on the civil drawings.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.14	The location of all drainage canals and structures, the proposed method of disposing of runoff water, and the location and size of all drainage easements, whether they are located within or outside of the proposed plat.
			Commission Findings	All drainage improvements have been indicated on the project plans. No drainage canals are required or proposed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.15	Vicinity map drawn to approximate scale showing the location of the proposed subdivision in reference to existing and/or proposed arterials and collector streets.
			Commission Findings	The project plans include a vicinity map.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J.16	The boundaries of the floodplain, floodway and avalanche overlay district shall also be clearly delineated and marked on the preliminary plat or a note provided if the entire project is in the floodplain, floodway or avalanche overlay district.
			Commission Findings	N/A. The property is not currently mapped to be in the floodplain/floodway. The property is not located within the avalanche zone.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J.17	Building envelopes shall be shown on each lot, all or part of which is within a floodway, floodplain, or avalanche zone; or any lot that is adjacent to the Big Wood River, Trail Creek, or Warm Springs Creek; or any lot, a portion of which has a slope of twenty five percent (25%) or greater; or upon any lot which will be created adjacent to the intersection of two (2) or more streets.
			Commission Findings	N/A. The property is not located within the floodway, floodplain, or avalanche zone. The property does not lie adjacent to a river or creek. The lot does not contain slopes of 25% or greater. The project does not create a new lot—the preliminary plat subdivides an existing corner lot into 2 townhouse sublots.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.18	Lot area of each lot.
			Commission Findings	The proposed size of each subplot is indicated on the preliminary plat—each subplot has an area of 4,120 square feet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.19	Existing mature trees and established shrub masses.
			Commission Findings	The project plans indicate existing mature trees and shrub masses.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.20	To be provided to Administrator: Subdivision names shall not be the same or confused with the name of any other subdivision in Blaine County, Idaho and shall be approved by the Blaine

				County Assessor.
			Commission Findings	The Crossbuck McNee Townhomes subdivision name is unique and is not the same as another townhouse subdivision in Blaine County.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J.21	All percolation tests and/or exploratory pit excavations required by state health authorities.
			Commission Findings	N/A. This project will connect to municipal services.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.22	A copy of the provisions of the articles of incorporation and bylaws of homeowners' association and/or condominium declarations to be filed with the final plat of the subdivision.
			Commission Findings	The applicant has submitted a complete preliminary plat application including the CC&Rs. The applicant shall submit a final copy of the Townhouse Declaration and Party Wall Agreement document to the Planning & Building Department and file such document prior to recordation of the final plat.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.23	A current title report shall be provided at the time that the preliminary plat is filed with the administrator, together with a copy of the owner's recorded deed to such property.
			Commission Findings	This standard has been met. The applicant has submitted a Title Report and the Last Deed of Record.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.24	A digital copy of the preliminary plat shall be filed with the administrator.
			Commission Findings	This standard has been met.
<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.
			Commission Findings	This standard has been met. The construction design plans shall be submitted with the building permit application for review by City Departments. All improvements indicated on the project plans, including landscaping and right-of-way improvements, shall be installed prior to issuance a Certificate of Occupancy for the project. The Certificate of Occupancy must be issued before the project received final plat approval.
<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.
			Commission Findings	Improvement plans shall be reviewed and approved by City Departments through the building permit application process.
			16.04.040.C	Prior to final plat approval, the subdivider shall have previously constructed

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<p>all required improvements and secured a certificate of completion from the city engineer. However, in cases where the required improvements cannot be constructed due to weather conditions or other factors beyond the control of the subdivider, the city council may accept, in lieu of any or all of the required improvements, a performance bond filed with the city clerk to ensure actual construction of the required improvements as submitted and approved. Such performance bond shall be issued in an amount not less than one hundred fifty percent (150%) of the estimated costs of improvements as determined by the city engineer. In the event the improvements are not constructed within the time allowed by the city council (which shall be one year or less, depending upon the individual circumstances), the council may order the improvements installed at the expense of the subdivider and the surety. In the event the cost of installing the required improvements exceeds the amount of the bond, the subdivider shall be liable to the city for additional costs. The amount that the cost of installing the required improvements exceeds the amount of the performance bond shall automatically become a lien upon any and all property within the subdivision owned by the owner and/or subdivider.</p>
			Commission Findings	<p>All improvements indicated on the project plans, including landscaping and right-of-way improvements, shall be installed prior to issuance a Certificate of Occupancy for the project. The Certificate of Occupancy must be issued before the project received final plat approval.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.D	<p>As Built Drawing: Prior to acceptance by the city council of any improvements installed by the subdivider, two (2) sets of as built plans and specifications, certified by the subdivider's engineer, shall be filed with the city engineer. Within ten (10) days after completion of improvements and submission of as built drawings, the city engineer shall certify the completion of the improvements and the acceptance of the improvements, and shall submit a copy of such certification to the administrator and the subdivider. If a performance bond has been filed, the administrator shall forward a copy of the certification to the city clerk. Thereafter, the city clerk shall release the performance bond upon application by the subdivider.</p>
			Commission Findings	<p>All improvements indicated on the project plans, including landscaping and right-of-way improvements, shall be installed prior to issuance a Certificate of Occupancy for the project. The Certificate of Occupancy must be issued before the project received final plat approval.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.E	<p>Monumentation: Following completion of construction of the required improvements and prior to certification of completion by the city engineer, certain land survey monuments shall be reset or verified by the subdivider's engineer or surveyor to still be in place. These monuments shall have the size, shape, and type of material as shown on the subdivision plat. The monuments shall be located as follows:</p> <ol style="list-style-type: none"> 1. All angle points in the exterior boundary of the plat. 2. All street intersections, points within and adjacent to the final plat. 3. All street corner lines ending at boundary line of final plat. 4. All angle points and points of curves on all streets. 5. The point of beginning of the subdivision plat description.

			Commission Findings	The applicant shall meet the required monumentation standards prior to recordation of the final plat.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.F	<p>Lot Requirements:</p> <ol style="list-style-type: none"> 1. Lot size, width, depth, shape and orientation and minimum building setback lines shall be in compliance with the zoning district in which the property is located and compatible with the location of the subdivision and the type of development, and preserve solar access to adjacent properties and buildings. 2. Whenever a proposed subdivision contains lot(s), in whole or in part, within the floodplain, or which contains land with a slope in excess of twenty five percent (25%), based upon natural contours, or creates corner lots at the intersection of two (2) or more streets, building envelopes shall be shown for the lot(s) so affected on the preliminary and final plats. The building envelopes shall be located in a manner designed to promote harmonious development of structures, minimize congestion of structures, and provide open space and solar access for each lot and structure. Also, building envelopes shall be located to promote access to the lots and maintenance of public utilities, to minimize cut and fill for roads and building foundations, and minimize adverse impact upon environment, watercourses and topographical features. Structures may only be built on buildable lots. Lots shall only be created that meet the definition of "lot, buildable" in section 16.04.020 of this chapter. Building envelopes shall be established outside of hillsides of twenty five percent (25%) and greater and outside of the floodway. A waiver to this standard may only be considered for the following: a. For lot line shifts of parcels that are entirely within slopes of twenty five percent (25%) or greater to create a reasonable building envelope, and mountain overlay design review standards and all other city requirements are met. b. For small, isolated pockets of twenty five percent (25%) or greater that are found to be in compliance with the purposes and standards of the mountain overlay district and this section. 3. Corner lots outside of the original Ketchum Townsite shall have a property line curve or corner of a minimum radius of twenty five feet (25') unless a longer radius is required to serve an existing or future use. 4. Side lot lines shall be within twenty degrees (20°) to a right angle or radial line to the street line. 5. Double frontage lots shall not be created. A planting strip shall be provided along the boundary line of lots adjacent to arterial streets or incompatible zoning districts. 6. Every lot in a subdivision shall have a minimum of twenty feet (20') of frontage on a dedicated public street or legal access via an easement of twenty feet (20') or greater in width. Easement shall be recorded in the office of the Blaine County recorder prior to or in conjunction with recordation of the final plat..
			Commission Findings	<p>Standards 1, 4, 5, and 6 have been met.</p> <p>Standard 1 has been met—the lot and townhouse sublots sizes, widths, and depths comply with the dimensional standards for lots and townhouse sublots required in the GR-L Zone. The proposed townhome development complies</p>

				<p>with setbacks from front, rear, and side property lines required in the GR-L Zone.</p> <p>Standard 6 has been met. Each subplot has 55 feet of frontage along 2nd Avenue. Sublot 1A has 75 feet of frontage along 7th Street.</p> <p>Standard 2 is not applicable as the subdivision is not located in the floodplain, mountain overlay, or avalanche zone. Standard 3 is no applicable because subject Lot 1A is located within Ketchum Townsite.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.G	<p>G. Block Requirements: The length, width and shape of blocks within a proposed subdivision shall conform to the following requirements:</p> <ol style="list-style-type: none"> 1. No block shall be longer than one thousand two hundred feet (1,200'), nor less than four hundred feet (400') between the street intersections, and shall have sufficient depth to provide for two (2) tiers of lots. 2. Blocks shall be laid out in such a manner as to comply with the lot requirements. 3. The layout of blocks shall take into consideration the natural topography of the land to promote access within the subdivision and minimize cuts and fills for roads and minimize adverse impact on environment, watercourses and topographical features. 4. Except in the original Ketchum Townsite, corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the intersection of the streets.
			Commission Findings	N/A. No new blocks are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.1	<p>H. Street Improvement Requirements:</p> <ol style="list-style-type: none"> 1. The arrangement, character, extent, width, grade and location of all streets put in the proposed subdivision shall conform to the comprehensive plan and shall be considered in their relation to existing and planned streets, topography, public convenience and safety, and the proposed uses of the land;
			Commission Findings	N/A. The townhome development is an infill project within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.2	<p>2. All streets shall be constructed to meet or exceed the criteria and standards set forth in chapter 12.04 of this code, and all other applicable ordinances, resolutions or regulations of the city or any other governmental entity having jurisdiction, now existing or adopted, amended or codified;</p>
			Commission Findings	This proposal does not create a new street. This standard is not applicable.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.3	<p>3. Where a subdivision abuts or contains an existing or proposed arterial street, railroad or limited access highway right of way, the council may require a frontage street, planting strip, or similar design features;</p>
			Commission Findings	N/A. No street frontage improvements like planting strips are required.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.4	<p>4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods;</p>
			Commission Findings	N/A. This proposal does not create a new street. This standard is not applicable.

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

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

			Commission Findings	N/A. The townhome development is an infill project within a residential neighborhood served by existing streets. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.21	21. Whenever a proposed subdivision requires construction of a new bridge, or will create substantial additional traffic which will require construction of a new bridge or improvement of an existing bridge, such construction or improvement shall be a required improvement by the subdivider. Such construction or improvement shall be in accordance with adopted standard specifications;
			Commission Findings	N/A. This proposal does not require construction of a new bridge or impact any existing bridges.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.22	22. Sidewalks, curbs and gutters shall be required consistent with adopted city standards and where designated shall be a required improvement installed by the subdivider;
			Commission Findings	<p>While the Crossbuck McNee Townhomes project qualifies as a substantial improvement, sidewalks are not required to be installed within this residential neighborhood.</p> <p>The applicant shall improve the right-of-way (ROW) adjacent to the front property line along 7th Street to City ROW standards for residential roadways. The required right-of-way improvements are indicated on Sheet C2 of the project plans. Material shall be pervious/permeable to allow drainage. Surface must allow for vehicle parking and be consistent along the entire property frontage. Material within the first eight (8) feet from edge of asphalt shall be distinct from driveway and rest of property in order to visually appear to be available for parking. Grading and drainage improvements must meet the following standards: minimum 5% slope, no obstructions, such as boulders or berms, no buried irrigation systems within the first eight (8) from the edge of asphalt, and no subsurface irrigation lines are permitted beyond the first eight (8) feet, however popup heads are not permitted anywhere in the ROW. No live plant material within the first eight (8) feet from edge of asphalt. Low ground cover plant material, such as turf grass, is permitted beyond the first eight (8) feet. Drought-tolerant species is preferred.</p> <p>Final civil drawings for all associated ROW improvements shall be submitted with the building permit application to be reviewed and approved by the City Engineer and Streets Department prior to issuance of a building permit for the project.</p> <p>See Table 1 for comments and conditions from the City Engineer & Streets Department.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.23	23. Gates are prohibited on private roads and parking access/entranceways, private driveways accessing more than one single-family dwelling unit and one accessory dwelling unit, and public rights-of-way unless approved by the City Council; and
			Commission Findings	No gates are proposed.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.24	24. No new public or private streets or flag lots associated with a proposed subdivision (land, planned unit development, townhouse, condominium) are permitted to be developed on parcels within the Avalanche Zone
			Commission Findings	N/A. The townhouse sublots are not located within the Avalanche Zone.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.I	I. Alley Improvement Requirements: Alleys shall be provided in, commercial and light industrial zoning districts. The width of an alley shall be not less than twenty feet (20'). Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be provided to permit safe vehicular movement. Dead end alleys shall be permitted only within the original Ketchum Townsite and only after due consideration of the interests of the owners of property adjacent to the dead end alley including, but not limited to, the provision of fire protection, snow removal and trash collection services to such properties. Improvement of alleys shall be done by the subdivider as required improvement and in conformance with design standards specified in subsection H2 of this section.
			Commission Findings	N/A. The townhouse sublots are located in a residential neighborhood within the City's GR-L Zone and do not abut an alley.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.J.1	J. Required Easements: Easements, as set forth in this subsection, shall be required for location of utilities and other public services, to provide adequate pedestrian circulation and access to public waterways and lands. 1. A public utility easement at least ten feet (10') in width shall be required within the street right-of-way boundaries of all private streets. A public utility easement at least five feet (5') in width shall be required within property boundaries adjacent to Warm Springs Road and within any other property boundary as determined by the City Engineer to be necessary for the provision of adequate public utilities.
			Commission Findings	N/A. These easements are not required as the project create a new street and the property is not adjacent to Warm Springs Road.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.J.2	2. Where a subdivision contains or borders on a watercourse, drainageway, channel or stream, an easement shall be required of sufficient width to contain such watercourse and provide access for private maintenance and/or reconstruction of such watercourse.
			Commission Findings	N/A as the townhouse sublots do not border a waterway.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.J.3	3. All subdivisions which border the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a ten foot (10') fish and nature study easement along the riverbank. Furthermore, the Council shall require, in appropriate areas, an easement providing access through the subdivision to the bank as a sportsman's access. These easement requirements are minimum standards, and in appropriate cases where a subdivision abuts a portion of the river adjacent to an existing pedestrian easement, the Council may require an extension of that easement along the portion of the riverbank which runs through the proposed subdivision.
			Commission Findings	N/A as the townhouse sublots do not border a waterway.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.J.4	4. All subdivisions which border on the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a twenty five foot (25') scenic easement upon which no permanent structure shall be built in order to protect the natural vegetation and wildlife along the riverbank and to protect structures from damage or loss due to riverbank erosion.
			Commission Findings	N/A as the townhouse sublots do not border a waterway.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.J.5	5. No ditch, pipe or structure for irrigation water or irrigation wastewater shall be constructed, rerouted or changed in the course of planning for or constructing required improvements within a proposed subdivision unless same has first been approved in writing by the ditch company or property owner holding the water rights. A written copy of such approval shall be filed as part of required improvement construction plans.
			Commission Findings	N/A. No changes to ditches, pipes, or other irrigation structures are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.J.6	6. Nonvehicular transportation system easements including pedestrian walkways, bike paths, equestrian paths, and similar easements shall be dedicated by the subdivider to provide an adequate nonvehicular transportation system throughout the City.
			Commission Findings	N/A. The townhouse sublots are within an existing residential neighborhood. The City Engineer has determined that sidewalks are not required for this project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.K	K. Sanitary Sewage Disposal Improvements: Central sanitary sewer systems shall be installed in all subdivisions and connected to the Ketchum sewage treatment system as a required improvement by the subdivider. Construction plans and specifications for central sanitary sewer extension shall be prepared by the subdivider and approved by the City Engineer, Council and Idaho Health Department prior to final plat approval. In the event that the sanitary sewage system of a subdivision cannot connect to the existing public sewage system, alternative provisions for sewage disposal in accordance with the requirements of the Idaho Department of Health and the Council may be constructed on a temporary basis until such time as connection to the public sewage system is possible. In considering such alternative provisions, the Council may require an increase in the minimum lot size and may impose any other reasonable requirements which it deems necessary to protect public health, safety and welfare.
			Commission Findings	All townhome units will connect to the municipal sewer systems. The project shall meet all requirements of the Wastewater Department.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.L	L. Water System Improvements: A central domestic water distribution system shall be installed in all subdivisions by the subdivider as a required improvement. The subdivider shall also be required to locate and install an adequate number of fire hydrants within the proposed subdivision according to specifications and requirements of the City under the supervision of the Ketchum Fire Department and other regulatory agencies having jurisdiction. Furthermore, the central water system shall have sufficient flow for domestic use and adequate fire flow. All such water systems installed shall be looped extensions, and no dead end systems shall

				be permitted. All water systems shall be connected to the Municipal water system and shall meet the standards of the following agencies: Idaho Department of Public Health, Idaho Survey and Rating Bureau, District Sanitarian, Idaho State Public Utilities Commission, Idaho Department of Reclamation, and all requirements of the City.
			Commission Findings	The townhome development will connect to the municipal water system. All utilities necessary must be improved and installed at the sole expense of the applicant. Final plans will be reviewed and approved by the Utilities Department prior to issuance of a building permit for the project. See Table 1 for review comments and conditions from the Utilities Department.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.M	M. Planting Strip Improvements: Planting strips shall be required improvements. When a predominantly residential subdivision is proposed for land adjoining incompatible uses or features such as highways, railroads, commercial or light industrial districts or off street parking areas, the subdivider shall provide planting strips to screen the view of such incompatible features. The subdivider shall submit a landscaping plan for such planting strip with the preliminary plat application, and the landscaping shall be a required improvement.
			Commission Findings	N/A. The townhouse sublots are within an existing residential subdivision.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.N.1	N. Cuts, Fills, And Grading Improvements: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts, fills, alterations of topography, streams, drainage channels, and disruption of soils and vegetation. The design criteria shall include the following: 1. A preliminary soil report prepared by a qualified engineer may be required by the commission and/or Council as part of the preliminary plat application.
			Commission Findings	The project shall meet all cut, fill, and grading standards.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.N.2	2. Preliminary grading plan prepared by a civil engineer shall be submitted as part of all preliminary plat applications. Such plan shall contain the following information: a. Proposed contours at a maximum of five foot (5') contour intervals. b. Cut and fill banks in pad elevations. c. Drainage patterns. d. Areas where trees and/or natural vegetation will be preserved. e. Location of all street and utility improvements including driveways to building envelopes. f. Any other information which may reasonably be required by the Administrator, commission or Council to adequately review the affect of the proposed improvements.
			Commission Findings	The project plans include a grading plan on Sheet L2.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.N.3	3. Grading shall be designed to blend with natural landforms and to minimize the necessity of padding or terracing of building sites, excavation for

				foundations, and minimize the necessity of cuts and fills for streets and driveways.
			Commission Findings	The proposed grading meets these requirements.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.N.4	4. Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for open space for the benefit of future property owners within the subdivision.
			Commission Findings	N/A. The townhome development is an infill project on a vacant lot surrounding by existing development.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.N.5	5. Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such times as such revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion.
			Commission Findings	The project shall meet this requirement regarding soil stabilization and revegetation.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.N.6	6. Where cuts, fills, or other excavations are necessary, the following development standards shall apply: a. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability. b. Fills shall be compacted to at least ninety five percent (95%) of maximum density as determined by AASHO T99 (American Association of State Highway Officials) and ASTM D698 (American Standard Testing Methods). c. Cut slopes shall be no steeper than two horizontal to one vertical (2:1). Subsurface drainage shall be provided as necessary for stability. d. Fill slopes shall be no steeper than three horizontal to one vertical (3:1). Neither cut nor fill slopes shall be located on natural slopes of three to one (3:1) or steeper, or where fill slope toes out within twelve feet (12') horizontally of the top and existing or planned cut slope. e. Toes of cut and fill slopes shall be set back from property boundaries a distance of three feet (3'), plus one-fifth (1/5) of the height of the cut or the fill, but may not exceed a horizontal distance of ten feet (10'); tops and toes of cut and fill slopes shall be set back from structures at a distance of at least six feet (6'), plus one-fifth (1/5) of the height of the cut or the fill. Additional setback distances shall be provided as necessary to accommodate drainage features and drainage structures.
			Commission Findings	The project shall meet these development standards.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.0	O. Drainage Improvements: The subdivider shall submit with the preliminary plat application such maps, profiles, and other data prepared by an engineer to indicate the proper drainage of the surface water to natural drainage courses or storm drains, existing or proposed. The location and width of the natural drainage courses shall be shown as an easement common to all owners within the subdivision and the City on the preliminary and final plat. All natural drainage courses shall be left

				<p>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>
			Commission Findings	<p>The drainage system must keep all storm water within the project site. Storm water is prohibited from draining onto the 7th Street or 2nd Avenue rights-of-way. All drainage improvements must meet city standards.</p> <p>Prior to issuance of a building permit for the project, the applicant shall submit a final drainage plan indicating grading, catch basins, piping, and drywells (KMC §17.96.040.C.2b & KMC §17.96.060.C.1-4) prepared by a civil engineer licensed in the state to be submitted for review and approval by the City Engineer and Streets Department. Additionally, the applicant shall submit geotechnical report with the building permit application for review by the City Engineer. As noted in the Utilities Department’s comments, all drywells must have proper separation from potable water lines. See Table 1 for City Department comments and conditions.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.P	<p>P. Utilities: In addition to the terms mentioned in this section, all utilities including, but not limited to, electricity, natural gas, telephone and cable services shall be installed underground as a required improvement by the subdivider. Adequate provision for expansion of such services within the subdivision or to adjacent lands including installation of conduit pipe across and underneath streets shall be installed by the subdivider prior to construction of street improvements.</p>
			Commission Findings	<p>All utilities, including electricity, natural gas, telephone, and cable services, shall be installed underground.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.Q	<p>Q. Off Site Improvements: Where the off site impact of a proposed subdivision is found by the commission or Council to create substantial additional traffic, improvements to alleviate that impact may be required of the subdivider prior to final plat approval, including, but not limited to, bridges, intersections, roads, traffic control devices, water mains and facilities, and sewer mains and facilities.</p>
			Commission Findings	<p>N/A. The townhouse subdivision does not trigger off-site improvements.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.R	<p>R. Avalanche And Mountain Overlay: All improvements and plats (land, planned unit development, townhouse, condominium) created pursuant to this chapter shall comply with City of Ketchum Avalanche Zone District and Mountain Overlay Zoning District requirements as set forth in Title 17 of this Code.</p>
			Commission Findings	<p>N/A. The townhouse sublots are not located in the Avalanche or Mountain overlay zoning districts.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.S	<p>S. Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings,</p>

			established shrub masses and historic areas, shall be preserved through design of the subdivision.
		Commission Findings	The applicant will install new landscaping as indicated on Sheet L-3.0 of the project plans.

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 review and recommend approval of the applicant’s Townhouse Subdivision Preliminary Plat Application pursuant to Chapter 16.04 of Ketchum Code Title 16.
3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Ketchum Municipal Code §16.04.030.
4. The Townhouse Subdivision Preliminary Plat application is governed under Chapter 16.04 of Ketchum Municipal Code.
5. The Crossbuck McNee Townhouse Subdivision Preliminary Plat application meets all applicable standards specified in Title 16 of Ketchum Municipal Code.

DECISION

THEREFORE, the Ketchum Planning and Zoning Commission **recommends approval** of this Preliminary Plat application to the City Council this Tuesday, September 21st, 2021 subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. The Crossbuck McNee Townhouse Subdivision Preliminary Plat (Application File No. P21-026) approval is subject to Design Review Application File No. P21-025. All associated conditions of approval shall apply to the project.
2. The project shall comply with all conditions and comments as specified in Table 1 (Findings Regarding Townhouse Subdivision Requirements) and Table 2 (Findings Regarding Preliminary Plat Requirements & Subdivision Standards).
3. The recorded plat shall show a minimum of two Blaine County Survey Control Monuments with ties to the property and an inverse between the two monuments. The Survey Control Monuments shall be clearly identified on the face of the map.
4. An electronic CAD file shall be submitted to the City of Ketchum prior to final plat signature by the City Clerk. The electronic CAD file shall be submitted to the Blaine County Recorder’s office concurrent with the recording of the Plat containing the following minimum data:
 - a. Line work delineating all parcels and roadways on a CAD layer/level designated as “parcel”;

- b. Line work delineating all roadway centerlines on a CAD layer/level designated as “road”; and,
 - c. Line work that reflects the ties and inverses for the Survey Control Monuments shown on the face of the Plat shall be shown on a CAD layer/level designated as “control”; and,
 - d. All information within the electronic file shall be oriented and scaled to Grid per the Idaho State Plane Coordinate System, Central Zone, NAD1983 (1992), U.S. Survey Feet, using the Blaine County Survey Control Network. Electronic CAD files shall be submitted in a “.dwg”, “.dgn” or “.shp” format and shall be submitted digitally to the City on a compact disc. When the endpoints of the lines submitted are indicated as coincidental with another line, the CAD line endpoints shall be separated by no greater than 0.0001 drawing units.
5. The applicant shall provide a copy of the recorded final plat to the Planning and Building Department for the official file on the application.
 6. The Townhouse Declaration shall be simultaneously recorded with the Final Plat. The developer shall submit a final copy of the document to the Planning & Building Department and file such document prior to recordation of the final plat. The City will not now, nor in the future, determine the validity of the Townhouse Declaration.
 7. The project shall comply with 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 Residential Code and Title 15 of Ketchum Municipal Code), Utilities Department, Street Department (Title 12 of Ketchum Municipal Code), and the City Engineer.
 8. In addition to the requirements set forth in this Townhouse Subdivision Preliminary Plat approval, this project shall comply with all applicable local, state, and federal laws.

Findings of Fact **adopted** this 21st day of September 2021.

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 SEPTEMBER 21, 2021

- PROJECT:** Okada Residence
- FILE NUMBER:** P21-042 and P21-041
- APPLICATION TYPE:** Final Design Review and Subdivision – Preliminary Plat
- REPRESENTATIVE:** Jolyon Sawrey, Vital Ink Architecture (Architect)
- PROPERTY OWNER:** Robert L. Okada
- REQUEST:** Final Design Review and Preliminary Plat application for the development of a new 1,792 square foot detached townhome
- LOCATION:** 407 Bald Mountain Rd – Tax Lot 3215
- ZONING:** General Residential – Low Density (GR-L)
- 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 September 21, 2021. The public hearing notice was published in the Idaho Mountain Express the on September 1, 2021. A notice was posted on the project site and the city’s website on September 13, 2021.

I. EXECUTIVE SUMMARY:



Figure 1: Conceptual Rendering of Okada Residence

The Applicant is proposing a new 1,792 square foot two-story detached townhome (the “project”), located at 407 Bald Mountain Rd (the “subject property”). The subject property is a tax lot with an existing single family dwelling unit zoned General Residential – Low Density (GR-L). Detached townhomes are a permitted use within the GR-L zone district provided that all dimensional standards are met. The project proposes to retain the existing single family dwelling unit, subdivide the property into two townhouse sublots and construct a new detached dwelling unit on the newly created lot. See Sheet C1.0 in Attachment B for a site plan illustrating the location of the existing dwelling unit, proposed lot lines, and location of the proposed unit.

As the existing lot has not previously subdivided, both structures must meet zoning and subdivision requirements for approval of the townhouse subdivision. The existing single-family dwelling unit was constructed in 1961. See Attachment E for a review of the project's conformance with zoning and dimensional standards.

The project will construct improvements to the right-of-way per the City of Ketchum improvement standards. All improvements to the right-of-way will be reviewed and approved by the City Engineer and Streets Department prior to issuance of a building permit. See sheet C1.1 of Attachment B and Sections III and IV of this staff report for an overview of proposed improvements.

Staff believes the project to be in conformance with all requirements of the zoning code, all standards related to design review, and all subdivision requirements for preliminary plats.

II. BACKGROUND:

The City of Ketchum received the application for Design Review and Preliminary Plat on April 28, 2021. Preapplication Design Review is not required for the project as the total number of units is less than five. The Final Design and Preliminary Plat applications have been reviewed concurrently and were deemed complete on July 15, 2021, 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 August 11, 2021. Department comments can be found in Table 1, Attachment E to this staff report.

III. CONFORMANCE WITH ZONING AND DESIGN REVIEW STANDARDS:

Per Ketchum Municipal Code (KMC) §17.96.010.A – *Applicability*, design review is required for all new multi-family dwellings including attached and detached townhomes. Before granting Design Review approval, the Commission must determine that the application meets two criteria: (1) the project doesn't jeopardize the health, safety, or welfare of the public, and (2) the project conforms to all Design Review standards and zoning regulations (KMC §17.96.050.A).

Conformance with Zoning Regulations

During department review, city staff reviewed the project for conformance with all applicable zoning code requirements including uses, dimensional limitations, signage, parking, development standards, and dark skies. The project follows all applicable zoning code requirements. Review of compliance with zoning and dimensional standards can be found in Attachment F. For ease of reference, Sublot 1 is the existing home. Below is an overview of standards worth noting:

Building Coverage

Dimensional standards for townhouse lots are measured from the parent lot, not each individual subplot. For the proposed project, total lot coverage is calculated by adding the coverage of both structures and dividing that number by the total lot area for the parent lot. For the project, the total lot coverage is 2,136.30 square feet. This represents a total lot coverage of 24.5% of the parent lot which is 8,712 square feet.

Setbacks

In the GR-L zone district, side setbacks are a function of the building height on the lot. For townhouse sublots, side setbacks are based on the building adjacent to the setback being measured. For this project, the side setback for the western property boundary is based on the existing structure (12 feet 6 inches tall). The side setback for the eastern property boundary is based on the proposed building (21 feet 10 1/8 inches). As shown on Sheet A1.1 and calculation in Attachment F, both structures meet side setback requirements. There is an existing shed on Sublot 1 within the front setback, this shed is being removed as part of the project as noted on Sheet C1.1.

Parking

Although detached townhomes with no common area and separate driveways appear as single-family dwelling units, pursuant to the definition of “Dwelling: townhouse” in KMC 17.080.020, detached dwelling units are considered multi-family dwelling units. The minimum number of parking spaces for multi-family dwelling units is one parking space for units less than 2,000 square feet. Units above 2,000 square feet require two parking spaces. The square footage of the existing unit is 1,032 and the new unit is 1,792. Both dwelling units are less than 2,000 square feet and provide one parking space off-street, complying with the zoning requirements. See Section IV below for a further discussion of restrictions to surface parking in the driveway for subplot 2.

Curb Cut

Currently, the curb cut extends the full length of the property. The applicant proposes to remove the existing asphalt and replace with the proposed curb cuts as shown on Sheet C1.1. The proposed curb cuts meet the requirements for maximum linear footage accessing off-street parking and are correcting a current nonconformity on site.

Conformance with Design Review Improvements and Standards

During department review, city staff reviewed the project for conformance with all applicable design review improvements and standards outlined in KMC §17.96.060 – *Improvements and Standards*. Staff reviewed the project for conformance with all corresponding city code requirements related to right-of-way improvements including but not limited to sidewalks, street lighting, alleys, and on-street parking. Staff believes that either a requirement is not applicable due to the scope of the project, or requirements are met. Please see Attachment G for a review of all design review improvements and standards. Below is an overview of comments provided by the Commission in Preapplication Design Review and changes the applicant has made to address the comments:

Compatibility of Design (KMC 17.96.060.E) and Architectural (KMC 17.96.060)

The character and makeup of Bald Mountain Rd is diverse, ranging from small single-family residences on the west end to large multi-family buildings on the east end. Many of the buildings are of an older vintage with pitched or sloped roofs. A variety of colors and natural materials make up the exterior of the buildings including natural wood or brown shades of siding to lighter shades of grey, beige, and blue siding. The existing residence is a one-story building with a pitched roof and natural wood vertical siding. To the east, is a one-story building with a pitched roof and blue-grey vertical siding.

The project proposes a two-story building with sloped roofs and vertical wood siding. As shown on Sheet A6.0, the color palette for the project is natural wood with black windows, corrugated metal roof, and steel accent fascia and garage door. The front façade is broken up to reduce flatness and bulk by recessing the second floor on the west side and carry the roof form below the recessed portion across the full length of the building. Staff believes the proposed building design and materials is compatible with the surrounding neighborhood and adjacent structures.

Sidewalks (KMC 17.96.060.B)

KMC 17.124.140 outlines the zone districts where sidewalks are required when substantial improvements are made, which include the CC, all tourist zone districts, and all light industrial districts. The subject property is within the GR-L zone district, which is not a district where sidewalks are required per the development standards.

Streets (KMC 17.96.060.A) and Drainage (KMC 17.96.060.C)

Bald Mountain Rd is classified as a residential street, requiring a minimum right-of-way of 60 feet. The Bald Mountain Rd right-of-way is nonconforming at 40 feet. A normal 60 foot right-off-way would include 26 feet of pavement and a total of 17 feet for permeable material to manage drainage and snow storage. The existing pavement on Bald Mountain Rd ranges from 21-23 feet wide with 3.5-5.5 feet of permeable material for

drainage. The applicant is required to bring the width of pavement to a consistent 26 feet for the length of the subject property. Pursuant to KMC 17.96.060.C.3, the City Engineer and Director of Streets and Facilities has reviewed the drainage and snow storage requirements for this section of road and determined that a total of 8 feet for drainage and snow storage is necessary. To achieve this, a snow storage easement along the front property line will be reserved for the City of Ketchum for snow storage purposes. The snow storage easement must remain free from obstructions, therefore, no surface parking in the driveway of Sublot 2 is permitted. See Sheet C1.1 for proposed right-of-way improvements. Final civil drawings for right-of-way improvements will be reviewed and approved by the City Engineer and Streets department prior to issuance of a building permit per recommended condition of approval #2.

Utilities (17.96.060.D)

Currently, the Bald Mountain Rd residential area is served by a series of above ground power lines. Many of which serve multiple lots and residences from one pole and transformer. There is an above ground power pole located at the northwest corner of the subject property that serves the existing home, and three other lots to the east, west, and north of the subject property. To accommodate the new detached townhouse, the pole size and transformer on the pole will be upgraded. The overhead line serving the residence to the east, the existing residence on the subject property, and the service to the new detached townhouse will be underground, running along the front property line. The overhead power pole serving the existing properties to the north and west will remain. Staff believes this meets the criteria for underground utilities as all new and existing structures within the development will be served with underground utilities. Sheet A1.1 shows a potential transformer in the northwest corner of the property, pending discussions with Idaho Power. Staff received confirmation that this transformer will be pole mounted and that the only transformer or junction box on site would be in the northwest corner of the property as shown on the landscape plan, Sheet A1.2. Staff recommends condition of approval #1 to ensure that the final configuration is adhered to.

IV. CONFORMANCE WITH SUBDIVISION STANDARDS

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

- The standard applies to the creation of new subdivisions or new infrastructure. The application does not propose any new streets, water or sewer extensions of main lines, or master drainage infrastructure.
- The standard applies to action that shall be taken at the final plat stage of the process and this application is for a preliminary plat.
- Per provisions of the standard, the City Engineer has determined that the standard does not apply.

As discussed above in Section III of the staff report, a snow storage easement will be reserved for the City of Ketchum as depicted on the Preliminary Plat. No parking is permitted within the snow storage easement. Staff recommends a plat note be added that indicates this restriction to ensure full compliance with the requirement. Condition of approval #2 for the preliminary plat addresses this item.

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

V. STAFF RECOMMENDATION

Staff recommends **approval** of the Design Review application subject to the following conditions:

1. The transformer noted in the northwest corner of the property on Sheet A1.1 shall be pole mounted with underground lines serving the existing residence, the new detached townhome, and the property

- to the east. Revised electrical and civil plan sets are required for final review and approval by the Planning Department and City Engineer prior to issuance of a building permit for the project.
2. Final civil drawings prepared by an engineer registered in the State of Idaho which include specifications for right-of-way, utilities, and drainage improvements shall be submitted for review and approval by the City Engineer, Streets, and Utilities departments prior to issuance of a building permit for the project.
 3. 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.
 4. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.

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

1. The preliminary plat is subject to all conditions of approval associated with Design Review approval 21-069.
2. The Final Plat application shall include a plat note prohibiting parking within the driveway for subplot 2.
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.

VI. RECOMMENDED MOTIONS

Design Review:

"I move to approve the Okada Residence Design Review application, as conditioned, as it does not jeopardize the health, safety, and welfare of the public and conforms to all applicable design review standards and zoning regulations."

Preliminary Plat:

"I move to recommend approval of the Okada Subdivision Preliminary Plat application, as conditioned, as it conforms to all applicable subdivision regulations for a preliminary plat and condominium map."

ATTACHMENTS:

- A. Application Materials – Design Review application and supplemental materials
- B. Application Materials - Design Review Plan Set
- C. Application Materials – Preliminary Plat application and supplemental materials
- D. Application Materials – Preliminary Plat Plan Set
- E. Table 1 – Department Comments
- F. Table 2 – Zoning and Dimensional Standards Evaluation
- G. Table 3 – Design Review Standards Evaluation
- H. Table 4 – Preliminary Plat Requirements Evaluation



Okada Residence - Design Review and Preliminary Plat Applications
Table 1: City Department Comments

City Department comments are based on the project concept as proposed with the Design Review project plans. All City Departments shall review and approve the project through the Building Permit application process. All comments pertaining to the Design Review drawings are subject to change. All right-of-way improvements must be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project.

City Department Comments
<i>All City Department requirements and associated specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a Building Permit for the project.</i>
<p>Fire Department:</p> <ul style="list-style-type: none"> • It is the General Contractor’s responsibility to understand and adhere to all Fire Protection Ordinance #1217 requirements in addition to all City of Ketchum requirements in effect at the time of Building Permit issuance. Failure to comply with all local ordinances and codes may result in project work stoppage as well as criminal penalties. • The above project shall meet all 2018 International Fire Code requirements in addition to specific City Building and Fire Ordinances. • IF a monitored fire detection system exists or is installed, it shall meet NFPA 72 and be monitored by an approved alarm monitoring station. An approved key box shall be installed, with the appropriate keys, for emergency fire department access in a location approved by the fire department. • Smoke and Carbon Monoxide Detectors shall be installed per NFPA and the International Fire Code. Smoke detectors shall be installed inside each bedroom, within 21’ of each sleeping area, and on every level of the occupancy, including the basement. CO alarms shall be installed in a central location outside each sleeping area and on every level of the home. • Approved address numbers shall be placed in such a position to be plainly visible and legible from the road fronting the property. Numbers and letters shall be a minimum of four (4) inches tall, have a minimum ½” brush stroke, contrast with their background, and be positioned a minimum of forty-eight (48) inches above final grade. • Vehicle parking and material storage during construction shall not restrict or obstruct public streets or access to any building. A minimum twenty-foot travel lane for emergency vehicle access shall be maintained clear and unobstructed at all times. All required Fire Lanes, including within 15 feet of fire hydrants, shall be maintained clear and unobstructed at all times.



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- An approved access roadway per 2018 International Fire Code Appendix D (www.ketchumfire.org) shall be installed prior to any combustible construction on the site. The road shall be a minimum of twenty (20) feet in width and capable of supporting an imposed load of at least 75,000 pounds. The road must be an all-weather driving surface maintained free, clear, and unobstructed at all times. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
- Fire extinguishers shall be installed and maintained per 2018 IFC Section 906 both during construction and upon occupancy of the building. During construction fire extinguishers shall be placed in a conspicuous, easy to access, unobstructed location that is less than 75' travel distance to any combustibles on site, 30' to any hot work. Upon completion of project every single-family residence shall have a minimum of one extinguisher per garage and one extinguisher per kitchen area. Extinguishers shall be mounted in a conspicuous, easy to access, unobstructed location. (during construction, two (2) five lb. class A fire extinguishers shall be required for this project)
- Spark arresters are required on all solid fuel burning appliance chimneys to reduce potential fires from burning embers. A minimum 10' separation from all chimneys to combustible vegetation and tree crowns shall be maintained at all times.
- This project shall comply with the City of Ketchum Fire Protection and defensible space characteristics. All exterior windows shall be glazed, and all exterior doors shall be solid core construction, or have a fire rating of not less than 20 minutes. All exterior vents shall be designed and approved to prevent flame or ember penetration and all exterior mesh shall have openings that do not exceed 1/8". Gutters and downspouts shall be non-combustible and shall be provided with an approved means to prevent the accumulation of leaves and debris. All materials within 12" vertical of finished grade shall be 1 hour rated, non-combustible, or covered with minimum 28-gauge flashing. The area 12" horizontal from the base of a wall shall be finished in a way to prevent any vegetation growing, and for vegetative debris to be easily removed. Tree crowns extending to within 10 feet of any structure shall be pruned to maintain a minimum horizontal clearance of 10 feet. Tree crowns within 30 feet of any structure shall be pruned to remove limbs located less than 6 feet above the ground surface adjacent to the trees. Non-fire resistive vegetation or growth shall be kept clear of buildings and structures, in such a manner as to provide a clear area for fire suppression operations.
- Final inspections of all fire department permit required installations by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance. A Final Inspection Checklist can be found at www.ketchumfire.org.
- Note: Additional requirements may be added upon final plan review.

City Engineer & Streets Department:

- The building permit plans and construction drawings shall meet all applicable sections of Chapter 12 of Ketchum Municipal Code.



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- All stormwater shall be retained on site.
- Due to substandard right-of-way widths, additional snow storage and drainage easement is required.
- Paved width of Bald Mountain Rd must be 26 feet for the length of the subject property.

Utilities & Wastewater:

- A separate water and sewer connection from Bald Mountain Dr. for the new townhouse subplot is required.

Planning and Zoning:

All comments from the Planning Department resulting from department review have either been addressed satisfactorily by the applicant or are listed as conditions of approval for the Design Review or Preliminary Plat applications.



Okada Residence - Design Review and Preliminary Plat Applications
Table 2: Zoning and Dimensional Standards Analysis

Zoning and Dimensional Standards Analysis				
Compliant			Ketchum Municipal Code Standards and Staff Comments	
Yes	No	N/A	KMC §	Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Minimum Lot Area
			Staff Comments	Permitted: 8,000 square feet minimum Existing Lot Size: 0.2 acres/8,712 SF
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	FAR/Building Coverage
			Staff Comments	Permitted: maximum building coverage of 35% = 3,049.2 SF Proposed: Sublot 1 (existing residence) – 1,082.83 SF Sublot 2 (proposed residence) – 1,053.47 SF Total Coverage = 2,136.30 SF (24.5% of lot)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Minimum Building Setbacks
			Staff Comments	Permitted: Front (Bald Mountain): 15 feet Side (east): The greater of 1 foot for every 3 feet in building height, or 5 feet - Building Height is 21 feet 10 1/8 inches – minimum setback is 7 feet 3 inches. Side (west): The greater of 1 foot for every 3 feet in building height, or 5 feet - Building Height is 12 feet 6 1/8 inches – minimum setback is 5 feet as it is greater than 4 feet 2 inches. Rear (south): the greater of 1 foot for every 3 feet in height, or 10 feet – minimum is 10 feet as it is greater than 7 feet 3 inches or 4 feet 2 inches. Setbacks from lot lines created by townhouse sublots: 0 feet KMC §17.128.020: Supplementary Yard Regulations



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				<p>A. Cornices, canopies, eaves, chimney chases or similar architectural features may extend into a required yard not more than 3 feet.</p> <p>H. Decks less than 30 inches in height from existing grade may be constructed to the property line.</p> <p>Proposed Sublot 1: Front (Bald Mountain): 41 feet 8 inches Side (townhouse lot line): 3 feet 11 ½ inches Side (west): 13 feet 2 5/8 inches Rear (south): 22 feet 3/8 inch</p> <p>Proposed Sublot 2: Front (Bald Mountain): 15 feet Side (East): 7 feet 3 3/8 inches Side (townhouse lot line): 2 feet 8 5/8 inches Rear (south): 23 feet 2 ¾ inches</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Building Height
			Staff Comments	<p>Permitted: maximum of 35 feet</p> <p>Proposed: Sublot 1: 12 feet 6 inches Sublot 2: 21 feet 10 1/8 inches</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.030H	Curb Cut
			Staff Comments	<p>Permitted: A maximum of thirty five percent (35%) of the linear footage of any street frontage may be devoted to access off street parking.</p> <p>Proposed: The total linear footage of street frontage on the parent lot is 75.8 feet. The project includes two driveway curb cuts, each 13 feet wide. The total percent of street frontage devoted to access off street parking is 34%.</p>



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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.040	Parking Spaces
			Staff Comments	<p>Permitted: minimum of 1 space per unit for units less than 2,000 square feet</p> <p>Proposed: Sublot 1: 1,032 square feet - one surface parking space provided Sublot 2: 1,792 square feet - one garage parking space provided</p>



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P21-042 Okada Residence - Design Review and Preliminary Plat Applications
Table 3: Design Review Standards Evaluation

Improvements and Standards (KMC §17.96.060)				
Yes	No	N/A	City Code	City Standards
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.A1 Streets	The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.A2 Streets	All street designs shall be approved by the City Engineer.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B1 Sidewalks	All projects under 17.96.010(A) that qualify as a “Substantial Improvement” shall install sidewalks as required by the Public Works Department.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B2 Sidewalks	Sidewalk width shall conform to the City’s right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.B3 Sidewalks	Sidewalks may be waived if one of the following criteria is met: <ul style="list-style-type: none"> a. The project comprises an addition of less than 250 square feet of conditioned space. b. The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B4 Sidewalks	The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B5 Sidewalks	New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.
<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.



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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C1 Drainage	All storm water shall be retained on site.
<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.
<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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C.4 Drainage	Drainage facilities shall be constructed per City standards.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.D1 Utilities	All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.D2 Utilities	Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.D3 Utilities	When extension of utilities is necessary all developers will be required to pay for and install two (2") inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with city of Ketchum standards and at the discretion of the City Engineer.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.E1 Compatibility of Design	The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.E2 Compatibility of Design	Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.E3 Compatibility of Design	Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.
<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.
<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.
<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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F4 Architectural	Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F5 Architectural	Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F6	Building(s) shall orient towards their primary street frontage.



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			Architectural	
<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.
<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.
<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.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.G2 Circulation Design	Awnings extending over public sidewalks shall extend five (5') feet or more across the public sidewalk but shall not extend within two (2') feet of parking or travel lanes within the right of way.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G4 Circulation Design	Curb cuts and driveway entrances shall be no closer than twenty (20') feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right of way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.
<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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.H1 Snow Storage	Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.H2 Snow Storage	Snow storage areas shall be provided on-site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.H3 Snow Storage	A designated snow storage area shall not have any dimension less than five (5') feet and shall be a minimum of twenty-five (25) square feet.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.H4 Snow Storage	In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I1 Landscaping	Landscaping is required for all projects.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I2 Landscaping	Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.



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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I3 Landscaping	All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I4 Landscaping	Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.J1 Public Amenities	Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.



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Okada Residence - Design Review and Preliminary Plat Applications
Table 4: Preliminary Plat Requirements Evaluation

Preliminary Plat Requirements				
Compliant			City Code	City Standards
Yes	No	N/A		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.C.1	The subdivider shall file with the administrator copies of the completed subdivision application form and preliminary plat data as required by this chapter.
<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.
<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.
<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.
<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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .4	Legal description of the area platted.
<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.
<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.
<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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .8	Boundary description and the area of the tract.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .9	Existing zoning of the tract.
<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.
<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.
<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.



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<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.
<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.
<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.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.
<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.
<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.
<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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .20	Lot area of each lot.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .21	Existing mature trees and established 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.
<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.
<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.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.B	Improvement Plans: Prior to approval of final plat by the commission, the subdivider shall file two (2) copies with the city engineer, and the city engineer shall approve construction plans for all improvements required in the proposed subdivision. Such plans shall be prepared by a civil engineer licensed in the state.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.C	Prior to final plat approval, the subdivider shall have previously constructed all required improvements and secured a certificate of completion from the city



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				<p>engineer. However, in cases where the required improvements cannot be constructed due to weather conditions or other factors beyond the control of the subdivider, the city council may accept, in lieu of any or all of the required improvements, a performance bond filed with the city clerk to ensure actual construction of the required improvements as submitted and approved. Such performance bond shall be issued in an amount not less than one hundred fifty percent (150%) of the estimated costs of improvements as determined by the city engineer. In the event the improvements are not constructed within the time allowed by the city council (which shall be one year or less, depending upon the individual circumstances), the council may order the improvements installed at the expense of the subdivider and the surety. In the event the cost of installing the required improvements exceeds the amount of the bond, the subdivider shall be liable to the city for additional costs. The amount that the cost of installing the required improvements exceeds the amount of the performance bond shall automatically become a lien upon any and all property within the subdivision owned by the owner and/or subdivider.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.D	<p>As Built Drawing: Prior to acceptance by the city council of any improvements installed by the subdivider, two (2) sets of as built plans and specifications, certified by the subdivider's engineer, shall be filed with the city engineer. Within ten (10) days after completion of improvements and submission of as built drawings, the city engineer shall certify the completion of the improvements and the acceptance of the improvements, and shall submit a copy of such certification to the administrator and the subdivider. If a performance bond has been filed, the administrator shall forward a copy of the certification to the city clerk. Thereafter, the city clerk shall release the performance bond upon application by the subdivider.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.E	<p>Monumentation: Following completion of construction of the required improvements and prior to certification of completion by the city engineer, certain land survey monuments shall be reset or verified by the subdivider's engineer or surveyor to still be in place. These monuments shall have the size, shape, and type of material as shown on the subdivision plat. The monuments shall be located as follows:</p> <ol style="list-style-type: none"> 1. All angle points in the exterior boundary of the plat. 2. All street intersections, points within and adjacent to the final plat. 3. All street corner lines ending at boundary line of final plat. 4. All angle points and points of curves on all streets. 5. The point of beginning of the subdivision plat description.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.F	<p>Lot Requirements:</p> <ol style="list-style-type: none"> 1. Lot size, width, depth, shape and orientation and minimum building setback lines shall be in compliance with the zoning district in which the property is located and compatible with the location of the subdivision and the type of development, and preserve solar access to adjacent properties and buildings. 2. Whenever a proposed subdivision contains lot(s), in whole or in part, within the floodplain, or which contains land with a slope in excess of twenty five percent



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				<p>(25%), based upon natural contours, or creates corner lots at the intersection of two (2) or more streets, building envelopes shall be shown for the lot(s) so affected on the preliminary and final plats. The building envelopes shall be located in a manner designed to promote harmonious development of structures, minimize congestion of structures, and provide open space and solar access for each lot and structure. Also, building envelopes shall be located to promote access to the lots and maintenance of public utilities, to minimize cut and fill for roads and building foundations, and minimize adverse impact upon environment, watercourses and topographical features. Structures may only be built on buildable lots. Lots shall only be created that meet the definition of "lot, buildable" in section 16.04.020 of this chapter. Building envelopes shall be established outside of hillsides of twenty five percent (25%) and greater and outside of the floodway. A waiver to this standard may only be considered for the following:</p> <ol style="list-style-type: none"> a. For lot line shifts of parcels that are entirely within slopes of twenty five percent (25%) or greater to create a reasonable building envelope, and mountain overlay design review standards and all other city requirements are met. b. For small, isolated pockets of twenty five percent (25%) or greater that are found to be in compliance with the purposes and standards of the mountain overlay district and this section. <p>3. Corner lots shall have a property line curve or corner of a minimum radius of twenty five feet (25') unless a longer radius is required to serve an existing or future use.</p> <p>4. Side lot lines shall be within twenty degrees (20°) to a right angle or radial line to the street line.</p> <p>5. Double frontage lots shall not be created. A planting strip shall be provided along the boundary line of lots adjacent to arterial streets or incompatible zoning districts. Should a double frontage lot(s) be created out of necessity, then such lot(s) shall be reversed frontage lot(s).</p> <p>6. Minimum lot sizes in all cases shall be reversed frontage lot(s).</p> <p>7. 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>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>16.04.040.G</p>	<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



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				<p>minimize cuts and fills for roads and minimize adverse impact on environment, watercourses and topographical features.</p> <p>4. Corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the intersection of the streets.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H	<p>Street Improvement Requirements:</p> <ol style="list-style-type: none"> 1. The arrangement, character, extent, width, grade and location of all streets put in the proposed subdivision shall conform to the comprehensive plan and shall be considered in their relation to existing and planned streets, topography, public convenience and safety, and the proposed uses of the land; 2. All streets shall be constructed to meet or exceed the criteria and standards set forth in chapter 12.04 of this code, and all other applicable ordinances, resolutions or regulations of the city or any other governmental entity having jurisdiction, now existing or adopted, amended or codified; 3. Where a subdivision abuts or contains an existing or proposed arterial street, railroad or limited access highway right of way, the council may require a frontage street, planting strip, or similar design features; 4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods; 5. Street grades shall not be less than three-tenths percent (0.3%) and not more than seven percent (7%) so as to provide safe movement of traffic and emergency vehicles in all weather and to provide for adequate drainage and snow plowing; 6. In general, partial dedications shall not be permitted, however, the council may accept a partial street dedication when such a street forms a boundary of the proposed subdivision and is deemed necessary for the orderly development of the neighborhood, and provided the council finds it practical to require the dedication of the remainder of the right of way when the adjoining property is subdivided. When a partial street exists adjoining the proposed subdivision, the remainder of the right of way shall be dedicated; 7. Dead end streets may be permitted only when such street terminates at the boundary of a subdivision and is necessary for the development of the subdivision or the future development of the adjacent property. When such a dead end street serves more than two (2) lots, a temporary turnaround easement shall be provided, which easement shall revert to the adjacent lots when the street is extended; 8. A cul-de-sac, court or similar type street shall be permitted only when necessary to the development of the subdivision, and provided, that no 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; 9. Streets shall be planned to intersect as nearly as possible at right angles, but in no event at less than seventy degrees (70°);



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			<p>10. Where any street deflects an angle of ten degrees (10°) or more, a connecting curve shall be required having a minimum centerline radius of three hundred feet (300') for arterial and collector streets, and one hundred twenty five feet (125') for minor streets;</p> <p>11. Streets with centerline offsets of less than one hundred twenty five feet (125') shall be prohibited;</p> <p>12. A tangent of at least one hundred feet (100') long shall be introduced between reverse curves on arterial and collector streets;</p> <p>13. Proposed streets which are a continuation of an existing street shall be given the same names as the existing street. All new street names shall not duplicate or be confused with the names of existing streets within Blaine County, Idaho. The subdivider shall obtain approval of all street names within the proposed subdivision from the commission before submitting same to council for preliminary plat approval;</p> <p>14. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills;</p> <p>15. Street patterns of residential areas shall be designed to create areas free of through traffic, but readily accessible to adjacent collector and arterial streets;</p> <p>16. Reserve planting strips controlling access to public streets shall be permitted under conditions specified and shown on the final plat, and all landscaping and irrigation systems shall be installed as required improvements by the subdivider;</p> <p>17. In general, the centerline of a street shall coincide with the centerline of the street right of way, and all crosswalk markings shall be installed by the subdivider as a required improvement;</p> <p>18. Street lighting may be required by the commission or council where appropriate and shall be installed by the subdivider as a requirement improvement;</p> <p>19. Private streets may be allowed upon recommendation by the commission and approval by the council. Private streets shall be constructed to meet the design standards specified in subsection H2 of this section;</p> <p>20. Street signs shall be installed by the subdivider as a required improvement of a type and design approved by the administrator and shall be consistent with the type and design of existing street signs elsewhere in the city;</p> <p>21. Whenever a proposed subdivision requires construction of a new bridge, or will create substantial additional traffic which will require construction of a new bridge or improvement of an existing bridge, such construction or improvement shall be a required improvement by the 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>
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>
<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> <ol style="list-style-type: none"> 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. 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. 3. All subdivisions which border the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a ten foot (10') fish and nature study easement along the riverbank. Furthermore, the council shall require, in appropriate areas, an easement providing access through the subdivision to the bank as a sportsman's access. These easement requirements are minimum standards, and in appropriate cases where a subdivision abuts a portion of the river adjacent to an existing pedestrian easement, the council may require an extension of that easement along the portion of the riverbank which runs through the proposed subdivision. 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. 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. 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.



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



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				<p>2. Preliminary grading plan prepared by a civil engineer shall be submitted as part of all preliminary plat applications. Such plan shall contain the following information:</p> <ul style="list-style-type: none"> a. Proposed contours at a maximum of five foot (5') contour intervals. b. Cut and fill banks in pad elevations. c. Drainage patterns. d. Areas where trees and/or natural vegetation will be preserved. e. Location of all street and utility improvements including driveways to building envelopes. f. Any other information which may reasonably be required by the administrator, commission or council to adequately review the affect of the proposed improvements. <p>3. Grading shall be designed to blend with natural landforms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.</p> <p>4. Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for open space for the benefit of future property owners within the subdivision.</p> <p>5. Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such times as such revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion.</p> <p>6. Where cuts, fills, or other excavations are necessary, the following development standards shall apply:</p> <ul style="list-style-type: none"> a. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability. b. Fills shall be compacted to at least ninety five percent (95%) of maximum density as determined by AASHO T99 (American Association of State Highway Officials) and ASTM D698 (American standard testing methods). c. Cut slopes shall be no steeper than two horizontal to one vertical (2:1). Subsurface drainage shall be provided as necessary for stability. d. Fill slopes shall be no steeper than three horizontal to one vertical (3:1). Neither cut nor fill slopes shall be located on natural slopes of three to one (3:1) or steeper, or where fill slope toes out within twelve feet (12') horizontally of the top and existing or planned cut slope. e. Toes of cut and fill slopes shall be set back from property boundaries a distance of three feet (3'), plus one-fifth (1/5) of the height of the cut or the fill, but may not exceed a horizontal distance of ten feet (10'); tops and toes of cut and fill slopes shall be set back from structures at a distance of at least six feet (6'), plus one-fifth (1/5) of the height of the
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				cut or the fill. Additional setback distances shall be provided as necessary to accommodate drainage features and drainage structures.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.O	Drainage Improvements: The subdivider shall submit with the preliminary plat application such maps, profiles, and other data prepared by an engineer to indicate the proper drainage of the surface water to natural drainage courses or storm drains, existing or proposed. The location and width of the natural drainage courses shall be shown as an easement common to all owners within the subdivision and the city on the preliminary and final plat. All natural drainage courses shall be left undisturbed or be improved in a manner that will increase the operating efficiency of the channel without overloading its capacity. An adequate storm and surface drainage system shall be a required improvement in all subdivisions and shall be installed by the subdivider. Culverts shall be required where all water or drainage courses intersect with streets, driveways or improved public easements and shall extend across and under the entire improved width including shoulders.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.P	Utilities: In addition to the terms mentioned in this section, all utilities including, but not limited to, electricity, natural gas, telephone and cable services shall be installed underground as a required improvement by the subdivider. Adequate provision for expansion of such services within the subdivision or to adjacent lands including installation of conduit pipe across and underneath streets shall be installed by the subdivider prior to construction of street improvements.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.Q	Off Site Improvements: Where the offsite impact of a proposed subdivision is found by the commission or council to create substantial additional traffic, improvements to alleviate that impact may be required of the subdivider prior to final plat approval, including, but not limited to, bridges, intersections, roads, traffic control devices, water mains and facilities, and sewer mains and facilities.

Townhouse Plat Requirements				
Compliant			Standards	
Yes	No	N/A	City Code	City Standards
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.080.B	Townhouse Owners' Documents: The subdivider of the townhouse project shall submit with the preliminary plat application a copy of the proposed party wall agreement and any proposed document(s) creating an association of owners of the proposed townhouse sublots, which shall adequately provide for the control and maintenance of all commonly held facilities, garages, parking and/or open spaces. Prior to final plat approval, the subdivider shall submit to the city a final copy of such documents and shall file such documents prior to recordation of the plat, which shall reflect the recording instrument numbers.



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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.C.1	<p>Preliminary Plat Procedure: Townhouse developments shall be administered consistent with the procedures and design and development regulations established in §16.04.030 and §16.04.040 and the standards of this subsection.</p> <p>All townhouse developments shall be platted under the procedures contained in the subdivision ordinance in effect and shall be required to obtain design review approval prior to building permit issuance.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.C.2	<p>The subdivider may apply for preliminary plat approval from the commission pursuant to subsection 16.04.030D of this chapter at the time application is made for design review approval pursuant to title 17, chapter 17.96 of this code. The commission may approve, deny or conditionally approve such preliminary plat upon consideration of the action taken on the application for design review of the project.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.C.3	<p>The preliminary plat, other data, and the commission's findings may be transmitted to the council prior to commencement of construction of the project under a valid building permit issued by the City. The council shall act on the preliminary plat pursuant to subsection 16.04.030E and F of this chapter.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.080.C.4	<p>4. In the event a phased townhouse development project is proposed, after preliminary plat is granted for the entirety of a project, the final plat procedure for each phase of a phased development project shall follow §16.04.030.G and comply with the additional provisions of §16.04.110 of this code.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.D	<p>D. Final Plat Procedure:</p> <ol style="list-style-type: none"> 1. The final plat procedure contained in subsection 16.04.030G of this chapter shall be followed. However, the final plat shall not be signed by the city clerk and recorded until the townhouse has received either: <ul style="list-style-type: none"> a. A certificate of occupancy issued by the city of Ketchum for all structures in the townhouse development and completion of all design review elements as approved by the planning and zoning administrator; or b. Signed council approval of a phased development project consistent with §16.04.110 herein. 2. The council may accept a security agreement for any design review elements not completed on a case by case basis pursuant to title 17, chapter 17.96 of this code.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.E.1	<p>E. Required Findings: In addition to all Townhouse Developments complying with the applicable provisions of Title 17 and this Subdivision Chapter (§16.04), the Administrator shall find that</p> <p>All Townhouse Developments, including each individual subplot, shall not exceed the maximum building coverage requirements of the zoning district.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.E.2	<p>Garage: All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots; provided, that the ownership of detached garages is tied to specific townhouse units on the townhouse plat and in any owner's</p>



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				documents, and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.E.3	General Applicability: All other provisions of this chapter and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse subdivisions. (Ord. 1061 § 3, 2009: Ord. 879 § 4, 2001: Ord. 460 § 2, 1987)

The Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Design Review Application in which the city of Ketchum is the prevailing party, to pay the reasonable attorney fees, including attorney fees on appeal and expenses of the city of Ketchum. I, the undersigned, certify that all information submitted with and upon this application form is true and accurate to the best of my knowledge and belief.


Signature of Owner/Representative

19 APRIL 2021
Date

DESIGN REVIEW EVALUATION STANDARDS (May not apply to Administrative Design Review):

17.96.060: IMPROVEMENTS AND STANDARDS FOR ALL PROJECTS

A. Streets:

1. The applicant shall be responsible for all costs associated with providing a connection from an existing city streets to their development.
2. All streets designs shall be in conformance with the right-of-way standards and approved by the Public Works Director.

B. Sidewalks:

1. All projects under 17.96.010(A) that qualify as a "Substantial Improvement" shall install sidewalks in conformance with the right-of-way standards. Sidewalk improvements may be waived for projects that qualify as a "Substantial Improvement" which comprise additions of less than 250 square feet of conditioned space.
2. 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.
3. 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.
4. 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 Public Works Director. Any approved in-lieu contribution shall be paid before the city issues a certificate of occupancy.

C. Drainage:

1. All storm water shall be retained on site.
2. Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.
3. The Public Works Director may require additional drainage improvements as necessary, depending on the unique characteristics of a site.

DESIGN REVIEW EVALUATIONS STANDARDS NARRATIVE

For:

407 Bald Mountain Townhouse and Sublots 1 & 2

19 April, 2021

This document provides responses to the Design Review Evaluations Standards Criteria that you will be evaluating this project by. The standards are presented below in “**bold**” and were directly copied from the online Ordinance interface/Design Review Application PDF. The applicant’s response is right below the regulation item in standard *italicized* text.

DESIGN REVIEW EVALUATION STANDARDS

17.96.060: IMPROVEMENTS AND STANDARDS FOR ALL PROJECTS

A. Streets:

1. **The applicant shall be responsible for all costs associated with providing a connection from an existing city streets to their development.**

RESPONSE: See architectural site plan sheet A1.1 for new curb cuts and parking areas that will be improved at the expense of the owner

2. **All streets designs shall be in conformance with the right-of-way standards and approved by the Public Works Director.**

RESPONSE: See civil sheet in deferred submittal for any improvements necessary to be made for connecting to the existing street. This will include drainage system as well .

B. Sidewalks:

1. **All projects under 17.96.010(A) that qualify as a “Substantial Improvement” shall install sidewalks in conformance with the right-of-way standards. Sidewalk improvements may be waived for projects that qualify as a “Substantial Improvement” which comprise additions of less than 250 square feet of conditioned space.**

RESPONSE: See civil sheet in deferred submittal for any improvements pertaining to sidewalks as applicable.

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.

RESPONSE: See civil sheet in deferred submittal for any improvements pertaining to sidewalks as applicable.

- 2. 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.**

RESPONSE: See civil sheet in deferred submittal for any improvements pertaining to sidewalks as applicable.

- 3. 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 Public Works Director. Any approved in-lieu contribution shall be paid before the city issues a certificate of occupancy.**

RESPONSE: See civil sheet in deferred submittal for any improvements pertaining to sidewalks as applicable.

C. Drainage:

- 1. All storm water shall be retained on site.**

RESPONSE: Roofs that have gutters and downspouts will be connected to below grade drywells on the parcel. Any other roofs and or onsite hard surfaces will drain to adjacent on site permeable soil. Driveway hard surface will drain to improved onsite drainage in deferred engineer submittal pertaining to roadway drainage ant north side of property.

- 2. Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.**

RESPONSE: See civil sheet in deferred submittal.

- 3. The Public Works Director may require additional drainage improvements as necessary, depending on the unique characteristics of a site.**

RESPONSE: T.B.D



4. **Drainage facilities shall be constructed per city standards and designed by a licensed civil engineer.**

RESPONSE: See civil sheet in deferred submittal.

D. Utilities:

1. **All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.**

RESPONSE: The owner will bear all expenses associated with all utilities and their installation

2. **Utilities shall be located underground and utility, power and communication lines within the development site shall be concealed from public view.**

RESPONSE: All utilities will be run underground and any meters (gas & electrical) will be screened from public view

3. **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 approved by the Public Works Director.**

RESPONSE: See civil sheet as required/ as applicable

E. Compatibility of Design:

1. **The project's materials, colors and signing shall be complementary to the townscape, surrounding neighborhoods and adjoining structures.**

RESPONSE: The project's materials and colors are complementary to the surrounding neighborhood reflecting the "mountain" style.

2. **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.**

RESPONSE: N/A



- 3. 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.**

RESPONSE: N/A

F. Architectural:

- 1. Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.**

RESPONSE: The pedestrian access is by a stone walk and the entrance to the townhouse is clearly defined.

- 2. The building character shall be clearly defined by use of architectural features.**

RESPONSE: The Building character is defined by the use of traditional "mountain" architecture materials and features.

- 3. There shall be continuity of materials, colors and signing within the project.**

RESPONSE: The materials and colors are well blended for continuity. No signing on this project

- 4. Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.**

RESPONSE: The fences and landscape features will be of materials that complement the principal building.

- 5. Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.**

RESPONSE: The building has wall reliefs and angled walls to reduce appearance of bulk or flatness.

- 6. Building(s) shall orient towards their primary street frontage.**

RESPONSE: The entry is oriented towards the primary street frontage.

- 7. Sufficient garbage and recycling areas shall be provided onsite.**

RESPONSE: Garbage will be stored in Garage or screened side yard.

- 8. Garbage and recycling storage areas, satellite receivers and mechanical equipment shall be screened from public view and located off alleys.**



RESPONSE: Garbage will be stored in Garage or screened side yard.

- 9. 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.**

RESPONSE: Snow Fence and gutters will be provided.

G. Circulation Design:

- 1. Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.**

RESPONSE: N/A

- 2. 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.**

RESPONSE: N/A

- 3. 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.**

RESPONSE: N/A

- 4. 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 Public Works Director may increase the minimum distance requirements.**

RESPONSE: N/A

- 5. Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.**

RESPONSE: No obstructed access exists

H. Snow Storage:

- 1. Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.**

RESPONSE: See sheet A1.1 for snow storage calculations.



2. **Snow storage areas shall be provided on-site.**

RESPONSE: See sheet A1.1 for snow storage areas and calculations.

3. **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.**

RESPONSE: See sheet A1.1 for snow storage dimensions.

4. **In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.**

RESPONSE: N/A

I. Landscaping:

1. **Landscaping is required for all projects.**
2. **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.**

RESPONSE: All existing grass areas will be re-established, shrubs will be added to fence line, no new trees will be added. See site plan A1.1

3. **All plant species shall be drought tolerant. Native species are recommended but not required.**
4. **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. Amenities:**

RESPONSE: N/A

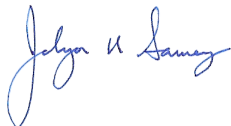
J. Public

1. **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 be approved by the Public Works Director prior to design review approval from the Commission.**

RESPONSE: N/A

With this summary I find the approvable process with the City of Ketchum P&Z commission and Dep't. to be favorable. Please contact me with any comments or questions.

Sincerely,



Jolyon H. Sawrey, Architect/Land Planner



30 Wyatt Drive, Bellevue, Idaho 83313

Vital ink PLLC
jolyon@vitalinkarchitecture.com

(208) 720-6315 ph

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C L E A R C R E E K D I S P O S A L

PO Box 130 • Ketchum, ID 83340 • Phone 208.726.9600 • Fax: 208.726.8041

August 24, 2021

Planning & Building Departments
City of Ketchum
P O Box 2315
Ketchum, ID 83340-2315

Re: Robert Okada – 407 Bald Mtn. Rd.

To Whom It May Concern,

This letter is intended as a will serve for the above address.

Clear Creek Disposal is aware of the project scope, size and duration for the construction of residences at this address. Clear Creek Disposal is fully capable of providing proper services for the is job and is committed to it. And, to provide individual residence cart service on going after the initial sale.

If you have any questions, please don't hesitate to call me at 208-726-9600.

Respectfully,



Mike Goitiandia
Clear Creek Disposal

. Robert Okada – 407 Bald Mtn. Rd.



407 Bald Mountain Rd

Robert Okada - Owner

Ketchum, Idaho

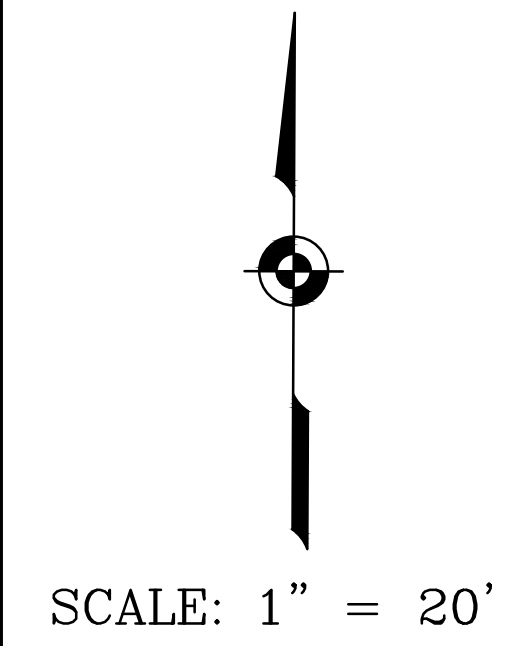
Design Review

24 August, 2021



30 Wyatt Drive
Bellevue, Idaho 83313

A PLAT SHOWING
OKADA SUBDIVISION
 WHEREIN TAX LOT 3215 IS SUBDIVIDED INTO TOWNHOUSE SUBLOTS 1 & 2 AS SHOWN HEREON
 LOCATED WITHIN SECTION 11, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 JUNE 2021



LEGEND

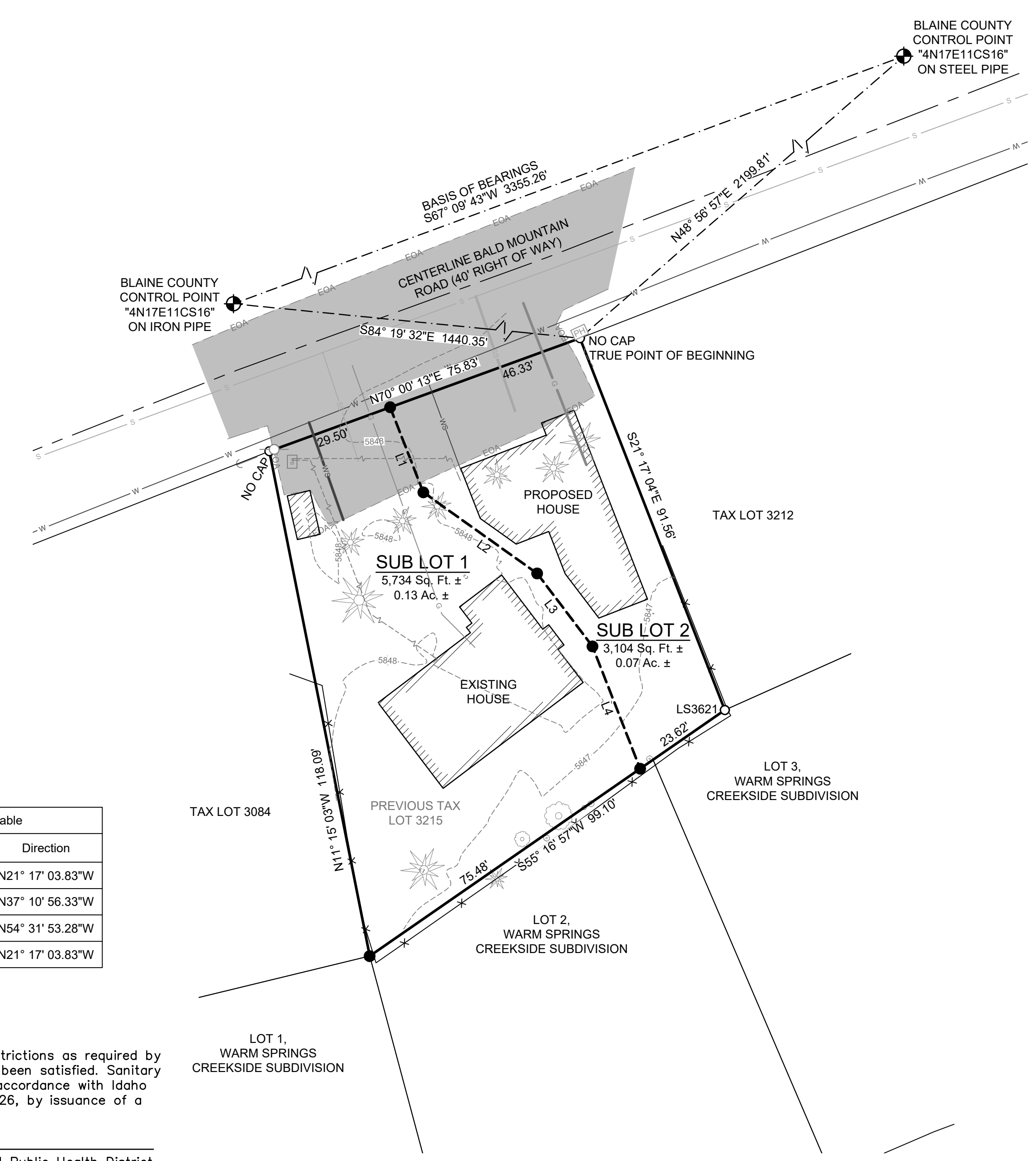
- Property Line
- Proposed Property Line
- Adjoiner's Lot Line
- Centerline
- GIS Tie Line
- Edge of Asphalt Line
- Existing Water Main
- Existing Water Service
- Proposed Water Service
- Existing Sewer Main
- Existing Sewer Service
- Proposed Sewer Service
- Existing Gas Line
- Proposed Gas Line
- Proposed Buried Power Line
- Proposed Electrical Transformer
- Found Aluminum Cap
- Found Brass Cap
- Found 5/8" Rebar
- Found 1/2" Rebar
- Set 5/8" Rebar, P.L.S. 16670
- Building
- Existing Asphalt
- 5' Contour Interval
- 1' Contour Interval
- Power Pole
- Guy Wire
- Telephone Riser
- Coniferous Tree
- Deciduous Tree

Line Table

Line #	Length	Direction
L4	30.102	N21° 17' 03.83"W
L3	21.012	N37° 10' 56.33"W
L2	32.077	N54° 31' 53.28"W
L1	20.949	N21° 17' 03.83"W

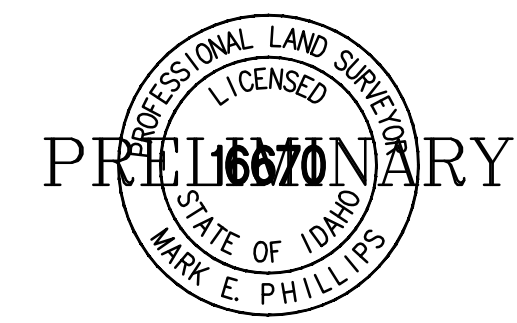
HEALTH CERTIFICATE: Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a Certificate of Disapproval.

Date _____ South Central Public Health District



SURVEY NARRATIVE & NOTES

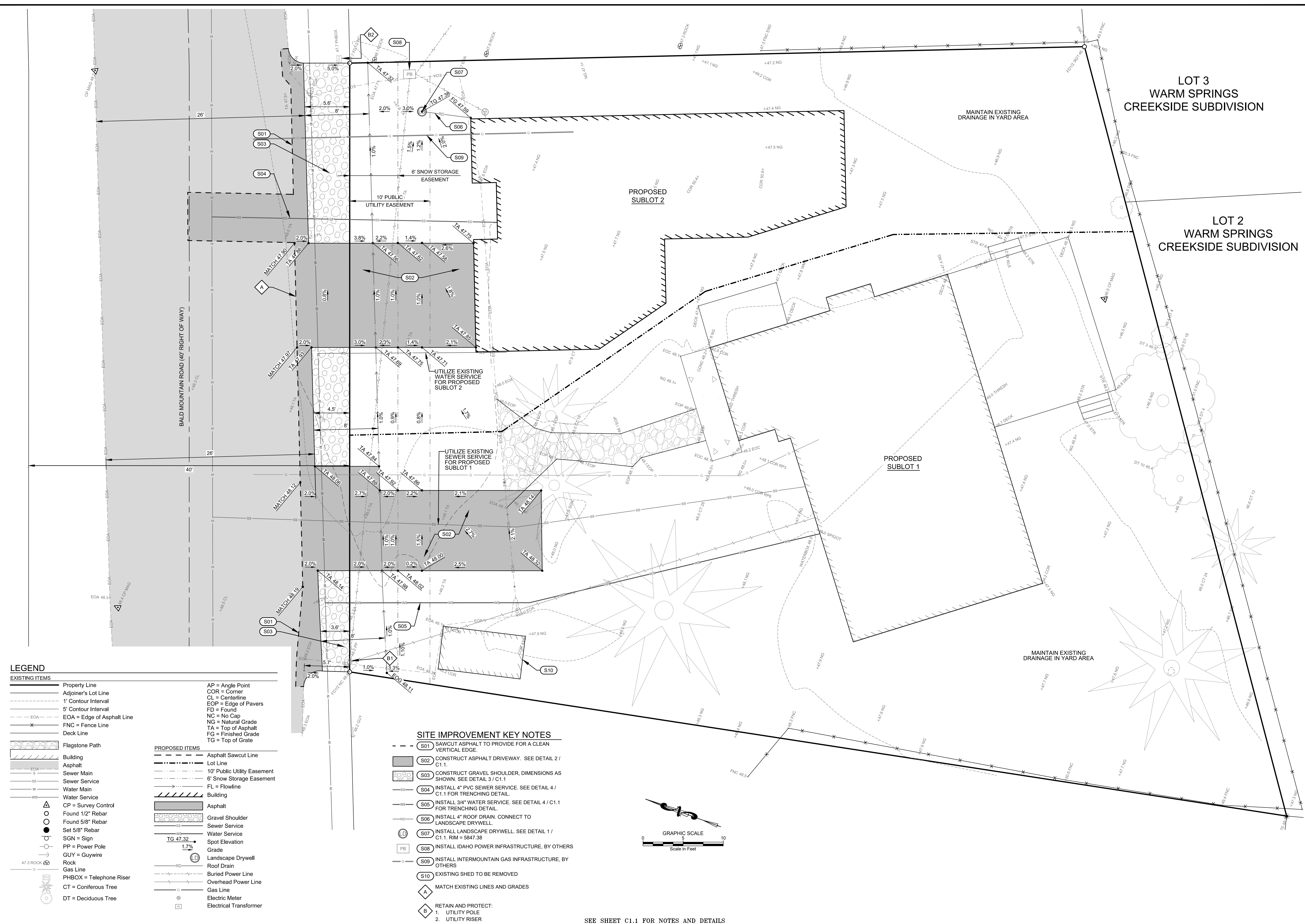
- The purpose of this survey is to show the monuments found and set during the boundary retracement of Tax Lot 3215, and to subdivide them into Sublots 1 & 2, Okada Subdivision, as shown hereon. The Boundary shown is based on found monuments. All found monuments have been accepted.
- The owners is Robert L. Okada, PO Box 6838, Ketchum, ID 83340. The surveyor/representative is Mark E. Phillips, Galena Engineering, Inc., 317 N River St., Hailey, ID 83333.
- A Title Commitment has been issued by Stewart Title Guaranty Company, File Number 21410678, with a Date of Guarantee of April 16, 2021. Certain information contained in said title policy may not appear on this map or may affect items shown hereon. It is the responsibility of the owner or agent to review said title policy. All plottable encumbrances and easements listed in the title report are shown hereon. Review of specific documents is required, if further information is desired.
- Current Zoning is GR-L, refer to City of Ketchum Zoning Ordinance for specific information about this zone.



OKADA SUBDIVISION
 GALENA ENGINEERING, INC.
 HAILEY, IDAHO
 SHEET 1 OF 2
 Job No. 8012

SURVEY & TOPO OF EXISTING CONDITIONS

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



LEGEND

EXISTING ITEMS

- Property Line
- Adjoiner's Lot Line
- 1' Contour Interval
- 5' Contour Interval
- EOA = Edge of Asphalt Line
- FNC = Fence Line
- Deck Line
- Flagstone Path
- Building
- Asphalt
- Sewer Main
- Sewer Service
- Water Main
- Water Service
- CP = Survey Control
- Found 1/2" Rebar
- Found 5/8" Rebar
- Set 5/8" Rebar
- SGN = Sign
- PP = Power Pole
- GUY = Guywire
- Rock
- Gas Line
- PHBOX = Telephone Riser
- CT = Coniferous Tree
- DT = Deciduous Tree

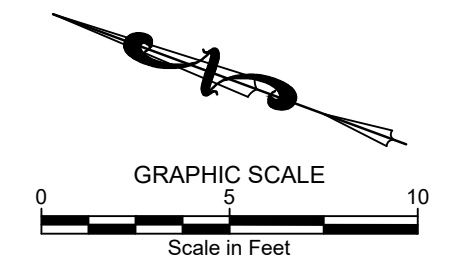
PROPOSED ITEMS

- Asphalt Sawcut Line
- Lot Line
- 10' Public Utility Easement
- 6' Snow Storage Easement
- FL = Flowline
- Building
- Asphalt
- Gravel Shoulder
- Sewer Service
- Water Service
- Spot Elevation
- Grade
- Landscape Drywell
- Roof Drain
- Buried Power Line
- Overhead Power Line
- Gas Line
- Electric Meter
- Electrical Transformer

AP = Angle Point
COR = Corner
CL = Centerline
EOP = Edge of Pavers
FD = Found
NC = No Cap
NG = Natural Grade
TA = Top of Asphalt
TG = Finished Grade
TG = Top of Grate

SITE IMPROVEMENT KEY NOTES

- S01 SAWCUT ASPHALT TO PROVIDE FOR A CLEAN VERTICAL EDGE.
- S02 CONSTRUCT ASPHALT DRIVEWAY. SEE DETAIL 2 / C1.1.
- S03 CONSTRUCT GRAVEL SHOULDER, DIMENSIONS AS SHOWN. SEE DETAIL 3 / C1.1.
- S04 INSTALL 4" PVC SEWER SERVICE. SEE DETAIL 4 / C1.1 FOR TRENCHING DETAIL.
- S05 INSTALL 3/4" WATER SERVICE. SEE DETAIL 4 / C1.1 FOR TRENCHING DETAIL.
- S06 INSTALL 4" ROOF DRAIN, CONNECT TO LANDSCAPE DRYWELL.
- S07 INSTALL LANDSCAPE DRYWELL. SEE DETAIL 1 / C1.1. RIM = 5847.38
- S08 INSTALL IDAHO POWER INFRASTRUCTURE, BY OTHERS
- S09 INSTALL INTERMOUNTAIN GAS INFRASTRUCTURE, BY OTHERS
- S10 EXISTING SHED TO BE REMOVED
- MATCH EXISTING LINES AND GRADES
- RETAIN AND PROTECT:
 1. UTILITY POLE
 2. UTILITY RISER



LOT 3
WARM SPRINGS
CREEKSIDE SUBDIVISION

LOT 2
WARM SPRINGS
CREEKSIDE SUBDIVISION

A RIGHT-OF-WAY IMPROVEMENT PLAN
TAX LOT 3215
407 BALD MOUNTAIN ROAD
 LOCATED WITHIN SECTION 11, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR ROBERT OKADA



DESIGNED BY
 CT/FRM
 DRAWN BY
 SMF
 CHECKED BY

GALENA
ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 317 N. River Street
 Hailey, Idaho 83433
 (208) 785-1705
 email: galena@galena-engineering.com

PURPOSE:	NO.	DATE	BY	REVISIONS

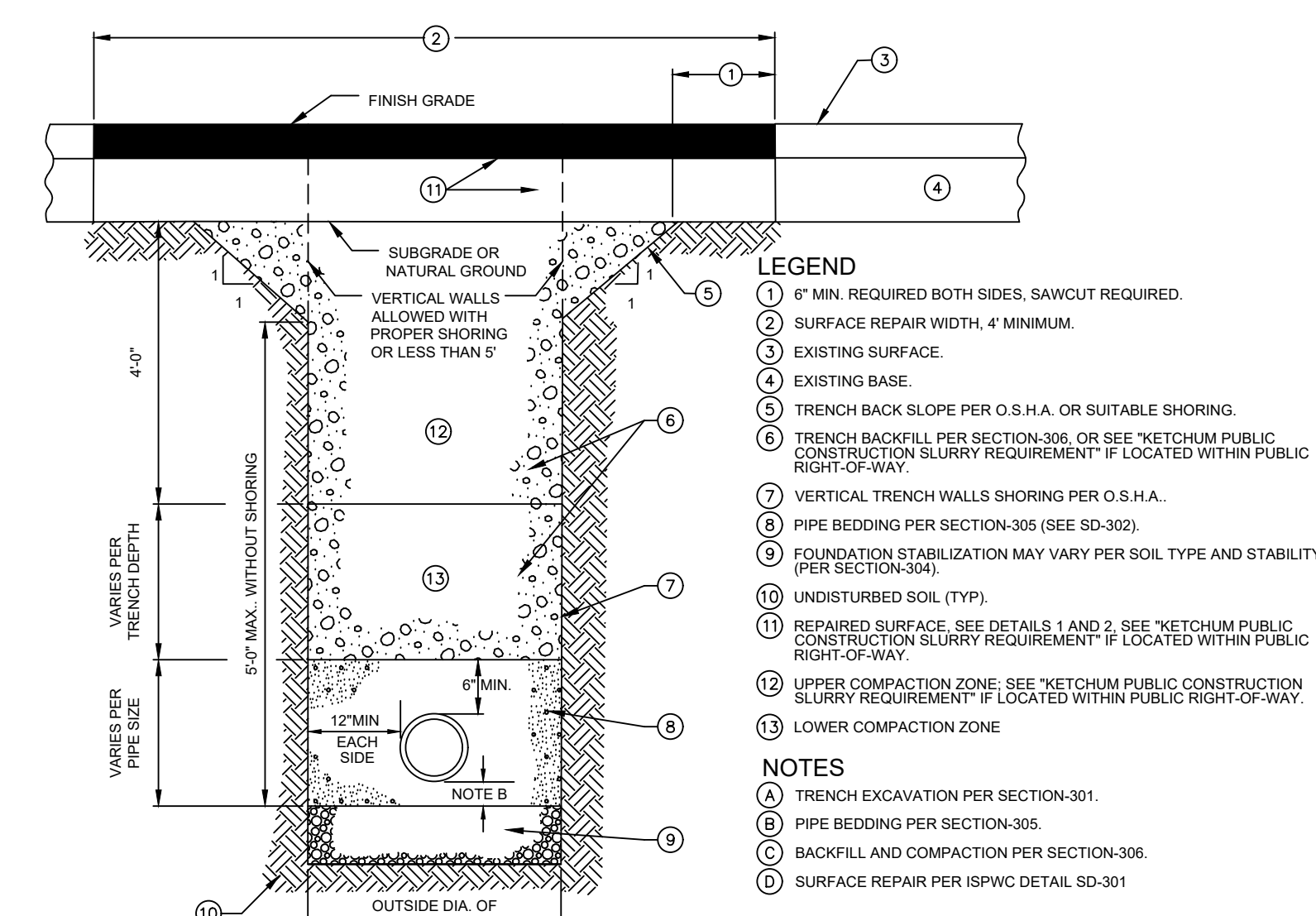
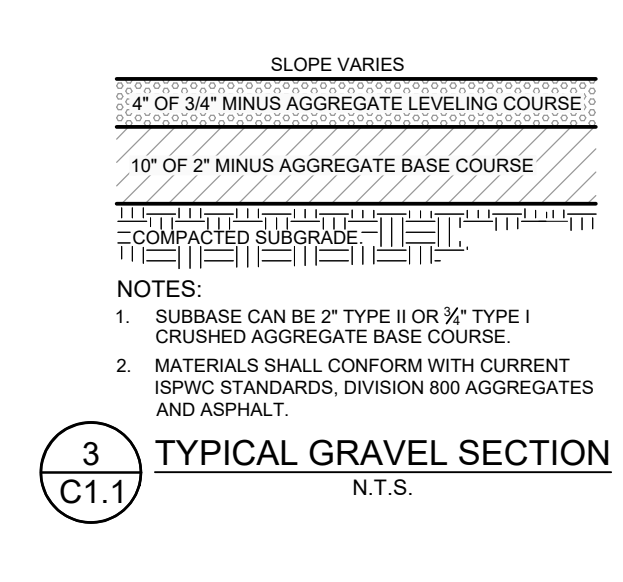
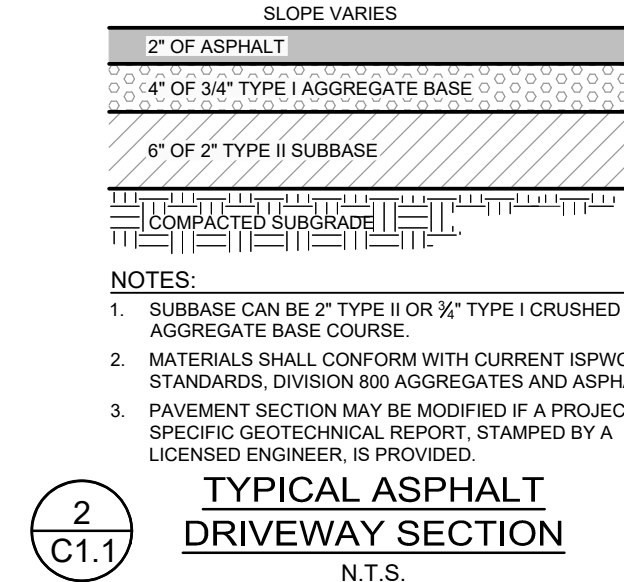
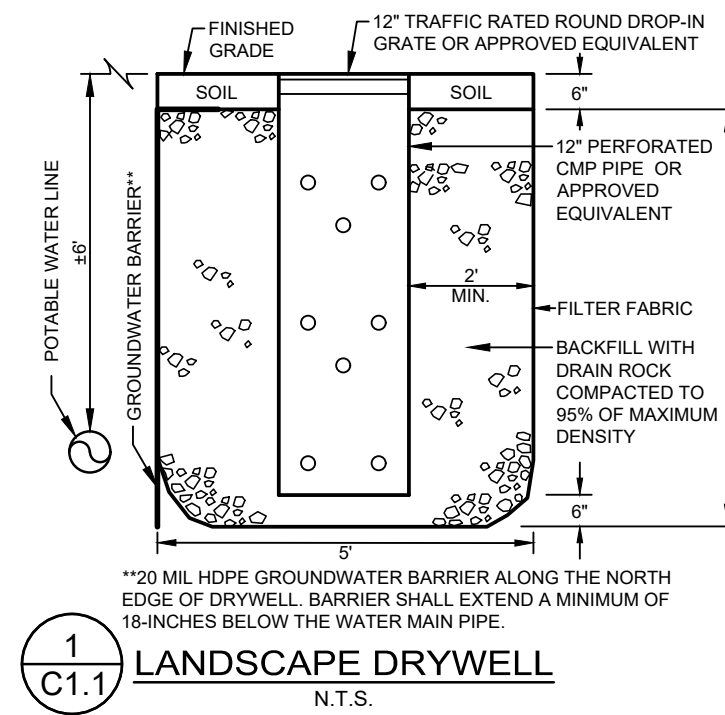
C1.1

SEE SHEET C1.1 FOR NOTES AND DETAILS

PROJECT INFORMATION
 P:\users\sg072\eng\Construction\812_C1_2021-08-16.dwg 08/20/21 1:58:22 PM

CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPCW) AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPCW AND CITY OF KETCHUM STANDARDS ON SITE DURING CONSTRUCTION.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION.
- CONTRACTOR SHALL COORDINATE RELOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) WITH THE APPROPRIATE UTILITY FRANCHISE.
- THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS MAY INCLUDE ENCROACHMENT PERMITS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE).
- ALL CLEARING & GRUBBING SHALL CONFORM TO ISPCW SECTION 201.
- ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPCW SECTION 202. SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE. GRADE, AND CROSS SECTION SHOWN ON THE PLANS. THE SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-698. THE CONTRACTOR SHALL WATER OR AERATE SUBGRADE AS NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT. IN-LIEU OF DENSITY MEASUREMENTS, THE SUBGRADE MAY BE PROOF-ROLLED TO THE APPROVAL OF THE ENGINEER.
 - PROOF-ROLLING: AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO PLACING COURSE GRAVEL, THE CONTRACTOR SHALL PROOF ROLL THE SUBGRADE WITH A 5-TON SMOOTH DRUM ROLLER, LOADED WATER TRUCK, OR LOADED DUMP TRUCK, AS ACCEPTED BY THE ENGINEER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS, AND/OR AREAS NOT CAPABLE OF COMPACTION ACCORDING TO THESE SPECIFICATIONS. UNSUITABLE OR DAMAGED SUBGRADE IS WHEN THE SOIL MOVES, PUMPS AND/OR DISPLACES UNDER ANY TYPE OF PRESSURE INCLUDING FOOT TRAFFIC LOADS.
 - IF, IN THE OPINION OF THE ENGINEER, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO, OR PROTECTION OF, THE SUBGRADE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR THE DAMAGED SUBGRADE BY OVER-EXCAVATION OF UNSUITABLE MATERIAL TO FIRM SUBSOIL, LINE EXCAVATION WITH GEOTEXTILE FABRIC, AND BACKFILL WITH PIT RUN GRAVEL.
- ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPCW 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPCW SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
- ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPCW 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPCW SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
- ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPCW SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPCW SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPCW SECTION 805.
- ASPHALT SAWCUTS SHALL BE AS INDICATED ON THE DRAWINGS, OR 24" INCHES FROM EDGE OF EXISTING ASPHALT, IF NOT INDICATED OTHERWISE SO AS TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED. PRIOR TO REPLACING ASPHALT, THE UNDERLYING SURFACE INCLUDING VERTICAL SAWCUT JOINTS SHALL BE CLEANED OF ALL DEBRIS AND A TACK COAT SHALL BE APPLIED TO ALL CURBS, SAWCUTS, OR OVERLAY SURFACES.
- TRAFFIC CONTROL SHALL BE PER THE TRAFFIC CONTROL PLAN. CONTRACTOR WILL NEED TO MAINTAIN ACCESS TO ALL PRIVATE PROPERTIES, UNLESS OTHERWISE COORDINATE WITH THE PROPERTY OWNER THROUGH THE CITY ENGINEER.
- ALL CONCRETE WORK SHALL CONFORM TO ISPCW SECTIONS 701, 703, AND 705. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPCW SECTION 703, TABLE 1. IMMEDIATELY AFTER PLACEMENT PROTECT CONCRETE BY APPLYING MEMBRANE-FORMING CURING COMPOUND, TYPE 2, CLASS A PER ASTM C 309-94. APPLY CURING COMPOUND PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
- ALL TRENCHING SHALL CONFORM TO ISPCW STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
- PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS; ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.
- CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW), IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.
- CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.
- CONSTRUCTION OF WATER SERVICES AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW), IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.
- CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.
- ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANS/NSF STD. 61 COMPLIANT.
- ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL COMPLY WITH THE LOW LEAD ACT REQUIRING ALL MATERIALS TO HAVE A LEAD CONTENT EQUAL TO OR LESS THAN 0.25%.
- THE CONTRACTOR SHALL USE ANS/NSF STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.
- CONTRACTOR SHALL COORDINATE LOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) NOT SHOWN ON THE DRAWING WITH IDAHO POWER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A MATERIALS TESTING COMPANY DURING CONSTRUCTION TO VERIFY ALL COMPACTION AND MATERIAL PLAN AND SPECIFICATION REQUIREMENTS ARE MET. QUALITY CONTROL DOCUMENTATION OF TESTING FOR WORK IN RIGHT-OF-WAY MEETING CITY OF KETCHUM CODE SECTION 12.04.040 (CONCRETE, AGGREGATE BASE COMPACTION, ASPHALT COMPACTION) WILL BE NECESSARY FOR CERTIFICATE OF OCCUPANCY.
- EXISTING SITE CONDITIONS HEREON ARE PER A FIELD SURVEY BY GALENA ENGINEERING (10/26/2020). BOUNDARY DATA IS PER BOUNDARY RETRACEMENT BY GALENA ENGINEERING (10/22/2020).

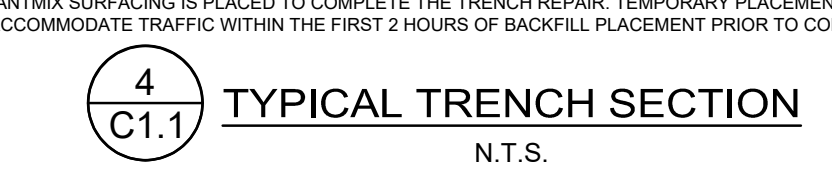


KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT
 IN AREAS WHERE IT IS NECESSARY TO CUT THE ASPHALT PAVEMENT AND DIG A TRENCH FOR BURIAL OF CONDUIT CABLE OR OTHER UTILITY, THE TRENCH SHALL BE BACKFILLED WITH A LEAN CONCRETE MIX TO THE BOTTOM OF FINISH SURFACE MATERIAL WITH THE FOLLOWING PROPORTIONS OF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

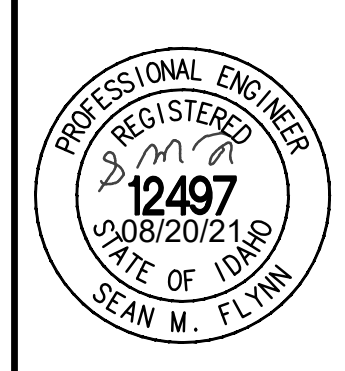
COARSE AGGREGATE (2" MINUS)	: 2,600 LBS
SAND	: 800 LBS
PORTLAND CEMENT	: 94 LBS
WATER	: 11 GAL (MAX.)

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

NO COMPACTION, VIBRATION OR FINISHING IS REQUIRED. THE LEAN CONCRETE MIX SHALL BE STRUCK OFF AT OR BELOW THE ELEVATION OF THE PLANTMAX SURFACING WITH A SQUARE NOSE SHOVEL OR SIMILAR HAND TOOL. THE BACKFILL MIX SHALL BE ALLOWED TO SET FOR A MINIMUM OF 2 HOURS BEFORE THE PERMANENT PLANTMAX 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 AND DETAIL SHEET
TAX LOT 3215
407 BALD MOUNTAIN ROAD
 LOCATED WITHIN SECTION 11, T14N, 14E, S10W, COUNTY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR: ROBERT OKADO



DESIGNED BY _____
 CT
 DRAWN BY _____
 SMF
 CHECKED BY _____

GALENA
 ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 317 Halley, Idaho 83333
 (208) 788-1705
 email: galena@galena-engineering.com

PURPOSE:	NO.	DATE	BY	REVISIONS	
				DESCRIPTION	DATE

C1.2

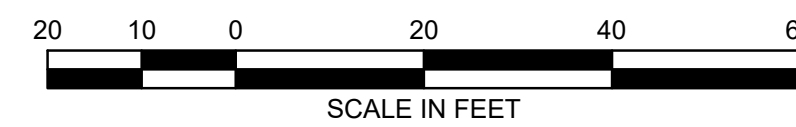
REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any project or extension of this project except by agreement in writing with Galena Engineering, Inc.

A PLAT SHOWING
OKADA SUBDIVISION

WHEREIN TAX LOT 3215 IS SUBDIVIDED INTO TOWNHOUSE SUBLOTS 1 & 2 AS SHOWN HEREON
 LOCATED WITHIN SECTION 11, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 AUGUST 2021

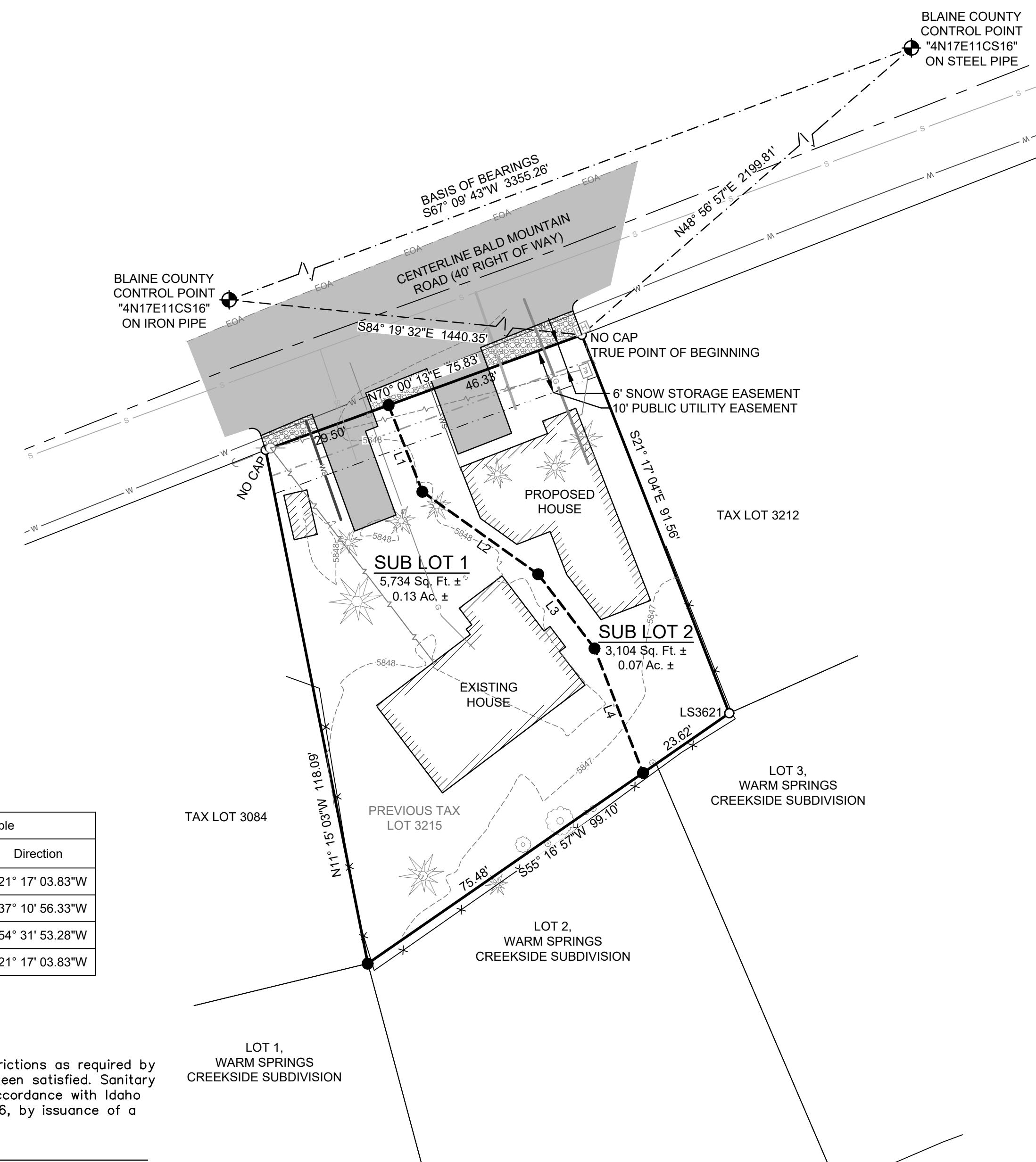


SCALE: 1" = 20'



LEGEND

- Property Line
- - - Proposed Property Line
- Adjoiner's Lot Line
- Centerline
- - - GIS Tie Line
- - - 6' Snow Storage Easement
- - - 10' Public Utility Easement
- - - EOA
- - - Edge of Asphalt Line
- - - Existing Water Main
- - - Existing Water Service
- - - Proposed Water Service
- - - Existing Sewer Main
- - - Existing Sewer Service
- - - Proposed Sewer Service
- - - Existing Gas Line
- - - Proposed Gas Line
- - - Proposed Buried Power Line
- - - Proposed Overhead Power Line
- Proposed Electrical Transformer
- ⊙ Found Aluminum Cap
- ⊕ Found Brass Cap
- Found 5/8" Rebar
- Found 1/2" Rebar
- Set 5/8" Rebar, P.L.S. 16670
- ▨ Building
- ▨ Asphalt
- ▨ Gravel
- 5' Contour Interval
- 1' Contour Interval
- Power Pole
- Guy Wire
- ⊞ Telephone Riser
- ⊙ Coniferous Tree
- Deciduous Tree



Line #	Length	Direction
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L3	21.012	N37° 10' 56.33"W
L2	32.077	N54° 31' 53.28"W
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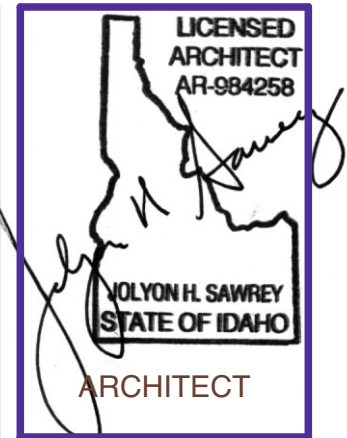
Date _____ South Central Public Health District

SURVEY NARRATIVE & NOTES

- The purpose of this survey is to show the monuments found and set during the boundary retracement of Tax Lot 3215, and to subdivide them into Sublots 1 & 2, Okada Subdivision, as shown hereon. The Boundary shown is based on found monuments. All found monuments have been accepted.
- The owners is Robert L. Okada, PO Box 6838, Ketchum, ID 83340. The surveyor/representative is Mark E. Phillips, Galena Engineering, Inc., 317 N River St., Hailey, ID 83333.
- A Title Commitment has been issued by Stewart Title Guaranty Company, File Number 21410678, with a Date of Guarantee of April 16, 2021. Certain information contained in said title policy may not appear on this map or may affect items shown hereon. It is the responsibility of the owner or agent to review said title policy. All plottable encumbrances and easements listed in the title report are shown hereon. Review of specific documents is required, if further information is desired.
- Current Zoning is GR-L, refer to City of Ketchum Zoning Ordinance for specific information about this zone.
- On-street parking is not permitted on Bald Mountain Road.



OKADA SUBDIVISION
 GALENA ENGINEERING, INC.
 HAILEY, IDAHO
 SHEET 1 OF 2
 Job No. 8012



A NEW RESIDENCE/TOWNHOUSE:
407 BALD MTN ROAD
KETCHUM, IDAHO

CERTIFICATE OF OWNERSHIP

This is to certify that the undersigned is the owner in fee simple of the following described townhouse property:
A parcel of land located within Section 13, T.4N., R.17E., B.M., City of Ketchum, Blaine County, Idaho, more particularly described as follows:
Tax Lot 3215

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. We do hereby certify that all lots in this 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 the lots shown within this plat.
It is the intent of the owner to hereby include said condominium property in this plat.

Robert L. Okada

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss

On this ____ day of _____, 20____, before me, a Notary Public in and for said State, personally appeared Sallie Castle, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

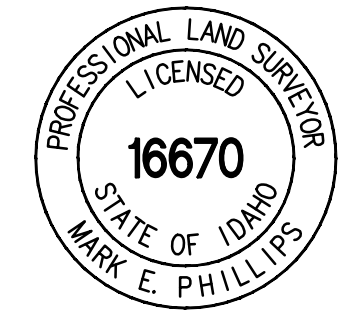
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public 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 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 _____ Date _____
Blaine County Surveyor

KETCHUM CITY ENGINEER'S APPROVAL

The foregoing plat was approved by _____, City Engineer for the City of Ketchum on this _____ day of _____, 2021.

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

OKADA SUBDIVISION
GALENA ENGINEERING, INC.
HAILEY, IDAHO
SHEET 2 OF 2
Job No. 8012

Vital ink ^{PLLC}
Environmental Architecture
& Consulting ^{LLC}
30 West Drive
Bellevue, Idaho 83813
(208) 750-6315 Ph
pjohn@vitalinkarchitecture.com

REVISIONS

DATE
24 AUG, 2021

C1.4

DESIGN REVIEW

STREET FRONTAGE ACCESS TABULATION CHART		
AREAS	LF	
SUB LOT 1	13	
SUBLOT 2	13	
TOTAL	26	
TOTAL STREET FRONTAGE LF	35% LF MAXIMUM	LF ACCESS PROVIDED
75.83	26.54	26
% PROVIDED	34.3%	

NOTES:
 H. Street Frontage: A maximum of thirty five percent (35%) of the linear footage of any street frontage may be devoted to access off street parking. Corner lots that front two (2) or more streets may select either or both streets as access but shall still not devote more than thirty five percent (35%) of the total linear footage of street frontage to access off street parking.

LICENSED ARCHITECT
 AR-884258
 JOLYN H. SAWYER
 STATE OF IDAHO
 ARCHITECT

A NEW RESIDENCETOWNHOUSE:
407 BALD MOUNTAIN ROAD
 KETCHUM, IDAHO

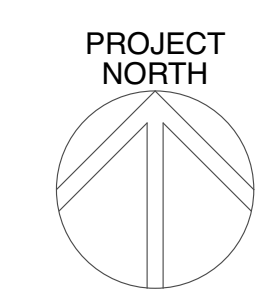
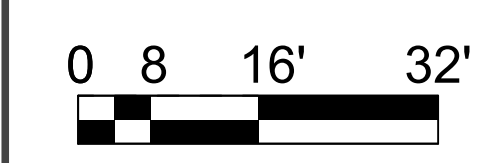
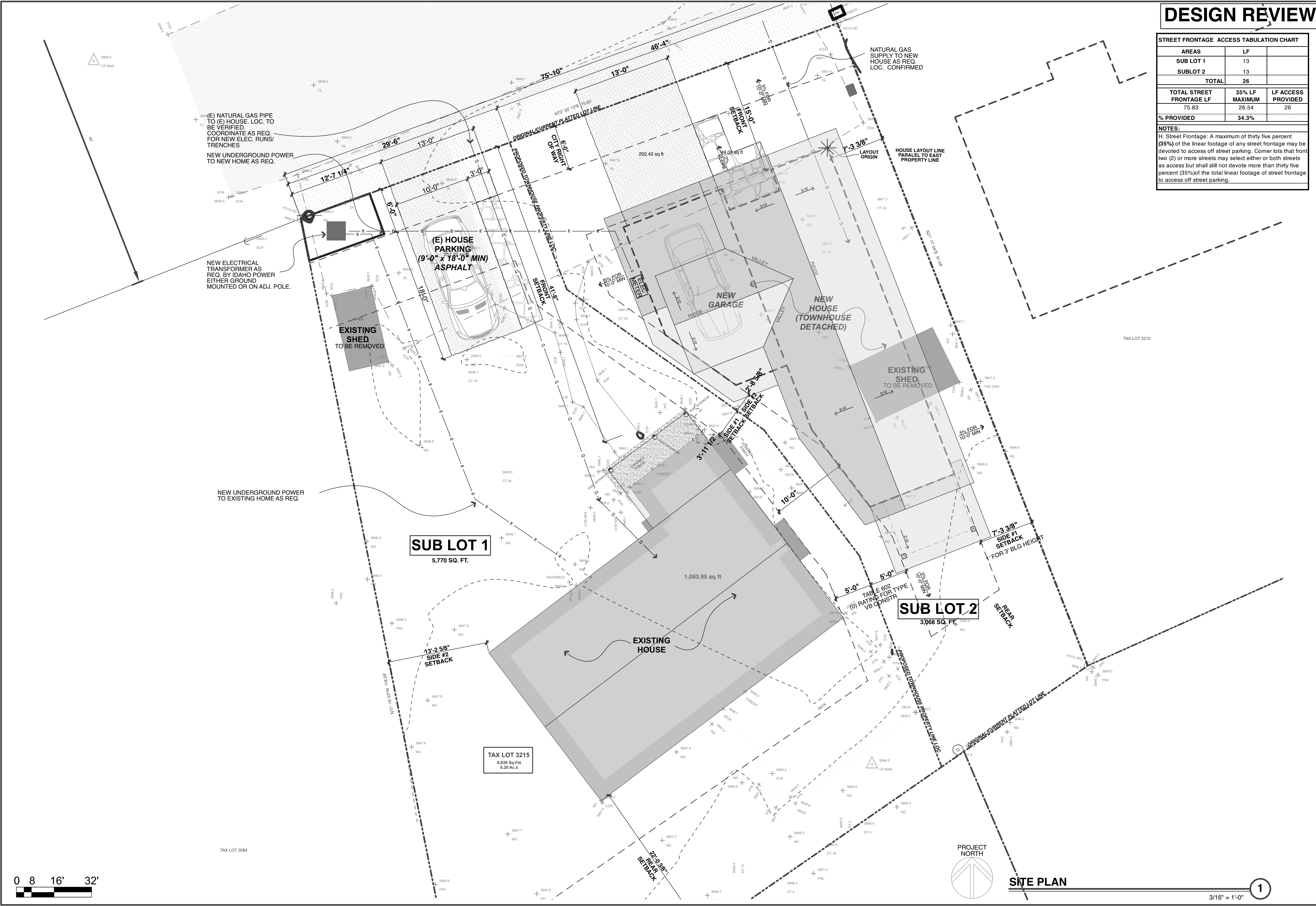
Vital ink ^{LLC}
 Environmental Architecture
 & Consulting ^{LLC}
 (208) 720-6315 Ph
 jplyon@vitalinkarchitecture.com
 30 West Drive
 Bellevue, Idaho 83813

REVISIONS

DATE
 24 AUG. 2021

A1.1

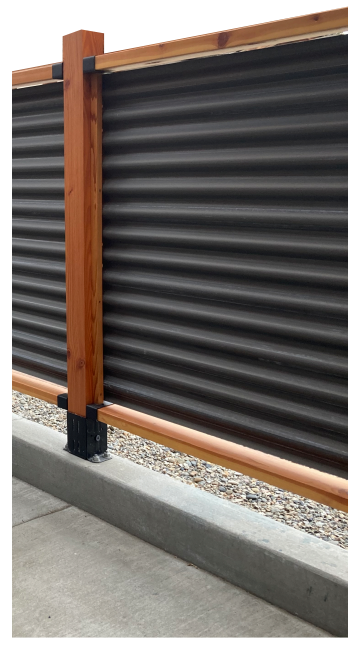
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SITE PLAN

3/16" = 1'-0"

1



6'-0" H. CEDAR/ METAL FENCE



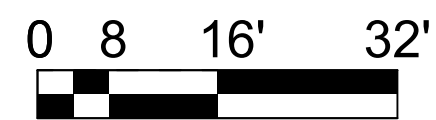
BLUE STAR JUNIPER



BLUE STAR JUNIPER



ARBOR VITAE BUSH



DESIGN REVIEW

AREAS	SF	
A	260.39	
B	128.15	
TOTAL	388.54	

HARD SURFACE AREA SF	25% SNOW STORAGE REQ.	SNOW STORAGE PROVIDED
311	77.75	388.54
% PROVIDED	124.9%	

NOTES:
 1. SNOW STORAGE WILL TAKE PLACE ON SITE IF AMOUNT OF SNOW EXCEEDS STORAGE CAPACITY THEN SNOW WILL BE HAULED BY OWNER/SERVICE TO AN OFFSITE LOCATION. THIS OPTION FOR REMOVAL IS ALLOWED BY ZONE.

AREAS	SF	
C	104	
D	158.34	
TOTAL	262.34	

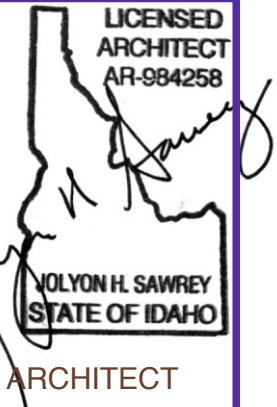
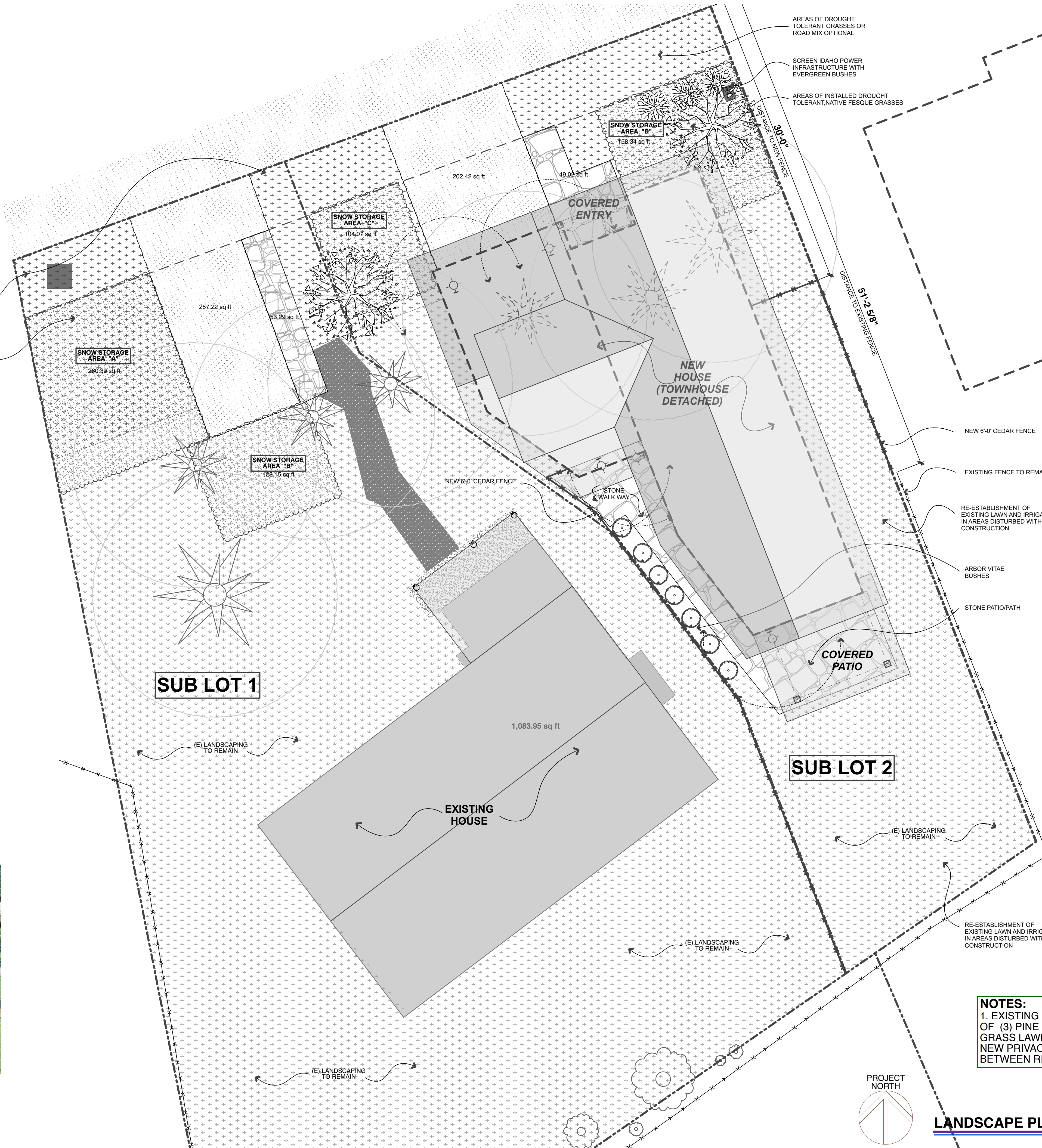
HARD SURFACE AREA SF	25% SNOW STORAGE REQ.	SNOW STORAGE PROVIDED
251.44	62.86	262.34
% PROVIDED	104.3%	

NOTES:
 AMOUNT OF SNOW EXCEEDS STORAGE CAPACITY THEN SNOW WILL BE HAULED BY OWNER/SERVICE TO AN OFFSITE LOCATION. THIS OPTION FOR REMOVAL IS ALLOWED BY ZONE.

LANDSCAPE LEGEND

- ASPHALT DRIVEWAY SURFACE
- FLAGSTONE PAVESTONE WALKWAY/ PATIO SURFACE
- EXISTING KENTUCKY BLUEGRASS TO REMAIN GRASS
- NEW DROUGHT TOLERANT NATIVE FESCUE GRASS
- NEW ARBORVITAE BUSH 5'-0" H. QTY (7) 12' TALL WHEN MATURE
- EXISTING LARGE SPRUCE PINE TREES TO REMAIN
- EXISTING LARGE SPRUCE PINE TREES TO BE REMOVED
- EXISTING WOOD FENCES TO REMAIN
- NEW 6'-0" H CEDAR WOOD FENCE
- SNOW STORAGE AREA
- NEW JAPANESE MAPLE 1.5" DIA. TRUNK/ 9'-0" TALL
- NEW Blue Star Juniper Coniferous Evergreen Shrub 1 Gal / 3'-0" TALL

NOTES:
 1. EXISTING LANDSCAPING TO REMAIN EXCEPT FOR THE REMOVAL OF (3) PINE TREES DUE TO NEW TOWNHOUSE CONSTRUCTION. GRASS LAWN AREAS TO BE RE-ESTABLISHED AFTER CONSTRUCTION. NEW PRIVACY BUSHES WILL BE ADDED ALONG PROPERTY LINE BETWEEN RESIDENCES ALONG NEW 6'-0" HGH WOOD FENCE



A NEW RESIDENCE/TOWNHOUSE:
407 BALD MOUNTAIN ROAD
 KETCHUM, IDAHO

(208) 720-6315 Ph
 nolan@vitalinkarchitecture.com



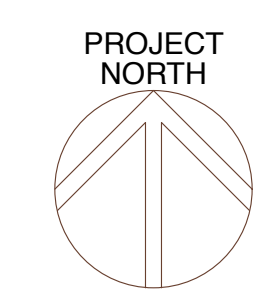
30 West Drive
 Bellevue, Idaho 83813

NO.	DATE	DESCRIPTION

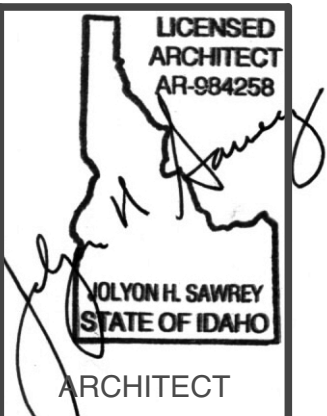
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 24 AUG, 2021

A1.2

10/11 AM
 PLOTTED: 9/10/21



DESIGN REVIEW

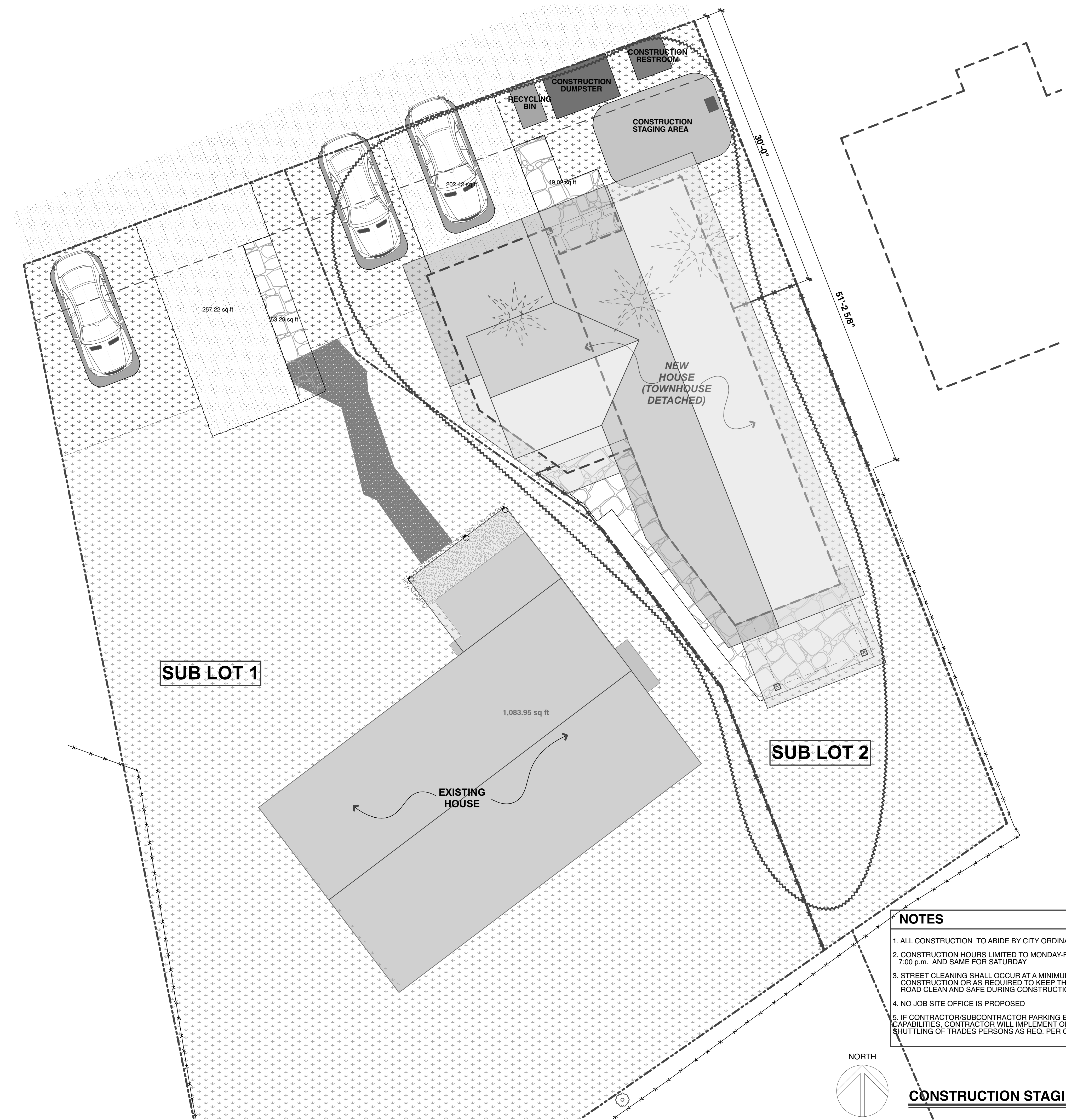


A NEW RESIDENCE/TOWNHOUSE:
407 BALD MTN ROAD
 KETCHUM, IDAHO

Vital ink PHLLC
 Environmental Architecture
 & Consulting LLC

30 West Drive
 Bellevue, Idaho 83413

(208) 750-6315 Ph
 pjohn@vitalinkarchitecture.com

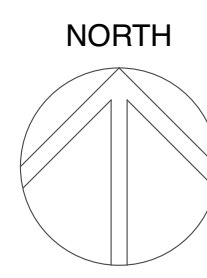


SYMBOL LEGEND

CONSTRUCTION	
	CONSTRUCTION PARKING
	CONSTRUCTION STAGING AREA
	CONSTRUCTION DUMPSTER
	RECYCLING BIN
	PORTABLE RESTROOM
	CONSTRUCTION AREA OF DISTURBANCE

- NOTES**
1. ALL CONSTRUCTION TO ABIDE BY CITY ORDINANCES.
 2. CONSTRUCTION HOURS LIMITED TO MONDAY-FRIDAY 7:30 a.m. TO 7:00 p.m. AND SAME FOR SATURDAY.
 3. STREET CLEANING SHALL OCCUR AT A MINIMUM AT THE END OF CONSTRUCTION OR AS REQUIRED TO KEEP THE ADJACENT ROAD CLEAN AND SAFE DURING CONSTRUCTION.
 4. NO JOB SITE OFFICE IS PROPOSED.
 5. IF CONTRACTOR/SUBCONTRACTOR PARKING EXCEEDS ON SITE CAPABILITIES, CONTRACTOR WILL IMPLEMENT OFF SITE PARKING/SHUTTLING OF TRADES PERSONS AS REQ. PER CITY.

0 8 16' 32'



CONSTRUCTION STAGING PLAN

3/16" = 1'-0"

1

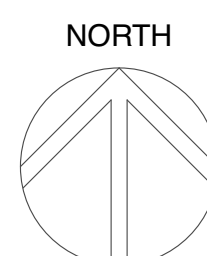
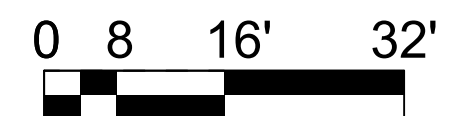
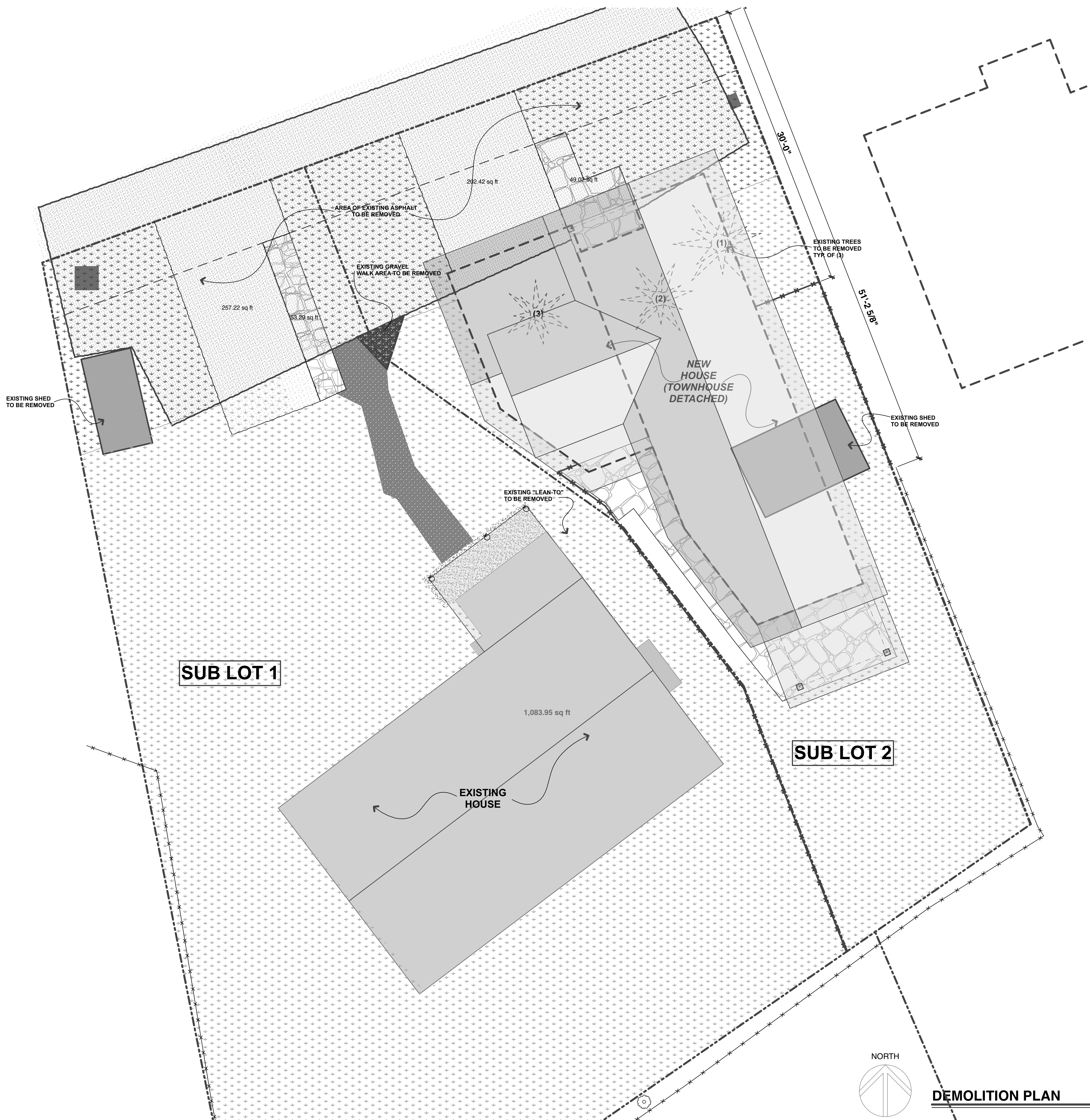
REVISIONS

NO.	DATE	DESCRIPTION

DATE
24 AUG, 2021

A1.3

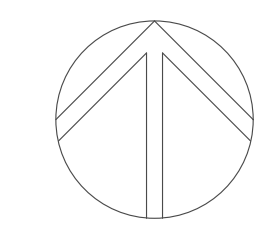
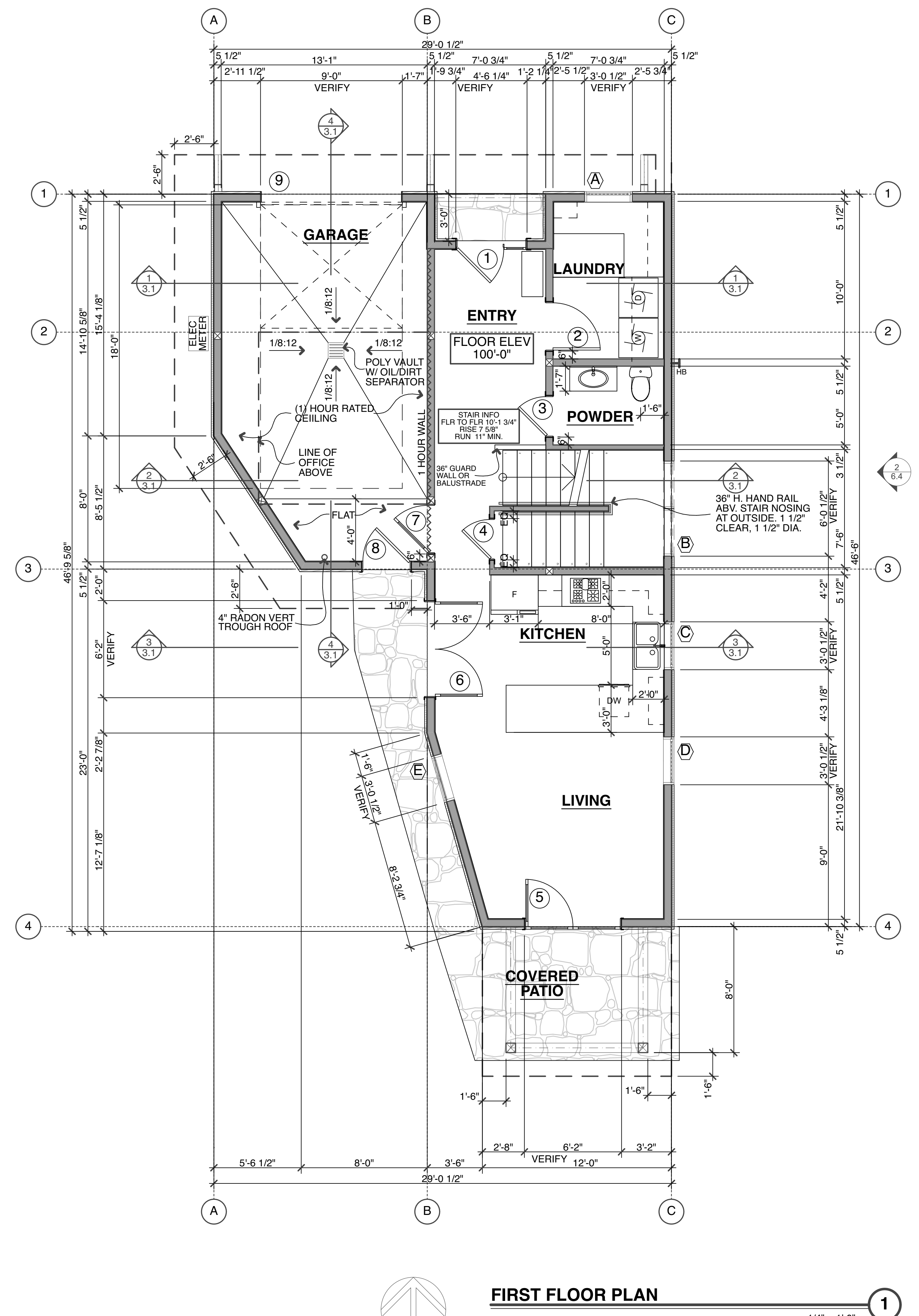
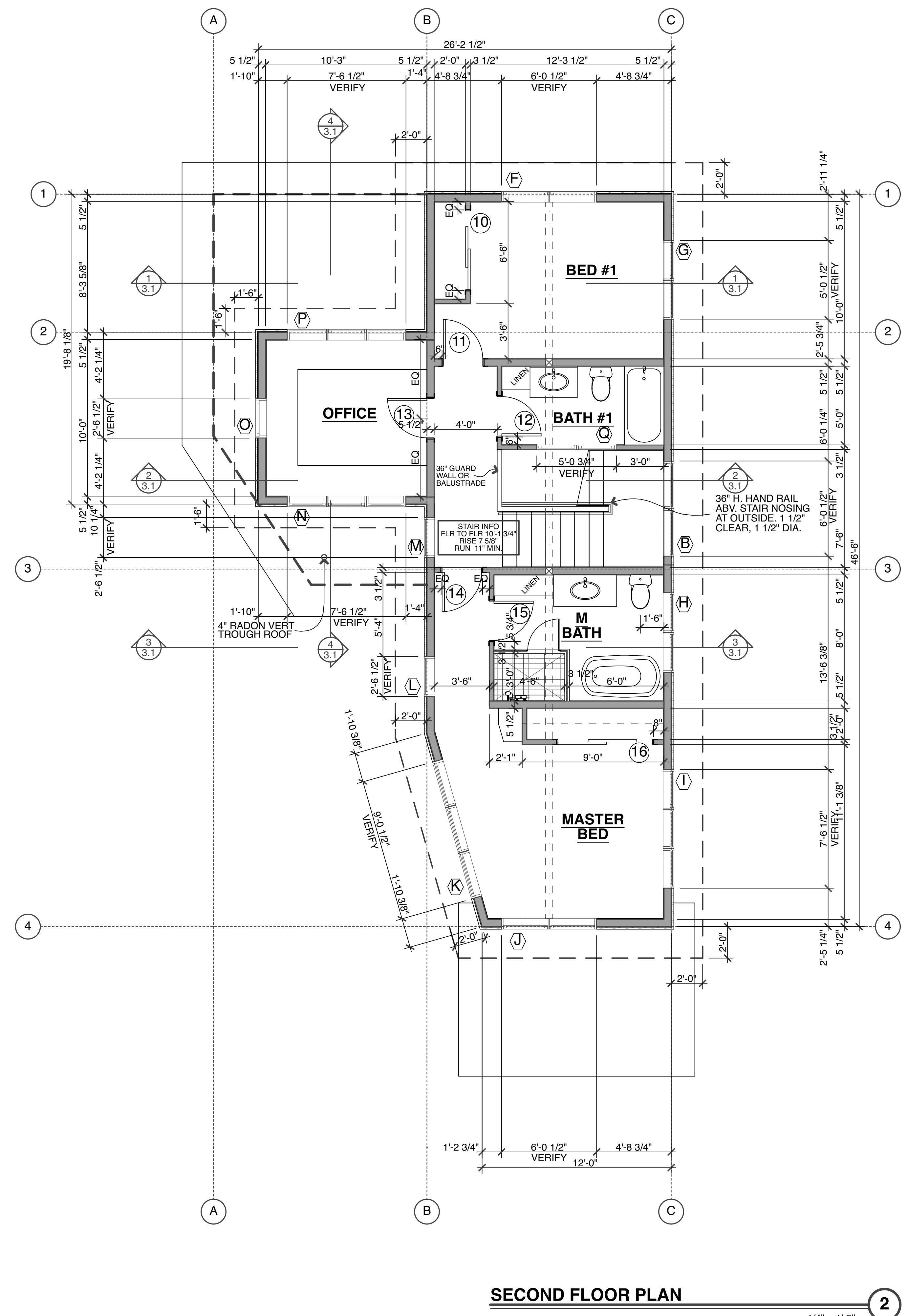
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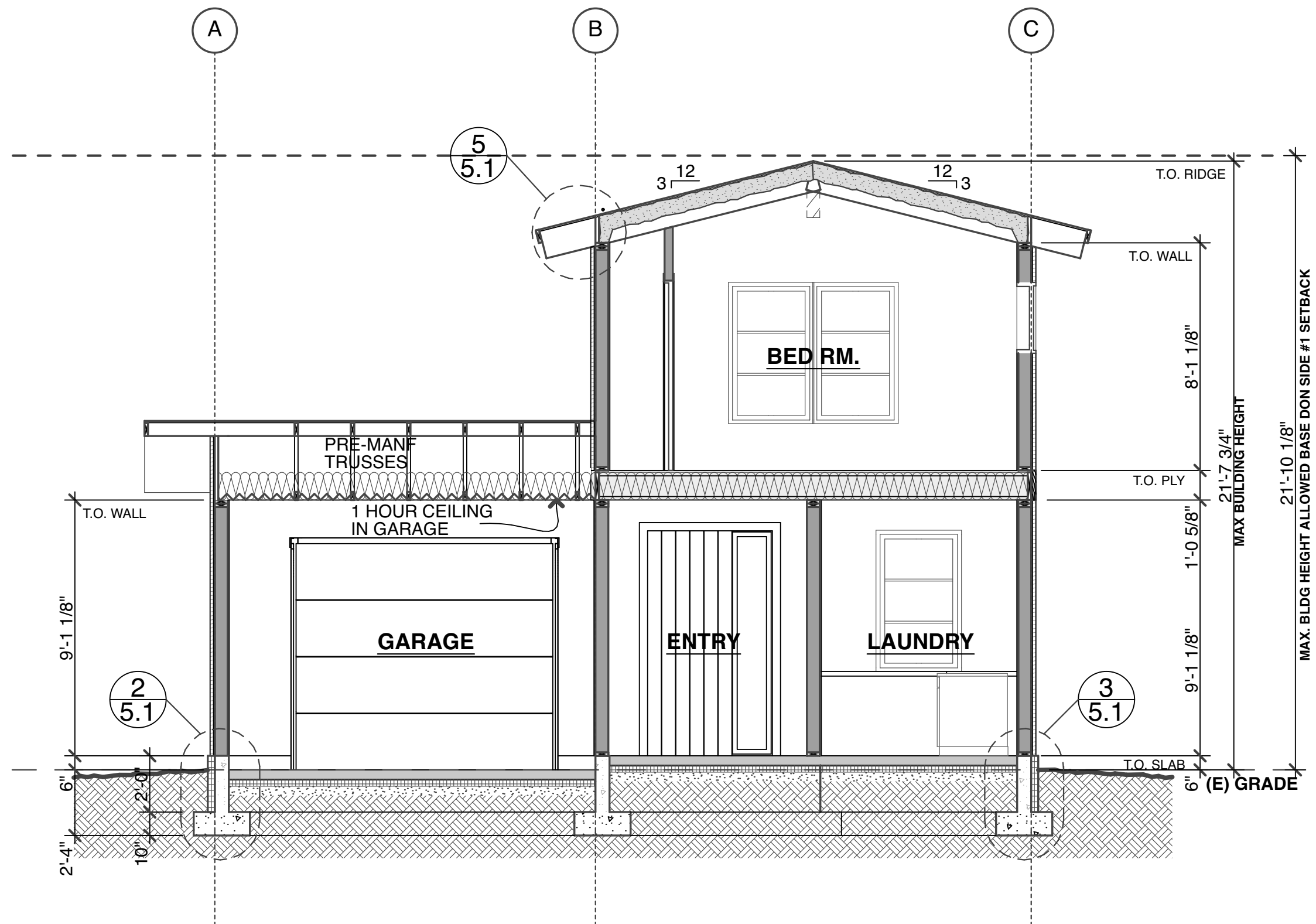
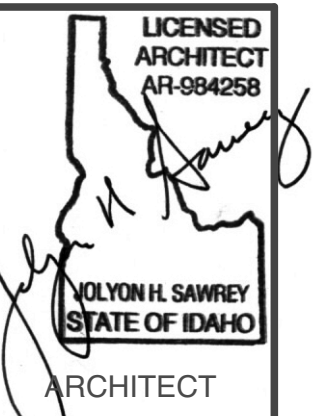


REVISIONS

DATE
24 AUG, 2021

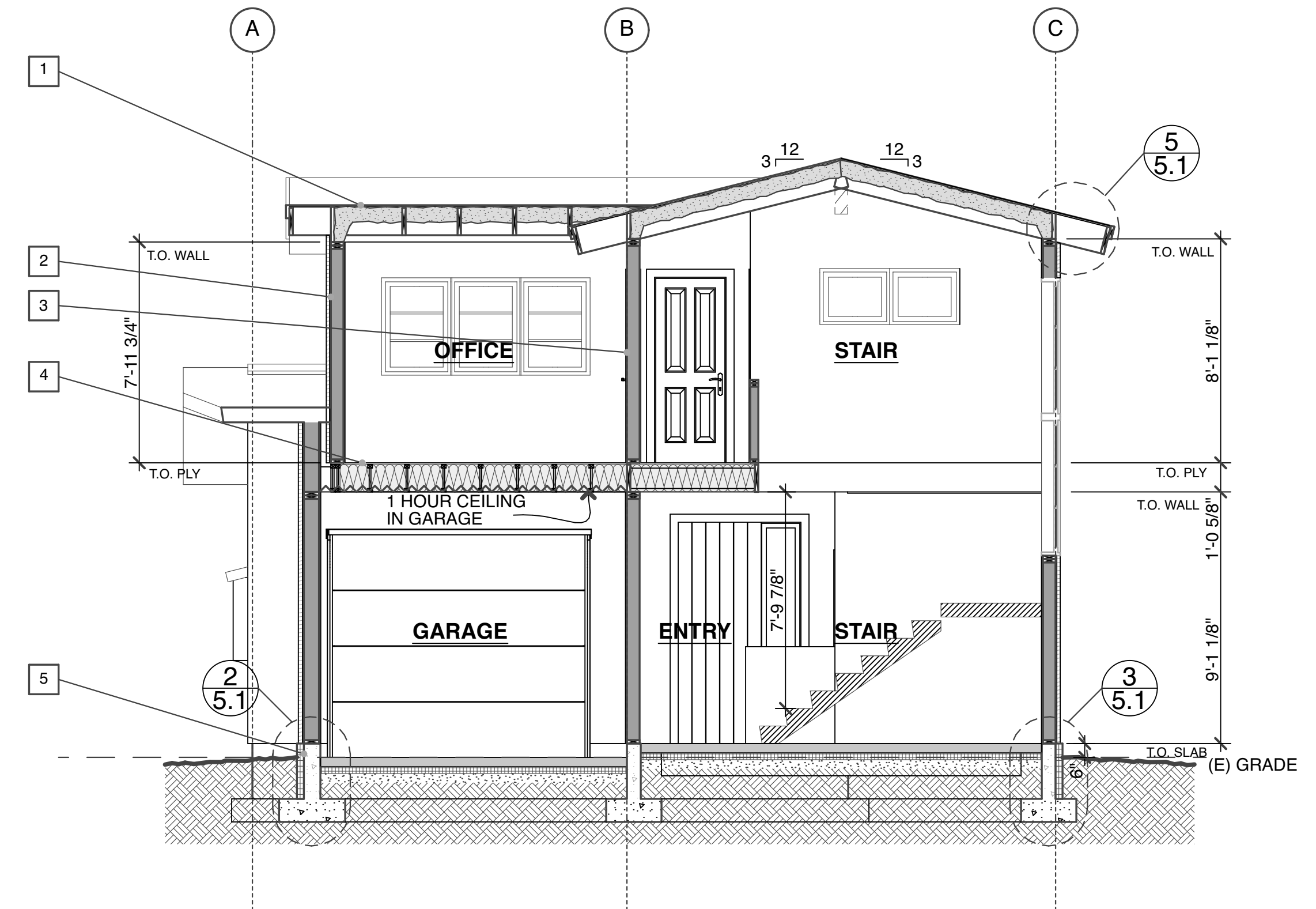
A2.1



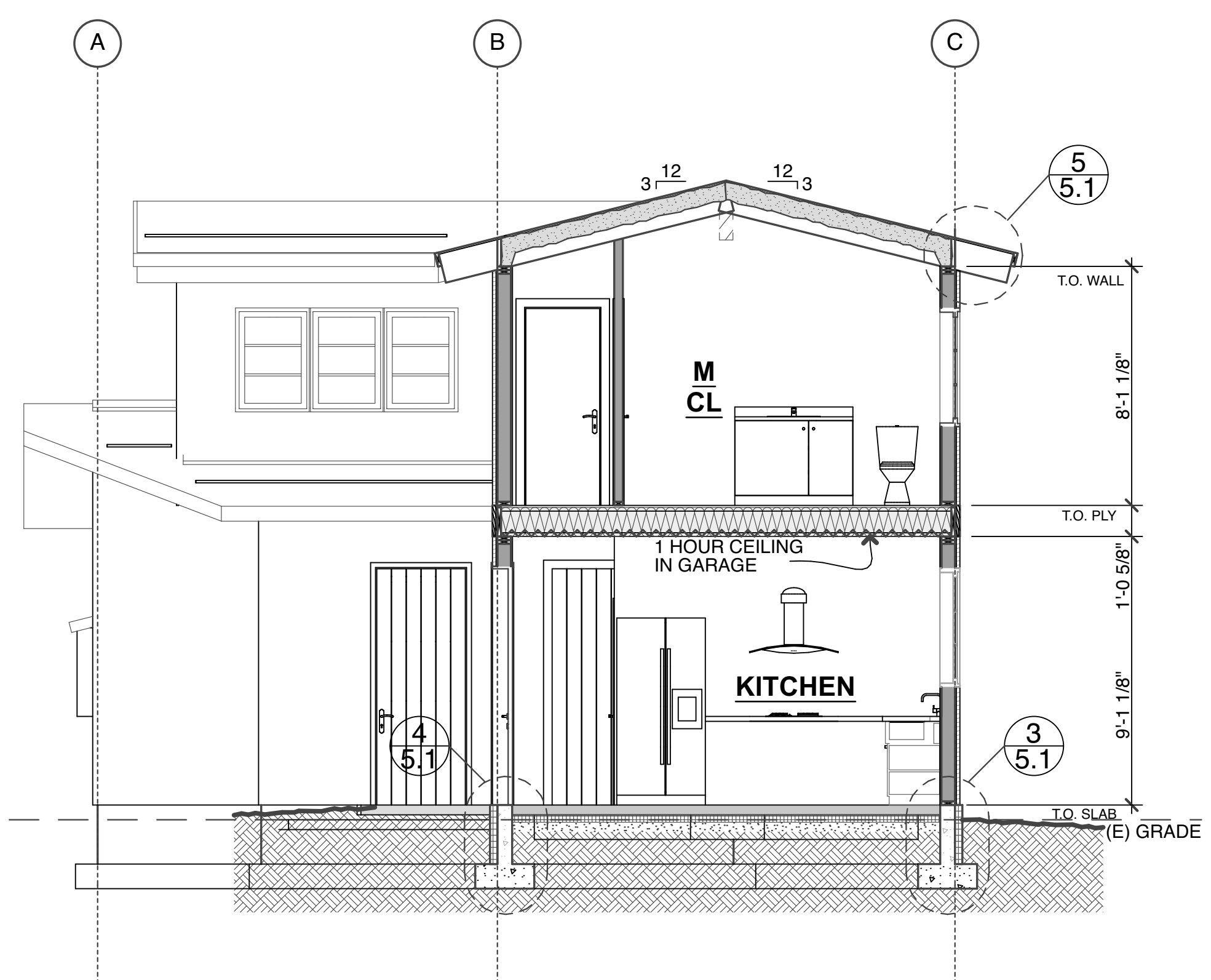


SECTION 1
1/4" = 1'-0"

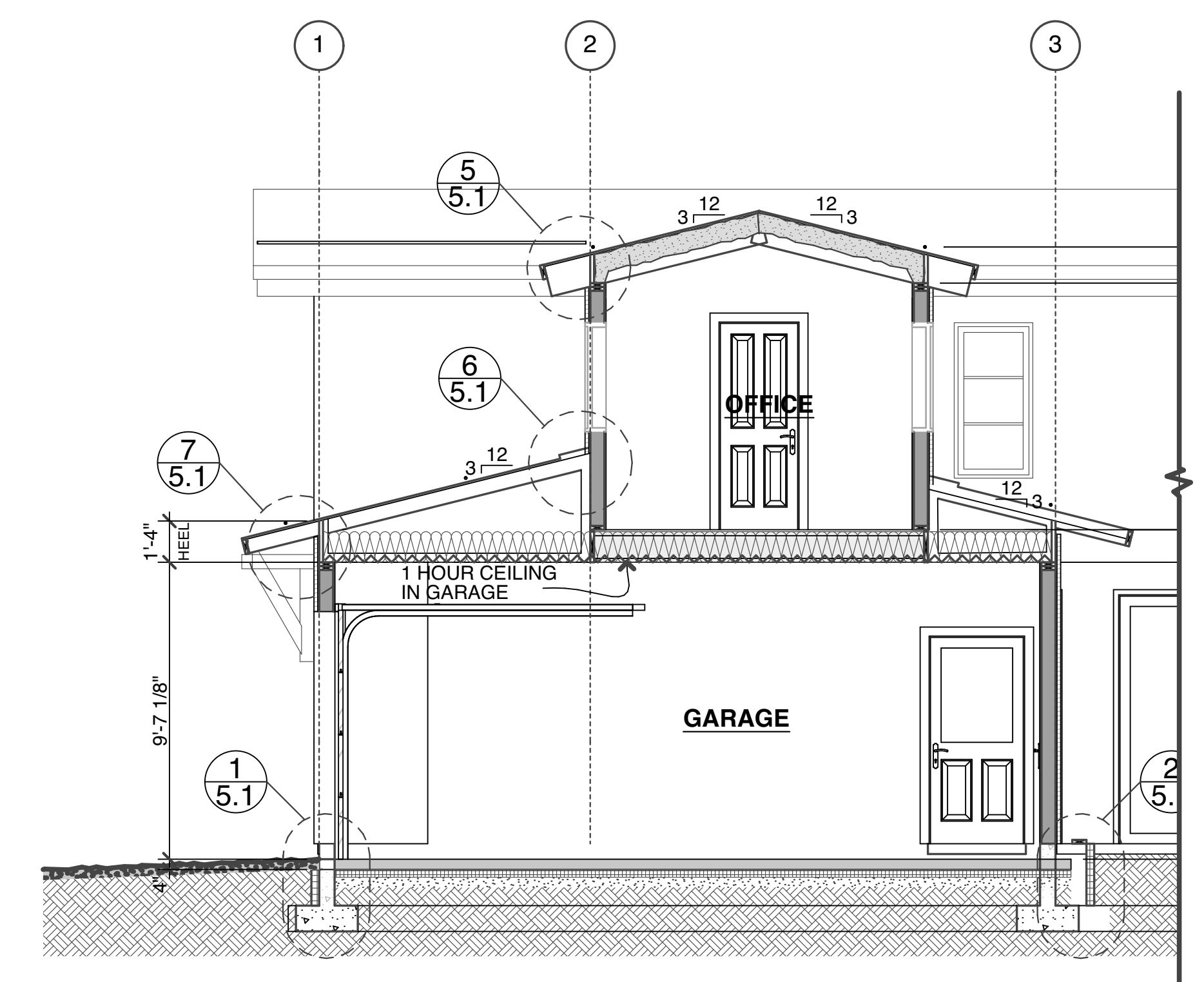
KEY	REFERENCE LOCATION
1	TYPICAL SLOPED ROOF CONSTRUCTION EXTERIOR FINISH PER EXT. MATERIALS - CLASS "A" ROOF ASSEMBLY ICE AND WATER SHIELD ENTIRE EAVE AND MIN 24" UP FROM WALL BELOW. APPROPRIATE MATERIAL FOR UNDER MTL ROOFING OR ASPHALT SHINGLE AS SHEATHING/ TRUSSES PER STRUCTURAL MIN. R-49 CLOSED CELL SPRAY FOAM INSUL 5/8" DRYWALL CEILING, (1) HOUR WHERE REQUIRED BY CODE INTERIOR FINISH PER OWNER SOFFIT, (ENCLOSED) ROUGH SAWN
2	TYPICAL EXTERIOR FRAMED WALL CONSTRUCTION EXTERIOR FINISH PER EXT. MATERIALS WEATHER BARRIER/ BACKING MATERIAL PER MANF. SPECS. 2x6 WALLS PER STRUCTURAL MIN. R-24 BLOWN IN INSUL. (CELULOSE PREFERRED) 1/2" or 5/8" DRYWALL, (1) HOUR TYPE "X" WHERE REQUIRED BY CODE INTERIOR FINISH PER OWNER
3	TYPICAL INTERIOR FRAMED WALL CONSTRUCTION 1/2" or 5/8" DRYWALL, (1) HOUR TYPE "X" WHERE REQUIRED BY CODE SHEATHING PER STRUCTURAL SPECS/DRAWINGS IF REQ. 2X WALLS WERE SHOWN ON PLANS BLOWN IN CELLULOSE INSUL FOR SOUND/PRIVACY IF/WHERE SHOWN ON PLANS 1/2" or 5/8" DRYWALL, (1) HOUR TYPE "X" WHERE REQUIRED BY CODE INTERIOR FINISH PER OWNER
4	TYPICAL FRAMED FLOOR INTERIOR FINISH PER OWNER SHEATHING PER STRUCTURAL JOISTS PER STRUCTURAL FILL JOIST CAVITY WITH R-38 BATT INSUL 5/8" DRYWALL, (1) HOUR TYPE "X" WHERE REQUIRED BY CODE
5	TYPICAL CONC. PERIMETER STEMWALL AT GRADE METAL FLASHING CONT. 3" VERT. FOAM SHEET EPS OR XPS R-15 DAMPPOOFING OVER CONC. STEMWALL, I.E. PEEL N STICK OR FLUID APPLIED CONC. STEMWALL PER STRUCTURAL ENGINEER



SECTION 2
1/4" = 1'-0"



SECTION 3
1/4" = 1'-0"



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

A NEW RESIDENCE/TOWNHOUSE:
407 BALD MTN ROAD
KETCHUM, IDAHO

Vital ink ^{LLC}
Environmental Architecture
& Consulting ^{LLC}

30 West Drive
Bellevue, Idaho 83813

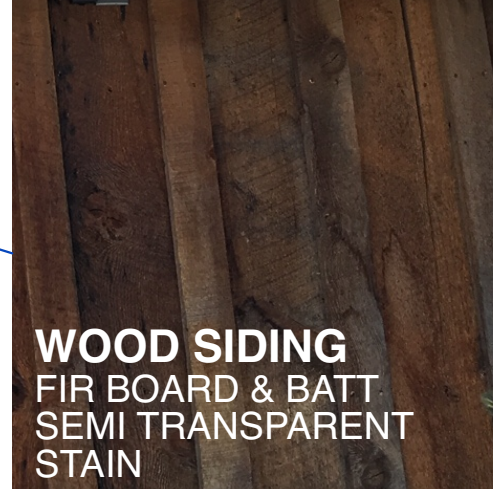
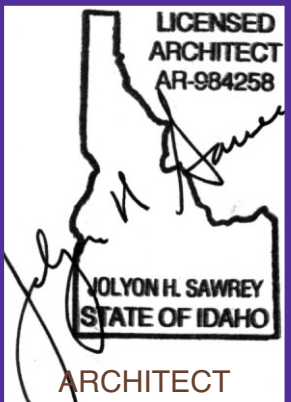
(208) 720-6315 Ph
pjohn@vitalinkarchitecture.com

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DATE
24 AUG, 2021

A3.1

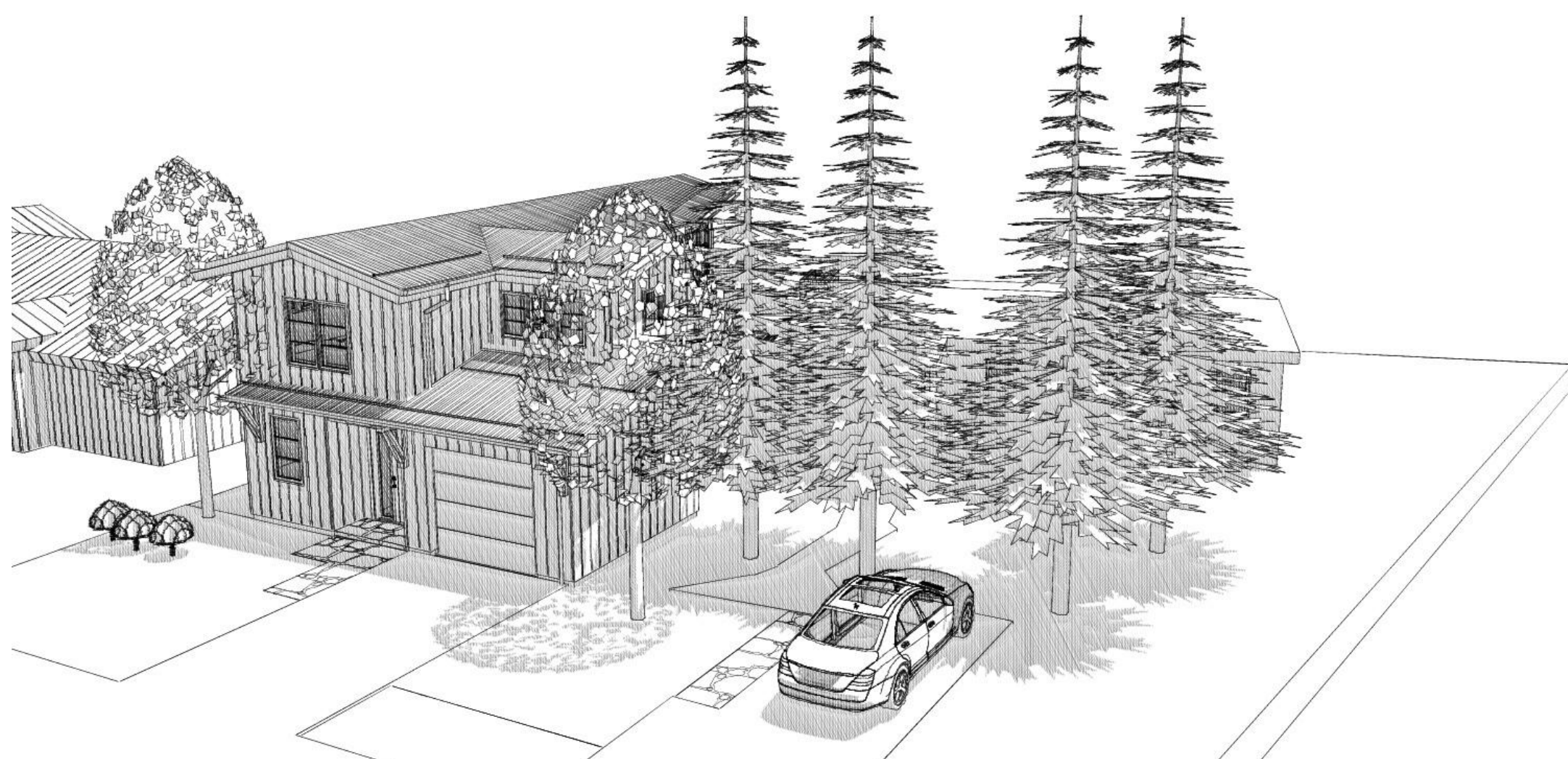
DESIGN REVIEW



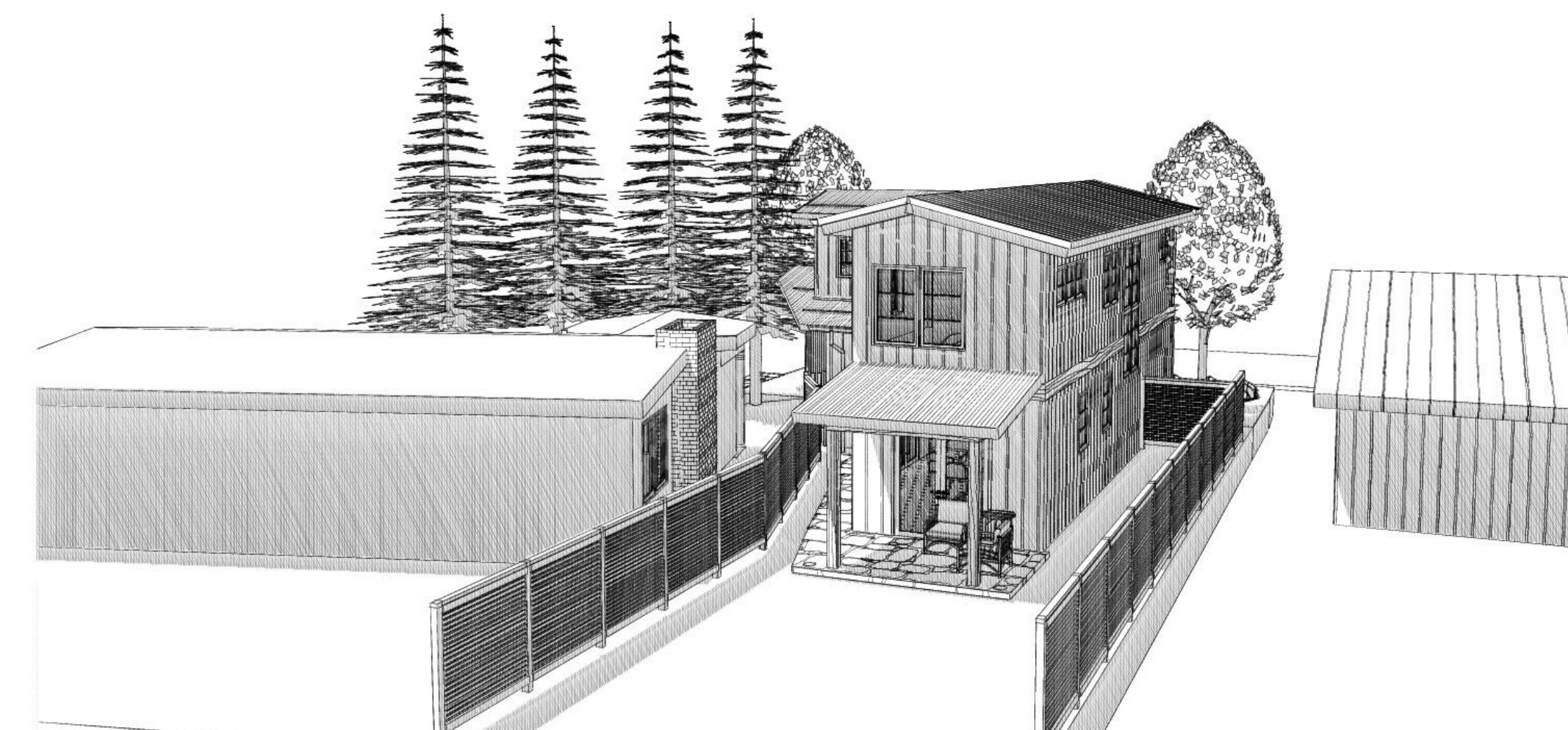
STREET VIEW



REAR YARD AERIAL



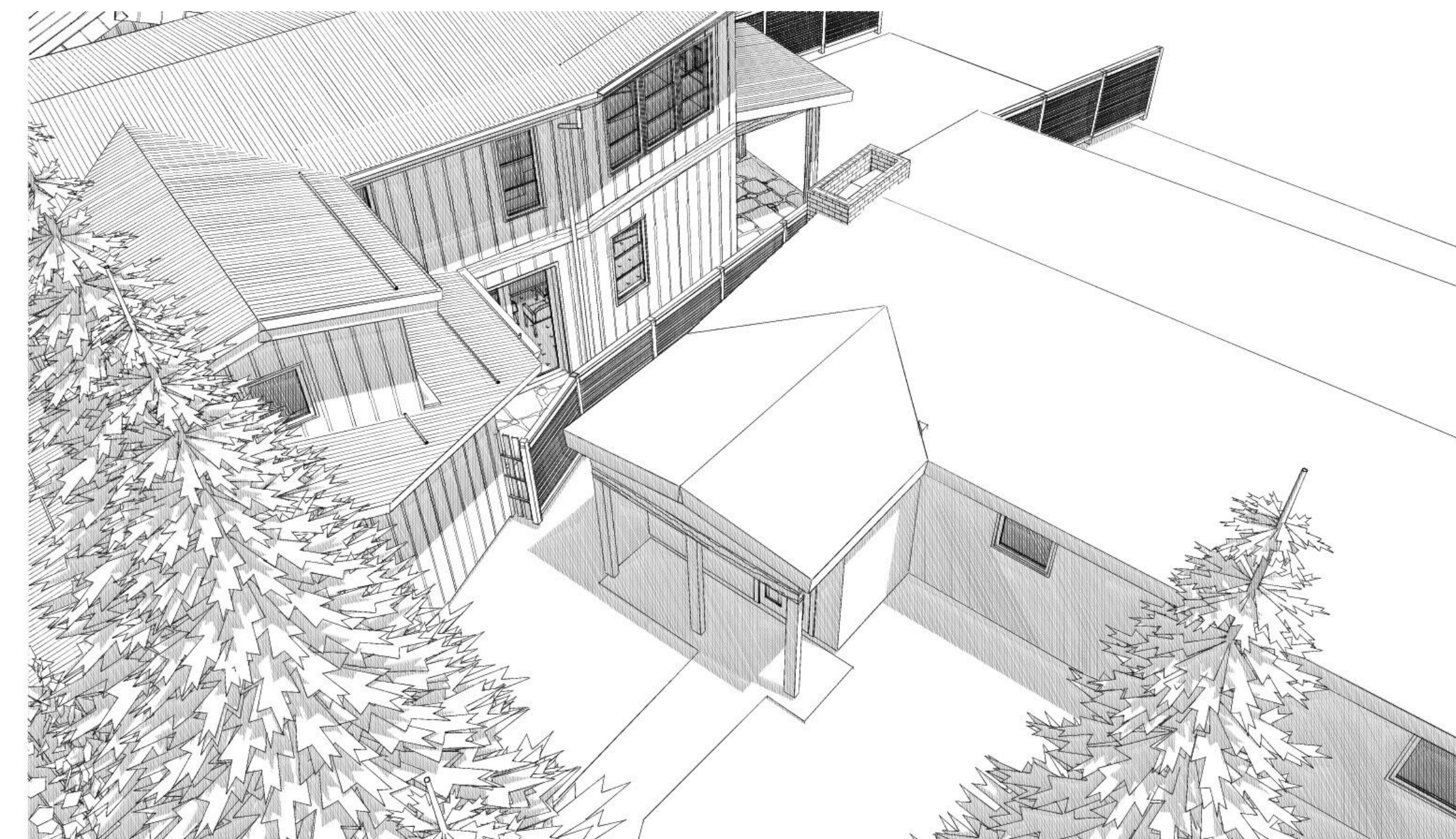
STREET AERIAL



REAR YARD AERIAL



REAR YARD VIEW



MAIN HOUSE ENTRY AERIAL

A NEW RESIDENCE/TOWNHOUSE:
407 BALD MTN ROAD
KETCHUM, IDAHO

(208) 750-6315 Ph
pk@vitalinkarchitecture.com

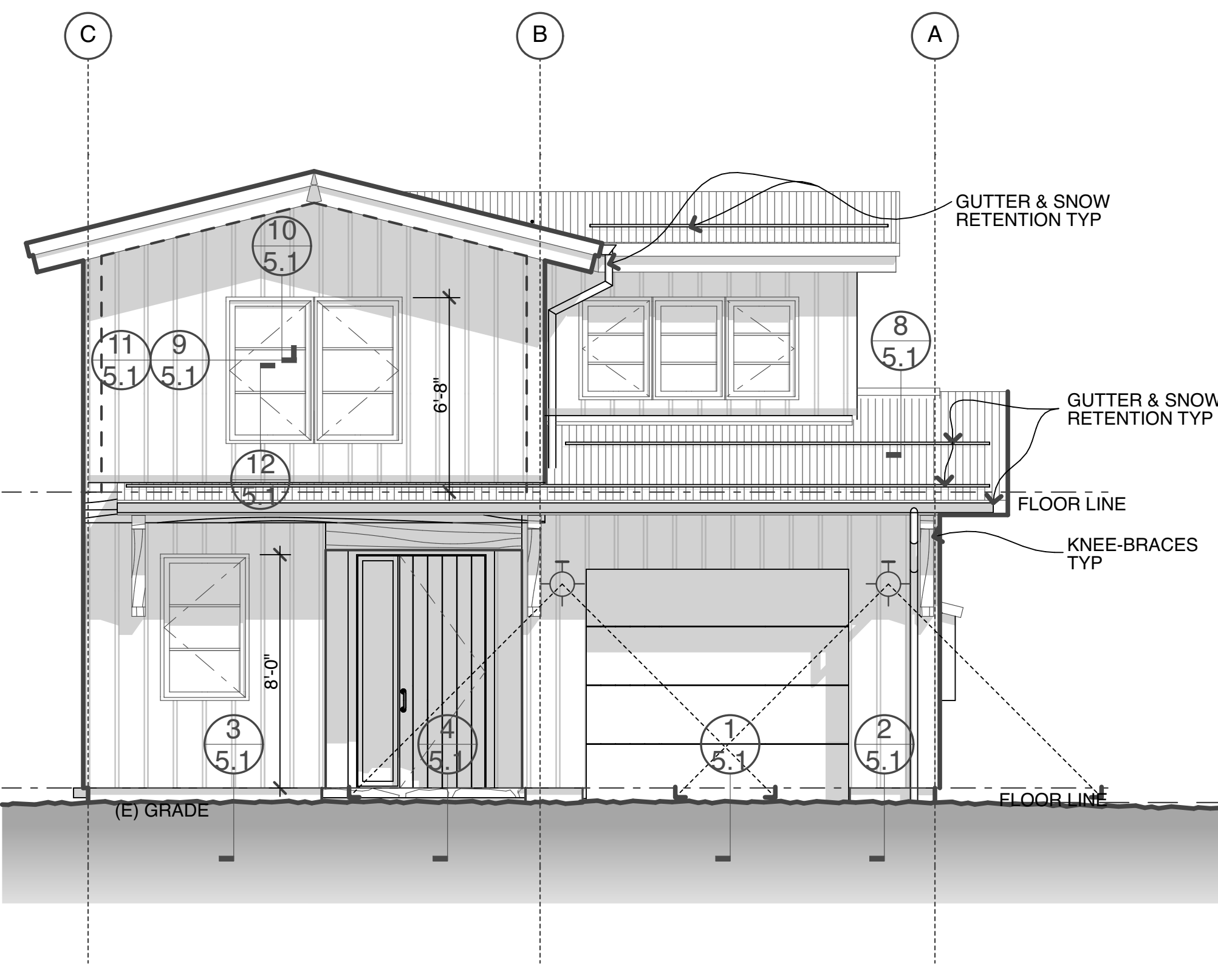


30 West Drive
Bellevue, Idaho 83813

REVISIONS

DATE
24 AUG. 2021

A6.0



NORTH ELEVATION
 1/4" = 1'-0" ①

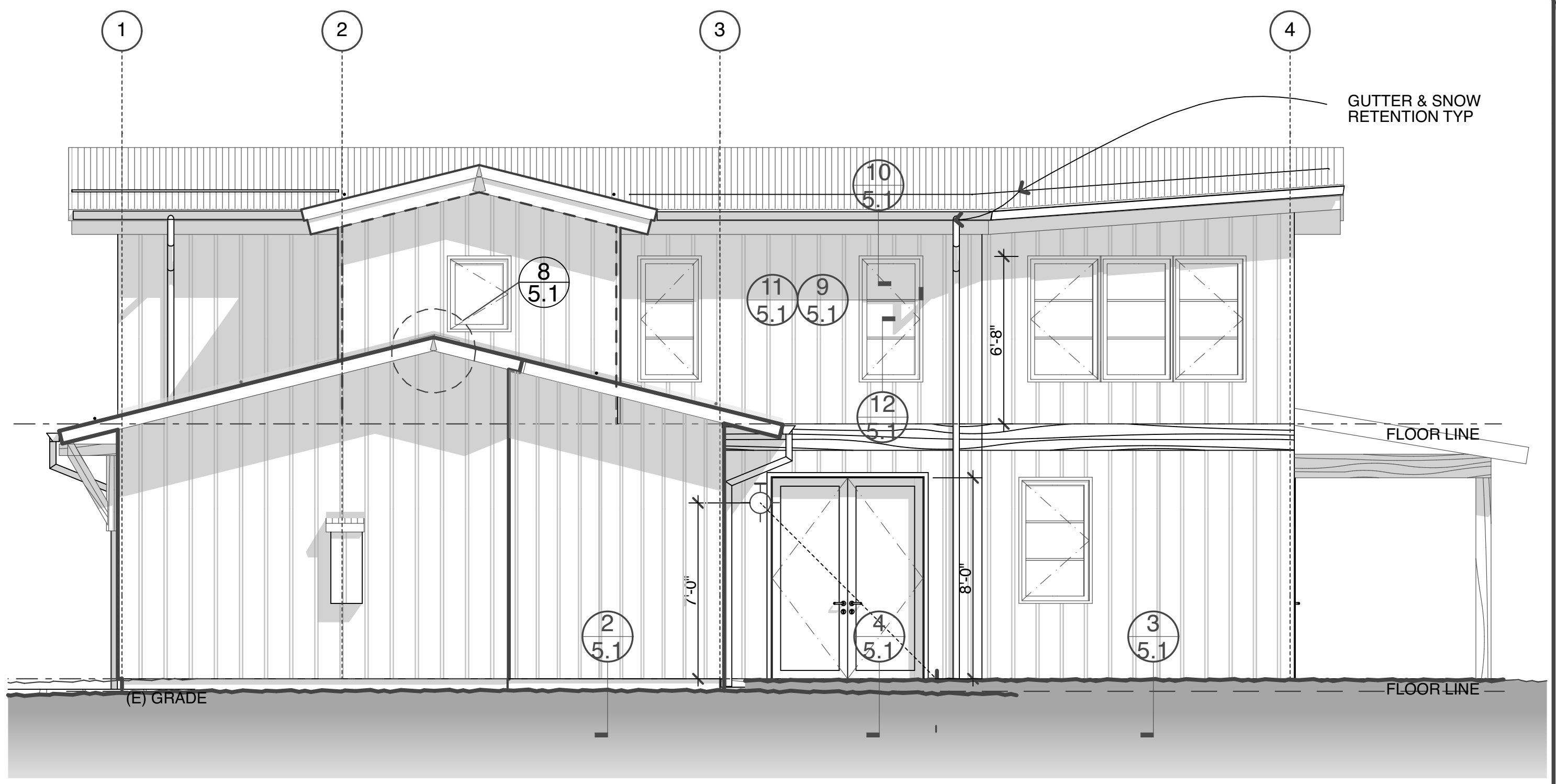
DARK SKY COMPLIANT WALL MOUNT LIGHT FIXTURE

SHELTER
 EXTRA SMALL WALL MOUNT LANTERN
TERMINAL
 Shelter's recessed style in aluminum creates a true dramatic statement as the light from above grazes through its clear, steady glass. Shelter comes standard Dark Sky compliant.

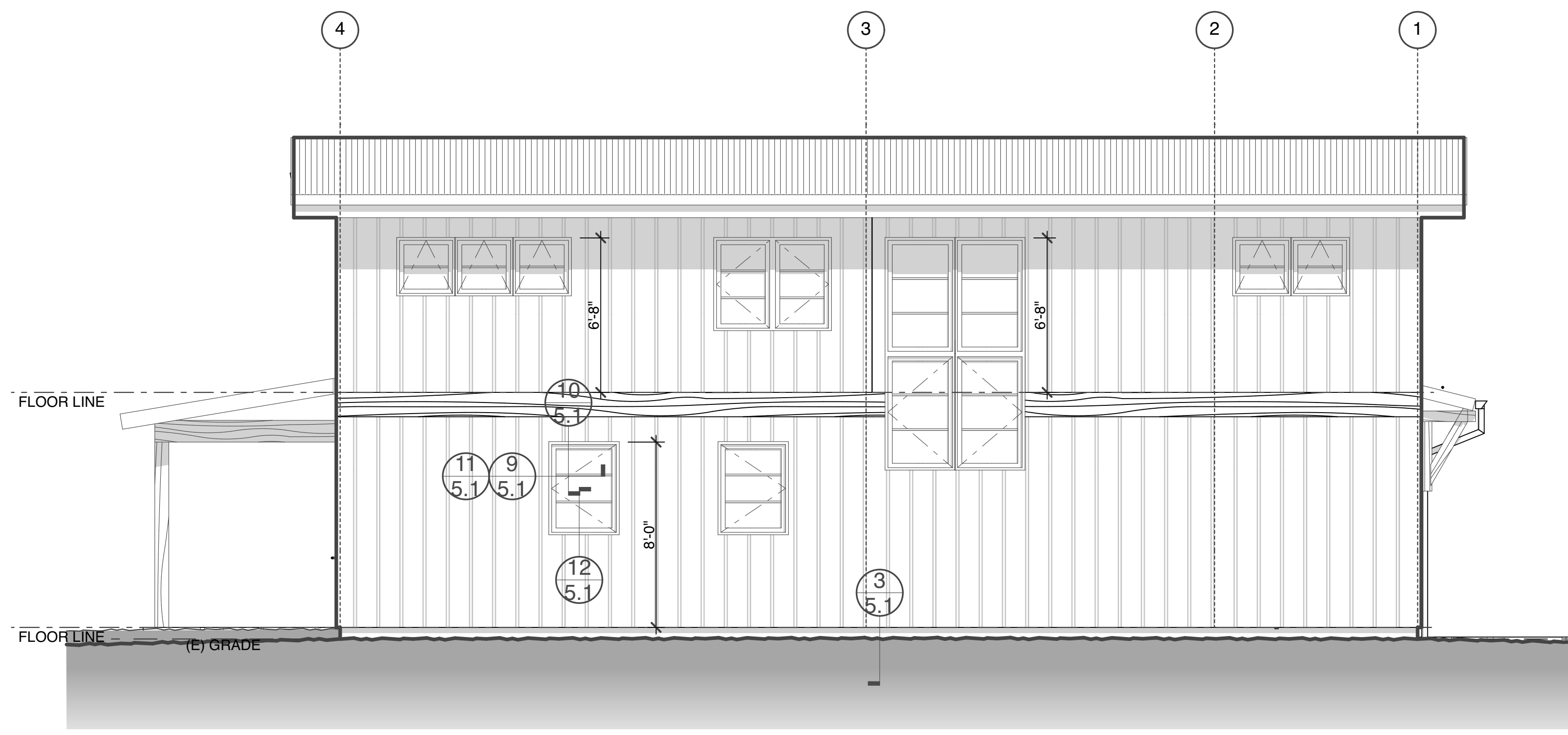
FINISH Black
GLASS Clear Steady
WIDTH 4.5"
HEIGHT 15.5"
LIGHT SOURCE LED Lamps Included
WATTAGE 1-4.5W GU10 LED *included

LED bulb specifications:
 Color Temperature: 2700K
 Color Rendering Index: 80 CRI
 Lumens: 500
 Watt Replacement: 60 watts

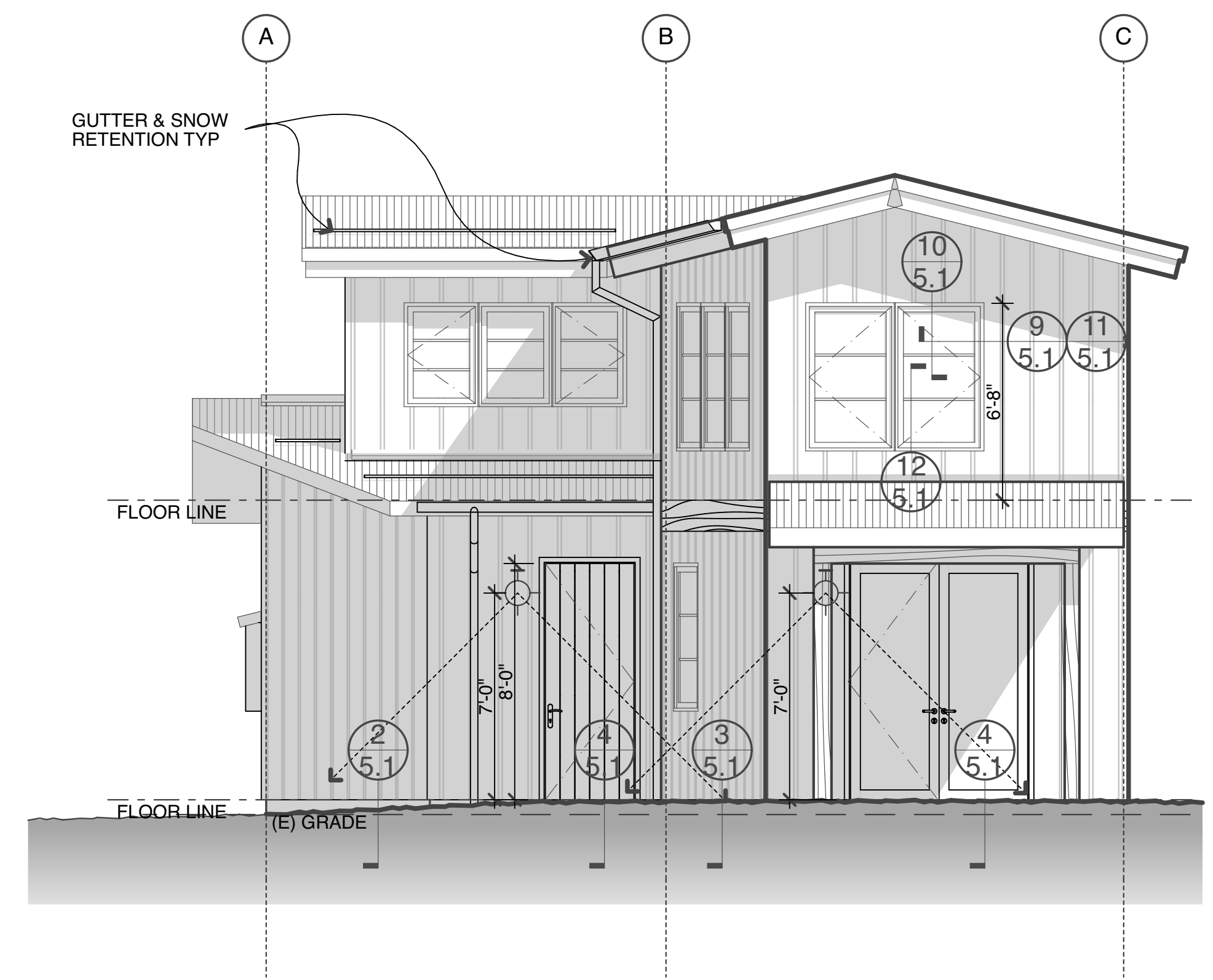
HINKLEY
 HINKLEY 2300 EY Oak Parkway
 AUSTIN, TX 78742
 PHONE: (405) 455-5000
 181 First 1 800 466-5038
 hinkley.com



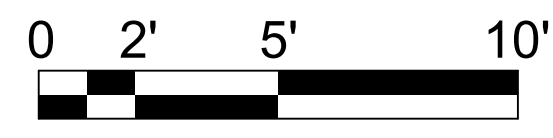
WEST ELEVATION
 1/4" = 1'-0" ②



EAST ELEVATION
 1/4" = 1'-0" ③



SOUTH ELEVATION
 1/4" = 1'-0" ④



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 KETCHUM, IDAHO

(208) 720-6315 Ph
 jklyn@vitalinkarchitecture.com

Vital ink LLC
 Environmental Architecture
 & Consulting LLC
 30 West Drive
 Bellevue, Idaho 83813

REVISIONS

DATE
 24 AUG, 2021

A6.1



City of Ketchum
Planning & Building

CERTIFIED COMPLETE
APD 7-16-21
Preliminary Plat

Subdivision Application

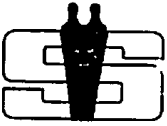
OFFICIAL USE ONLY	
Application Number	PA1-041
Date Received:	4-22-21
By:	
Fee Paid:	2600 ⁰⁰
Approved Date:	
By:	

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

APPLICANT INFORMATION			
Name of Proposed Subdivision: Okada Subdivision			
Owner of Record: Robert L. Okada			
Address of Owner: PO Box 6838, Ketchum, ID 83340			
Representative of Owner: Sean Flynn / Galena Engineering			
Legal Description: KETCHUM FR SESE TL 3215 SEC 11 4N 17E			
Street Address: 407 Bald Mountain Rd.			
SUBDIVISION INFORMATION			
Number of Lots/Parcels: 2			
Total Land Area: 8,838			
Current Zoning District: GR-L			
Proposed Zoning District: GR-L			
Overlay District: None			
TYPE OF SUBDIVISION			
Condominium <input type="checkbox"/>	Land <input type="checkbox"/>	PUD <input type="checkbox"/>	Townhouse <input checked="" type="checkbox"/>
Adjacent land in same ownership in acres or square feet:			
Easements to be dedicated on the final plat:			
Public Utility Easements			
Briefly describe the improvements to be installed prior to final plat approval:			
Water and Sewer Services for Sublot 2			
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 Sean Flynn / Galena Engineering 04/22/2021
Applicant Signature Date



WARRANTY DEED

For Value Received **MARK S. HARBAUGH**, an unmarried man

the Grantor hereby grants, bargains, sells, conveys and warrants unto **ROBERT L. OKADA**, a single man

the Grantee whose current address is: **P.O. BOX 3142, HAILEY, ID 83333**

the following described premises, to-wit:

A parcel of land within the **SE1/4, Section 11, T4N, R17E, B.M.**, and more particularly described by metes and bounds as follows:

COMMENCING at a brass cap marking the NW corner, **SW1/4, SE1/4, Section 11, T4N, R17E, B.M.**, Blaine County, Idaho;

THENCE S 89° 56' E 440.0 feet to an "X" on a stone on the southerly boundary of Warm Springs Road; THENCE N 84° 39' E 928.40 feet along the southerly boundary of Warm Springs Road; THENCE South 251.8 feet to an 1/2" rebar, said rebar marking the TRUE POINT OF BEGINNING; THENCE N. 68° 19' E 75.0 feet to a 1/2" rebar; THENCE S 21° 41' E 91.7 feet to a 1/2" rebar; THENCE S 54° 00' W 99.1 feet to a 1/2" rebar; THENCE N 11° 26' W 118.1 feet to a 1/2" rebar, said rebar marking the TRUE POINT OF BEGINNING.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it is the owner in fee simple of said premises; that said premises are free from all incumbrances and that he will warrant and defend the same from all lawful claims whatsoever.

Dated: **May 02, 1997**

402315

Mark S. Harbaugh
MARK S. HARBAUGH

Deed
BLAINE CO. REQUEST
OF: BLAINE COUNTY TITLE

State of **IDAHO**

ss.

County of **BLAINE**

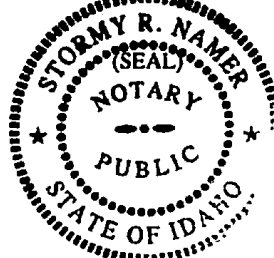
FEES \$ '97 MAY 29 PM 2 40
3⁰⁰ MARY GREEN, CLERK MPP

On this 19th day of May, FEES \$97, before me, the undersigned, a Notary Public, in and for said State, personally appeared MARK S. HARBAUGH

known to me, and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he executed the same.

WITNESS MY HAND AND OFFICIAL SEAL.

Stormy R. Namer
Notary Public
Residing at: **HAILEY, IDAHO**
Commission Expires: **April 29, 2002**



Expiration Date: 4/29/2002
Residing: Hailey, Idaho



CLTA GUARANTEE

ISSUED BY
STEWART TITLE GUARANTY COMPANY
A CORPORATION, HEREIN CALLED THE COMPANY

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE, AND SUBJECT TO THE FURTHER EXCLUSION AND LIMITATION THAT NO GUARANTEE IS GIVEN NOR LIABILITY ASSUMED WITH RESPECT TO THE IDENTITY OF ANY PARTY NAMED OR REFERRED TO IN SCHEDULE A OR WITH RESPECT TO THE VALIDITY, LEGAL EFFECT OR PRIORITY OF ANY MATTER SHOWN THEREIN.

GUARANTEES

the Assured named in Schedule A against actual monetary loss or damage not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

Dated: April 16, 2021

Signed under seal for the Company, but this endorsement is to be valid only when it bears an authorized countersignature.

Countersigned by:

Authorized Countersignature

TitleOne
Company Name

271 1st Ave North
Ketchum, ID 83340
City, State



Frederick H. Eppinger
President and CEO

Denise Carraux
Secretary

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the company for further information as to the availability and cost.

GUARANTEE CONDITIONS AND STIPULATIONS

1. **Definition of Terms** - The following terms when used in the Guarantee mean:
 - (a) "the Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
 - (b) "land": the land described or referred to in Schedule (A)(C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A)(C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
 - (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
 - (d) "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
 - (e) "date": the effective date.
2. **Exclusions from Coverage of this Guarantee** - The Company assumes no liability for loss or damage by reason of the following:
 - (a) 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.
 - (b) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water; whether or not the matters excluded by (1), (2) or (3) are shown by the public records.
 - (c) Assurances to title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A)(C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways on which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
 - (d) (1) Defects, liens, encumbrances or adverse claims against the title, if assurances are provided as to such title, and as limited by such assurances.
(2) Defects, liens, encumbrances, adverse claims or other matters (a) whether or not shown by the public records, and which are created, suffered, assumed or agreed to by one or more of the Assureds; (b) which result in no loss to the Assured; or (c) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of assurances provided.
3. **Notice of Claim to be Given by Assured Claimant** - An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.
4. **No Duty to Defend or Prosecute** - The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.
5. **Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate** - Even though the Company has no duty to defend or prosecute as set forth in Paragraph 4 above:
 - (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
 - (b) If the Company elects to exercise its options as stated in Paragraph 5(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
 - (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
 - (d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.
6. **Proof of Loss or Damage** - In addition to and after the notices required under Section 3 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such Assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by an authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.
7. **Options to Pay or Otherwise Settle Claims: Termination of Liability** - In case of a claim under this Guarantee, the Company shall have the following additional options:
 - (a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

GUARANTEE CONDITIONS AND STIPULATIONS

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price. Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 5, and the Guarantee shall be surrendered to the Company of cancellation.

- (b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 5.

- 8. Determination and Extent of Liability** - This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the exclusions stated in Paragraph 2.

The liability of the Company under this Guarantee to the Assured shall not exceed the least of:

- (a) the amount of liability stated in Schedule A;
- (b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 7 of these Conditions and Stipulations or as reduced under Section 10 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or
- (c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance assured against by this Guarantee.

9. Limitation of Liability

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.

(c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

- 10. Reduction of Liability or Termination of Liability** - All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 5 shall reduce the amount of liability pro tanto.

11. Payment Loss

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

- 12. Subrogation Upon Payment or Settlement** - Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

- 13. Arbitration** - Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is \$1,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of \$1,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules. A copy of the Rules may be obtained from the Company upon request.

14. Liability Limited to This Guarantee; Guarantee Entire Contract

(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.

(c) No amendment or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

- 15. Notices, Where Sent** - All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at P. O. Box 2029, Houston, TX 77252-2029.

LOT BOOK GUARANTEE
Issued By
Stewart Title Guaranty Company

SCHEDULE A

File No. 21410678

State: ID

County: Blaine

<u>Guarantee No.</u>	<u>Liability</u>	<u>Date of Guarantee</u>	<u>Fee</u>
G-0000768855158	\$1,000.00	April 16, 2021 at 7:30 a.m.	\$150.00

Name of Assured:

Galena Engineering, Inc.

The assurances referred to on the face page hereof are:

1. That, according to the Company's property records relative to the following described land (but without examination of those Company records maintained and indexed by name):

TOWNSHIP 4 NORTH RANGE 17 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO

Section 11: A parcel of land within the SE $\frac{1}{4}$ SE $\frac{1}{4}$, more particularly described by metes and bounds as follows:

Commencing at a brass cap marking the Northwest corner of the Southwest Quarter of the Southeast Quarter, Section 11, Township 4 North, Range 17 East, Boise Meridian, Blaine County, Idaho; thence

South 89°56' East 440.0 feet to an "X" on a stone on the southerly boundary of Warm Springs Road; thence
North 84°39' East 928.40 feet along the southerly boundary of Warm Springs Road; thence
South 251.8 feet to a 1/2" rebar, said rebar marking the TRUE POINT OF BEGINNING; thence
North 68°19' East 75.0 feet to a 1/2" rebar; thence
South 21°41' East 91.7 feet to a 1/2" rebar; thence
South 54°00' West 99.1 feet to a 1/2" rebar; thence
North 11°26' West 118.1 feet to a 1/2" rebar, said rebar marking the TRUE POINT OF BEGINNING.

Also known as Tax Lot 3215

2. The last recorded instrument purporting to transfer title to said land is:

Deed Type: Warranty Deed

Grantors: Mark S. Harbaugh, an unmarried man

Grantees: Robert L. Okada, a single man

Recorded Date: May 29, 1997

Instrument: 402315

[Click here to view](#)

3. There are no mortgages or deeds of trust which purport to affect title to said land, other than those shown below under Exceptions.
4. No guarantee is made regarding (a) matters affecting the beneficial interest of any mortgage or deed of trust which may be shown herein as an exception, or (b) other matters which may affect any such mortgage or deed of trust.
5. No guarantee is made regarding any liens, claims of liens, defects or encumbrances other than those specifically provided for above, and, if information was requested by reference to a street address, no guarantee is made that said land is the same as said address.

EXCEPTIONS:

1. NOTE: According to the available records, the purported address of said land is:

[407 Bald Mountain Rd](#), Ketchum, ID 83340

2. Taxes, including any assessments collected therewith, for the year 2020 for which the first installment is paid, and the second installment is due and payable on or before June 21, 2021.

Parcel Number: [RPK4N170110360](#)

Original Amount: \$2,781.76

3. Taxes, including any assessments collected therewith, for the year 2021 which are a lien not yet due and payable.

4. Water and sewer charges, if any, for the City of Ketchum.

5. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Granted to: Idaho Power Company

Purpose: Public Utilities

Recorded: January 4, 1960

Instrument No.: [113479](#)

6. Reservations and/or exceptions as contained in a Warranty Deed, executed by Owen Simpson and Josephine Simpson, husband and wife.

Recorded: August 23, 1960

Instrument No.: [114326](#)

Purpose: General Building Restrictions

7. A Deed of Trust to secure an indebtedness in the amount shown below and any other obligations secured thereby:

Amount: \$155,236.48

Trustor/Grantor: Robert L. Okada, a single man

Trustee: Pioneer Title Company

Beneficiary: Wells Fargo Bank NA

Dated: April 29, 2016

Recorded: May 5, 2016

Instrument No.: [634754](#)

8. A Deed of Trust (Line of Credit Trust Deed) to secure an indebtedness in the amount shown below and any other obligations secured thereby:

Amount: \$150,000.00

Trustor/Grantor: Robert L. Okada, a single man

Trustee: Pioneer Title Company

Beneficiary: Consolidated Community Credit Union

Dated: October 24, 2017

Recorded: October 30, 2017

Instrument No.: [647750](#)

Sun Valley Title

By:



Nick Busdon, Authorized Signatory

JUDGMENT AND TAX LIEN GUARANTEE

Issued By
Stewart Title Guaranty Company

SCHEDULE A

Amount of Liability: \$1,000.00

Fee Amount: \$0.00

Guarantee No.: G-0000768855158

Name of Assured: Galena Engineering, Inc.

Date of Guarantee: April 16, 2021

That, according to the indices of the County Recorder of Blaine County, State of ID, for a period of 10 years immediately prior to the date hereof, there are no

- * Federal Tax Liens
- * Abstracts of Judgment, or
- * Certificates of State Tax Liens

filed, or recorded against the herein named parties, other than those for which a release appears in said indices and other than those shown under Exceptions.

The parties referred to in this guarantee are as follows:

Robert L. Okada, a single man

Sun Valley Title
By:



Nick Busdon, Authorized Signatory

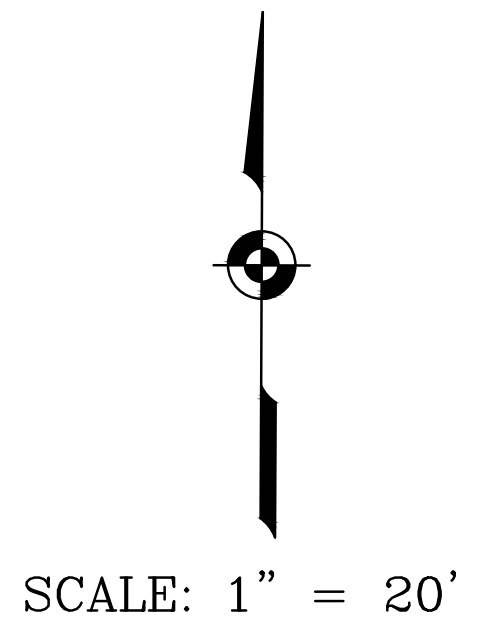
SCHEDULE B

Exceptions:

NONE

A PLAT SHOWING
OKADA SUBDIVISION

WHEREIN TAX LOT 3215 IS SUBDIVIDED INTO TOWNHOUSE SUBLOTS 1 & 2 AS SHOWN HEREON
 LOCATED WITHIN SECTION 11, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 AUGUST 2021



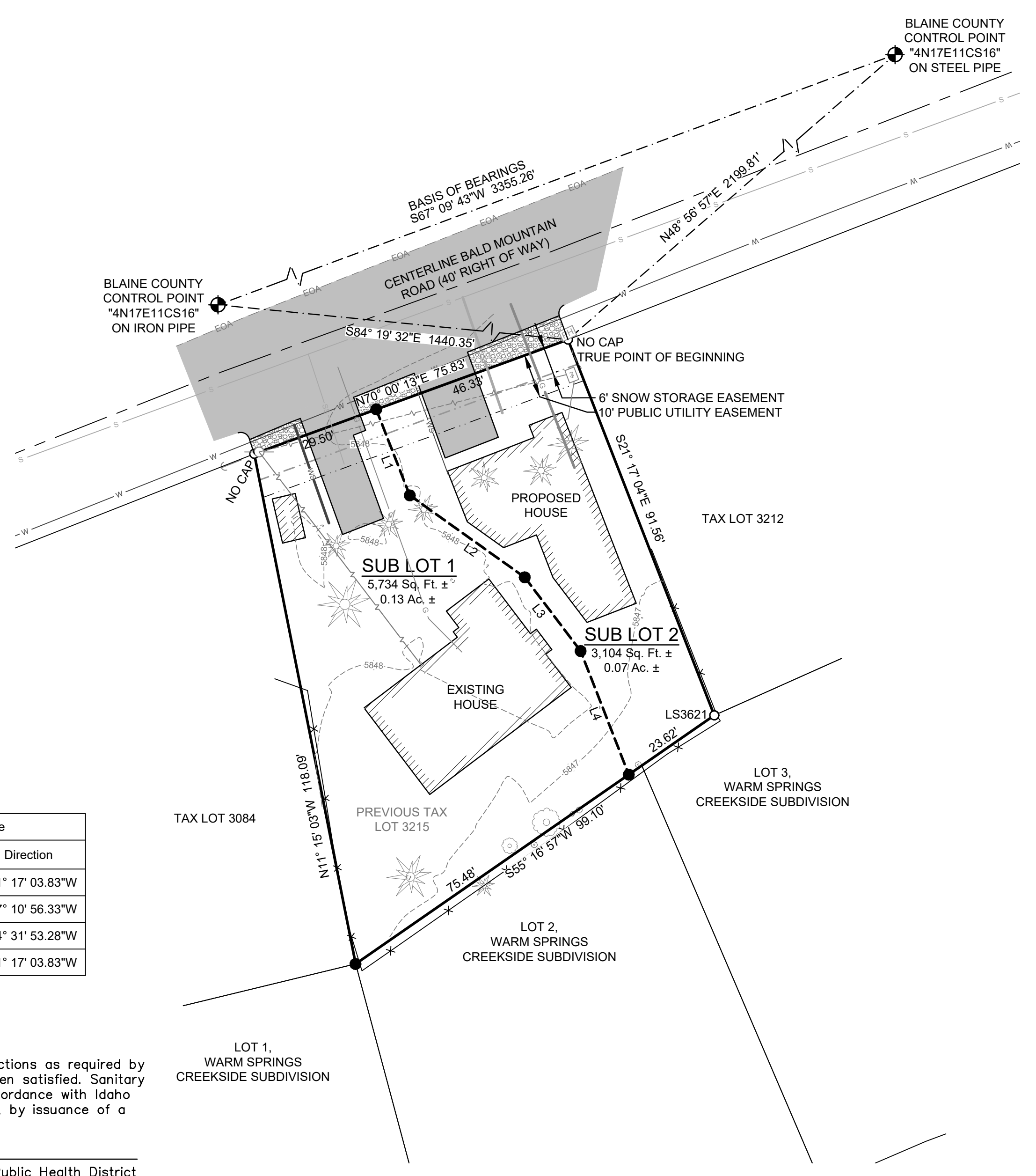
LEGEND

- Property Line
- - - Proposed Property Line
- Adjoiner's Lot Line
- Centerline
- - - GIS Tie Line
- - - 6' Snow Storage Easement
- - - 10' Public Utility Easement
- - - EOA
- - - Edge of Asphalt Line
- - - Existing Water Main
- - - Existing Water Service
- - - Proposed Water Service
- - - Existing Sewer Main
- - - Existing Sewer Service
- - - Proposed Sewer Service
- - - Existing Gas Line
- - - Proposed Gas Line
- - - Proposed Buried Power Line
- - - Proposed Overhead Power Line
- Proposed Electrical Transformer
- ⊙ Found Aluminum Cap
- ⊕ Found Brass Cap
- Found 5/8" Rebar
- Found 1/2" Rebar
- Set 5/8" Rebar, P.L.S. 16670
- ▨ Building
- ▨ Asphalt
- ▨ Gravel
- 5' Contour Interval
- 1' Contour Interval
- Power Pole
- Guy Wire
- ⊞ Telephone Riser
- ⊙ Coniferous Tree
- Deciduous Tree

Line #	Length	Direction
L4	30.102	N21° 17' 03.83"W
L3	21.012	N37° 10' 56.33"W
L2	32.077	N54° 31' 53.28"W
L1	20.949	N21° 17' 03.83"W

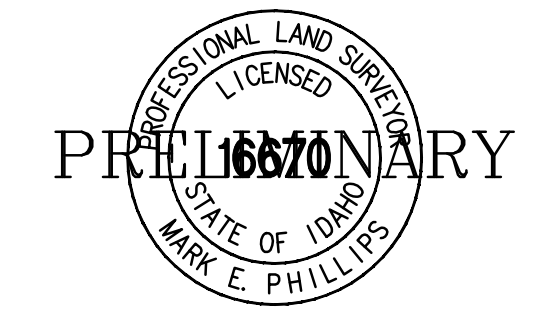
HEALTH CERTIFICATE: Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a Certificate of Disapproval.

Date _____ South Central Public Health District

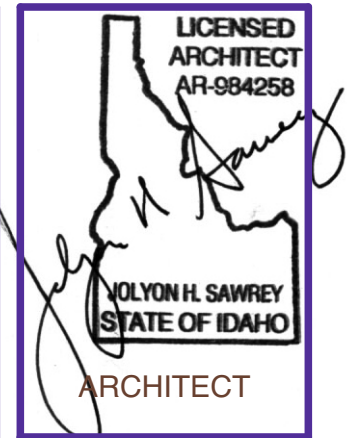


SURVEY NARRATIVE & NOTES

- The purpose of this survey is to show the monuments found and set during the boundary retracement of Tax Lot 3215, and to subdivide them into Sublots 1 & 2, Okada Subdivision, as shown hereon. The Boundary shown is based on found monuments. All found monuments have been accepted.
- The owners is Robert L. Okada, PO Box 6838, Ketchum, ID 83340. The surveyor/representative is Mark E. Phillips, Galena Engineering, Inc., 317 N River St., Hailey, ID 83333.
- A Title Commitment has been issued by Stewart Title Guaranty Company, File Number 21410678, with a Date of Guarantee of April 16, 2021. Certain information contained in said title policy may not appear on this map or may affect items shown hereon. It is the responsibility of the owner or agent to review said title policy. All plottable encumbrances and easements listed in the title report are shown hereon. Review of specific documents is required, if further information is desired.
- Current Zoning is GR-L, refer to City of Ketchum Zoning Ordinance for specific information about this zone.
- On-street parking is not permitted on Bald Mountain Road.



OKADA SUBDIVISION
 GALENA ENGINEERING, INC.
 HAILEY, IDAHO
 SHEET 1 OF 2
 Job No. 8012



A NEW RESIDENCE/TOWNHOUSE:
407 BALD MTN ROAD
KETCHUM, IDAHO

CERTIFICATE OF OWNERSHIP

This is to certify that the undersigned is the owner in fee simple of the following described townhouse property:
A parcel of land located within Section 13, T.4N., R.17E., B.M., City of Ketchum, Blaine County, Idaho, more particularly described as follows:
Tax Lot 3215

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. We do hereby certify that all lots in this 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 the lots shown within this plat.
It is the intent of the owner to hereby include said condominium property in this plat.

Robert L. Okada

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss

On this ____ day of _____, 20____, before me, a Notary Public in and for said State, personally appeared Sallie Castle, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

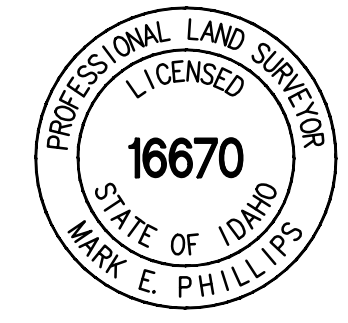
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public 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 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 _____ Date _____
Blaine County Surveyor

KETCHUM CITY ENGINEER'S APPROVAL

The foregoing plat was approved by _____, City Engineer for the City of Ketchum on this _____ day of _____, 2021.

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

OKADA SUBDIVISION
GALENA ENGINEERING, INC.
HAILEY, IDAHO
SHEET 2 OF 2
Job No. 8012

Vital ink ^{PLLC}
Environmental Architecture
& Consulting ^{LLC}
30 West Drive
Bellevue, Idaho 83813
(208) 750-6315 Ph
pjohn@vitalinkarchitecture.com

REVISIONS

DATE
24 AUG, 2021

C1.4



City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF SEPTEMBER 21, 2021

- PROJECT:** The Lofts at 780
- FILE NUMBER:** P21-069 and P21-038
- APPLICATION TYPE:** Final Design Review and Subdivision – Preliminary Plat
- APPLICANT:** Daniel Hollis, HR Architects, LLC (Architect)
- PROPERTY OWNER:** SV Ventures, LLC
- REQUEST:** Final Design Review and Preliminary Plat application for the development of a new, 11,758 square foot, three-story multi-family building
- LOCATION:** 780 N 1st Avenue - Ketchum Townsite: Block 33: Lot 5
- 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 September 21, 2021. The public hearing notice was published in the Idaho Mountain Express the on September 1, 2021. A notice was posted on the project site and the city’s website on September 13, 2021.

I. EXECUTIVE SUMMARY:



Figure 1: Lofts at 780 Conceptual Rendering

The Applicant is proposing an 11,758 square foot three-story multi-family development known as the Lofts at 780 (the “project”), located at 780 N 1st Avenue (the “subject property”). The subject property is a vacant corner lot zoned Community Core -Subdistrict 2 - Mixed Use (CC-2) just south of the Mountain Rides facility, diagonal from the Hemingway School. As proposed, the project includes seven residential dwelling units. One dwelling unit on the ground floor, four on the second floor, and two on the third floor. Four of the dwelling units are less than 2,000 square feet, the remaining three are less than 750 square feet. Four parking spaces and one ADA parking space is required for the project.

The project proposes four standard and one ADA alley loaded parking spaces. The project is proposing to take advantage of the Floor Area Ratio (FAR) bonus for Community Housing, mitigating the additional floor area by dedicating one deed restricted unit on-site and making a payment-in-lieu for the remaining square footage amount. See Table 2 in Attachment F for the FAR calculations for the project.

The project will construct improvements to the right-of-way per the City of Ketchum improvement standards including, asphalt, curb and gutter, and sidewalks. All improvements to the right-of-way will be reviewed and approved by the City Engineer and Streets Department prior to issuance of a building permit.

The project proposes to snowmelt the sidewalks adjacent to the project and the ground level patio on N 1st Ave in lieu of on-site snow storage. An encroachment permit approved by the City Council will be required for the snow melt system. The parking area is not proposed to be snowmelt; however, the parking area is fully covered by the second floor of the building, therefore snow removal will not be necessary.

The City of Ketchum Planning and Zoning Commission (the “Commission”) conducted a Preapplication Design Review on July 13, 2021, of the project and unanimously moved the project through to Final Design. The discussion during the Preapplication Design Review focused on the following areas:

- Zoning Conformance
 - Setbacks along N 1st Ave and 8th St
 - Wall height along N 1st Ave
 - Illumination of the corner art element
- Design Review Conformance
 - Material on the south side of the building
 - Landscaping on N 1st Ave and 8th St

Please see Section III of this staff report for an overview of comments provided by the Commission and changes proposed by the applicant to address comments. Staff believes the project to be in conformance with all requirements of the zoning code, all standards related to Design Review, and all subdivision requirements for preliminary plats.

II. BACKGROUND:

The City of Ketchum received the application for Final Design Review on July 23, 2021. The Preliminary Plat was submitted on April 9, 2021, in conjunction with the Preapplication Design Review application, and was held until the Final Design application was received. The Final Design and Preliminary Plat applications have been reviewed concurrently and were deemed complete on August 19, 2021, after two reviews 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 September 1, 2021. Department comments can be found in Table 1, Attachment E to this staff report.

III. CONFORMANCE WITH ZONING AND DESIGN REVIEW STANDARDS:

Per Ketchum Municipal Code (KMC) §17.96.010.A – *Applicability*, design review is required for all new multi-family dwellings. Before granting Design Review approval, the Commission must determine that the application meets two criteria: (1) the project doesn’t jeopardize the health, safety, or welfare of the public, and (2) the project conforms to all Design Review standards and zoning regulations (KMC §17.96.050.A).

Conformance with Zoning Regulations

During department review, city staff reviewed the project for conformance with all applicable zoning code requirements including uses, dimensional limitations, signage, parking, development standards, and dark skies. The project follows all applicable zoning code requirements. Below is an overview of code compliance issues highlighted during Preapplication Design Review and how the issues were addressed for Final Design Review. Please see Attachment F for a full review of dimensional standards.

Setbacks along N 1st Ave and 8th St

At the time of Preapplication Design Review, the project was showing setbacks along 8th Street that were not in conformance with the required 5-foot average per the Ketchum Municipal Code. Staff worked with the applicant to clarify the methodology of how setbacks are to be measured. For the Final Design submittal, the applicant provided Sheets A2.1-A2.3B showing how the setbacks were calculated and provided square footage calculations of the setbacks in the cover letter provided in Attachment A. Based on the information provided, staff believes the setbacks are in conformance with the Ketchum Municipal Code. Please see Table 2 (Attachment F) for the detailed calculations for setbacks.

Wall height along N 1st Ave

At the time of Preapplication Design Review, the project included a wall plus a railing along N 1st Ave that exceeded the 4-foot maximum wall height permitted within 30 feet of the front lot line (KMC §17.124.130 – *Fences, Walls, and Hedges*). In the submittal for final design, the applicant has adjusted the patio configuration to include a 3-foot-deep planter that provides necessary buffer to address fall hazard, resulting in the elimination of the railing. See Sheet A3.2 for the revised elevation of the patio and proposed landscaping. The plantings proposed are a low-lying shrub that can grow to 2-3 feet tall at maturity. Staff recommends condition #5 to address the total height of the wall as the landscaping matures over time:

Condition #5: Top of wall landscaping along the elevated patio on N 1st Ave must be maintained to not exceed a total height of 4 feet from the base of the wall adjacent to the sidewalk to top of the shrubs.

Staff believes this change addresses the code compliance issue. The change also results in the addition of landscaping along N 1st Ave, which was a recommendation from the Commission related to design review standards.

Illumination of the corner art element

The project initially proposed to light the art element at the corner of N 1st Ave and 8th St. Staff expressed concerns related to the timing of the lit element and recommended limited hours for illumination. The Commission recommended the applicant study whether the lit component of the feature was necessary. The applicant has revised the project to remove the illumination of the art element.

Conformance with Design Review Improvements and Standards

During department review, city staff reviewed the project for conformance with all applicable design review improvements and standards outlined in KMC §17.96.060 – *Improvements and Standards*. Staff also review the project for conformance with KMC §17.96.070 – *Community Core (CC) Projects*. Finally, staff reviewed the project for conformance with all corresponding city code requirements related to right-of-way improvements including but not limited to sidewalks, street lighting, alleys, and on-street parking. Staff believes that either a requirement is not applicable due to the scope of the project, or requirements are met. Please see Attachment G for a review of all design review improvements and standards. Below is an overview of comments provided by the Commission in Preapplication Design Review and changes the applicant has made to address the comments:

Material on the south side of the building

At the time of Preapplication Design Review, the south elevation of the building showed the use of “Grey Corrugated Metal” and “Traffic Black Stonewood Siding”. The Commission recommended the color palette of the south elevation be adjusted to a lighter color to be more compatible with the surrounding neighborhood. As shown on Sheet A3.1, the applicant has revised the material selection for the south elevation. The material is still a corrugated metal but is horizontal rather than vertical. The color has also been adjusted to a “Western Rib Burnished Slate Corrugated Metal” which is a lighter beige color rather than black. Staff believes this adjustment meets the intent of the recommendation from the Commission.

Landscaping on N 1st Ave and 8th St

The project, as presented for Preapplication Design Review, showed minimal landscaping with no trees. Staff provided recommendations to the applicant that were reiterated by the Commission. The Commission requested the applicant evaluate opportunities for additional landscaping, particularly landscaping with a vertical element. As shown on Sheet L2, the applicant has made quite a few changes from the preapplication design review proposal as follows:

- Addition of three trees along the 8th St frontage
- Addition of ornamental flowers and grasses adjacent to the building entry on 8th St
- Addition of three trees along the N 1st Ave frontage
- Addition of a bench along N 1st Ave
- Change in plant type between the sidewalk and the lower patio along N 1st Ave to a smaller profile shrub

The Commission also discussed the screening of the parking area as staff recommended the applicant review the feasibility of additional landscaping along the screening wall for the parking area along the alley. In the cover letter included in Attachment A, the applicant states that due to the width of the lot, and requirements for parking, no additional landscaping can be added in this area. The applicant has changed the screening of the parking area to be a similar perforated screen with an art element as the corner element on N 1st Ave and 8th Street. Staff believes the proposed changes address staff's initial concerns and are responsive to the recommendations provided by the Commission.

IV. CONFORMANCE WITH SUBDIVISION STANDARDS

During Department Review, staff reviewed the preliminary plat application for conformance with KMC 16.04.030 – *Procedures for subdivision approval*, KMC 16.04.040 – *Development and Design*, and KMC 16.04.070 – *Condominiums*. Please see Attachment H for the review of all requirements and standards. Where “N/A” is checked, the standard is not applicable for one of two reasons:

- The standard applies to the creation of new subdivisions, not the subject property, which is an existing platted lot within the Ketchum Townsite.
- The standard applies to action that shall be taken at the final plat stage of the process and this application is for a preliminary plat.
- Per provisions of the standard, the City Engineer has determined that the standard does not apply.

The alley between N 1st Ave and N Washington Ave meets the minimum width requirement of 20 feet. Due to the topography of the alley and proximity of structures on the adjacent lot, the full 20 feet is not able to be improved to city standards as a retaining wall is necessary along the eastern edge of the alley. As shown on Sheet C1.0, an Eco Block wall ranging from 1-3 feet in height will be placed, limiting the width of travel in the alley to 17 feet. This width still provides for safe movement of vehicles in and out of the parking areas. The applicant will be responsible for maintenance of the alley, including snow removal, adjacent to the subject property until such time when the full length of the alley is brought into conformance with city standards for improvements. This is likely to occur with the redevelopment of the adjacent properties. Upon redevelopment of the property adjacent to the retaining wall, the development will be required to bring the alley into full conformance with city standards, including relocation of the retaining wall out of the right-of-way. The construction method for the retaining wall is of a stacked block construction, easily moved during future construction.

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

V. STAFF RECOMMENDATION

Staff recommends **approval** of the Design Review application subject to the following conditions:

1. In exchange for an increase in FAR, a voluntary community housing contribution of 1,066 square feet is required. A Floor Area Ratio Exceedance Agreement between the applicant and the City to memorialize the community housing contribution shall be signed prior to issuance of a Building Permit for the project. Payment-in-lieu contributions for community housing are required prior to issuance of a building permit for the project.
2. The junction box noted on Sheet E1.0 as note 4 is not permitted in the right-of-way. The junction box must be moved to a location within the property boundaries of the subject property. Revised electrical and civil plan sets are required for review and approval by the City Engineer prior to issuance of a building permit for the project.
3. The Century link pedestal noted on Sheet E1.0 as note 7 must be relocated or terminated as to not obstruct access to the surface and garage parking spaces for Unit #101. Revised electrical and civil plan sets are required for review and approval by the City Engineer prior to issuance of a building permit for the project.
4. Prior to issuance of a building permit for the project, an Encroachment Agreement shall be approved by the City Council addressing the snowmelt roof and awnings.
5. Top of wall landscaping along the elevated patio on N 1st Ave must be maintained to not exceed a total height of 4 feet from the base of the wall adjacent to the sidewalk to top of the shrubs.
6. Final civil drawings prepared by an engineer registered in the State of Idaho which include specifications for right-of-way, utilities, and drainage improvements shall be submitted for review and approval by the City Engineer, Streets, and Utilities departments prior to issuance of a building permit for the project.
7. Until such date when the alley located between N 1st Ave and N Washington Ave from 7th St to 8th St is improved to meet the minimum width and improvements requirements of the City of Ketchum, the applicant, successors, and assigns shall be responsible for the maintenance and upkeep of the alley adjacent to the subject property, 780 N 1st Ave.
8. 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.
9. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.

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

1. The preliminary plat is subject to all conditions of approval associated with Design Review approval 21-069.
2. Failure to record a Final Plat within two (2) years of Council's approval of a Preliminary Plat shall cause the Preliminary Plat to be null and void.

VI. RECOMMENDED MOTIONS

Design Review:

"I move to approve the Lofts at 780 Design Review application, as conditioned, as it does not jeopardize the health, safety, and welfare of the public and conforms to all applicable design review standards and zoning regulations."

Preliminary Plat:

"I move to recommend approval of the Lofts at 780 Preliminary Plat application, as conditioned, as it conforms to all applicable subdivision regulations for a preliminary plat and condominium map."

ATTACHMENTS:

- A. Application Materials – Design Review application and supplemental materials
- B. Application Materials - Design Review Plan Set
- C. Application Materials – Preliminary Plat application and supplemental materials
- D. Application Materials – Preliminary Plat Plan Set
- E. Table 1 – Department Comments
- F. Table 2 – Zoning and Dimensional Standards Evaluation
- G. Table 3 – Design Review Standards Evaluation
- H. Table 4 – Preliminary Plat Requirements Evaluation



City of Ketchum
Planning & Building

**CERTIFIED
COMPLETE**

8-23-21
MP

OFFICIAL USE ONLY	
File Number	P21-069
Date Received	8-9-21
By:	MP
Pre-Application Fee Paid:	
Design Review Fee Paid:	3550 ⁺ 8/10/21
Approved Date:	
Denied Date:	
By:	
ADRE: Yes <input type="checkbox"/> No <input type="checkbox"/>	

Design Review Application

APPLICANT INFORMATION		
Project Name: 780 1st Ave Multi-family project	Phone: 208.720.8244	
Owner: SV VENTURES LLC	Mailing Address: P.O. Box 5023 Ketchum ID 83340	
Email: reid.sanborn@evrealestate.com		
Architect/Representative: Daniel Hollis (Hollis Partners Architects)	Phone: 208.721.7160	
Email: daniel@hp-architects.com	Mailing Address: P.O. Box 1769, Sun Valley ID 83353	
Architect License Number: AR985372		
Engineer of Record: Galena Engineering Inc	Phone: 208.788.1705	
Email: sam@galena-engineering.com	Mailing Address: 317 N. River Street, Hailey ID 83333	
Engineer License Number: NA		
<i>All design review plans and drawings for public commercial projects, residential buildings containing more than four (4) dwelling units and development projects containing more than four (4) dwelling units shall be prepared by an Idaho licensed architect or an Idaho licensed engineer.</i>		
PROJECT INFORMATION		
Legal Land Description: Lot 5, Block 33		
Street Address: 780 1st Avenue North, Ketchum		RPK 00500330050
Lot Area (Square Feet): 5,500sf		
Zoning District: Community Core - #2 Mixed Use		
Overlay District:	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Avalanche <input type="checkbox"/> Mountain
Type of Construction:	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Addition <input type="checkbox"/> Remodel <input type="checkbox"/> Other
Anticipated Use: Market rate Residential units for sale	Number of Residential Units: 6 residential units	
TOTAL FLOOR AREA		
	Proposed	Existing
Basements		
1 st Floor	3,502	
2 nd Floor	4,144	
3 rd Floor	4,112	
Mezzanine		
Total	11,4758	
FLOOR AREA RATIO		
Community Core: 2.25	Tourist:	General Residential-High:
BUILDING COVERAGE/OPEN SPACE		
Percent of Building Coverage:		
DIMENSIONAL STANDARDS/PROPOSED SETBACKS		
Front: 5' Average (1st Ave)	Side: 5' Average (8th Street)	Side: 0-3' along South
Rear: 3' to Alley		
Building Height: 38'-8"		
OFF STREET PARKING		
Parking Spaces Provided: 7 Spaces (accessed from alleyway to east)		
Curb Cut: 0	Sq. Ft.	%
WATER SYSTEM		
<input checked="" type="checkbox"/> Municipal Service	<input type="checkbox"/> Ketchum Spring Water	

COPY TO FILE
37112900

The Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Design Review Application in which the city of Ketchum is the prevailing party, to pay the reasonable attorney fees, including attorney fees on appeal and expenses of the city of Ketchum. I, the undersigned, certify that all information submitted with and upon this application form is true and accurate to the best of my knowledge and belief.

Daniel Hollis (HP Architects)

7/23/21

Signature of Owner/Representative

Date

DESIGN REVIEW EVALUATION STANDARDS
(May not apply to Administrative Design Review):

17.96.060: IMPROVEMENTS AND STANDARDS FOR ALL PROJECTS

A. Streets:

1. The applicant shall be responsible for all costs associated with providing a connection from an existing city streets to their development.
2. All streets designs shall be in conformance with the right-of-way standards and approved by the Public Works Director.

B. Sidewalks:

1. All projects under 17.96.010(A) that qualify as a "Substantial Improvement" shall install sidewalks in conformance with the right-of-way standards. Sidewalk improvements may be waived for projects that qualify as a "Substantial Improvement" which comprise additions of less than 250 square feet of conditioned space.
2. 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.
3. 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.
4. 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 Public Works Director. Any approved in-lieu contribution shall be paid before the city issues a certificate of occupancy.

C. Drainage:

1. All storm water shall be retained on site.
2. Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.
3. The Public Works Director may require additional drainage improvements as necessary, depending on the unique characteristics of a site.

4. Drainage facilities shall be constructed per city standards and designed by a licensed civil engineer.

D. Utilities:

1. All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.
2. Utilities shall be located underground and utility, power and communication lines within the development site shall be concealed from public view.
3. 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 approved by the Public Works Director.

E. Compatibility of Design:

1. The project's materials, colors and signing shall be complementary to the townscape, surrounding neighborhoods and adjoining structures.
2. 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.
3. 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.

F. Architectural:

1. Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.
2. The building character shall be clearly defined by use of architectural features.
3. There shall be continuity of materials, colors and signing within the project.
4. Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.
5. Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.
6. Building(s) shall orient towards their primary street frontage.
7. Sufficient garbage and recycling areas shall be provided onsite.
8. Garbage and recycling storage areas, satellite receivers and mechanical equipment shall be screened from public view and located off alleys.
9. 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.

G. Circulation Design:

1. Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.
2. 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.

3. 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.
4. 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 Public Works Director may increase the minimum distance requirements.
5. Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.

H. Snow Storage:

1. Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.
2. Snow storage areas shall be provided on-site.
3. 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.
4. In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.

I. Landscaping:

1. Landscaping is required for all projects.
2. 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.
3. All plant species shall be drought tolerant. Native species are recommended but not required.
4. 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.

J. Public Amenities:

1. 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 be approved by the Public Works Director prior to design review approval from the Commission.

17.96.070: COMMUNITY CORE (CC) PROJECTS

In addition to the requirements of section 17.96.060, unless otherwise specified, the below standards apply to projects in the Community Core district.

A. Streets:

1. A minimum of one (1) street tree shall be required for every forty (40') feet of street frontage, including both street frontages on corner lots, the location of which shall be determined by the Public Works Director.
2. Street trees, street lights, street furnishings and all other street improvements are required to be in conformance with the right-of-way standards and approved by the Public Works Director.

B. Architectural:

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.
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.
3. For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows.
4. Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.
5. All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters and downspouts.
6. 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 Director.
7. 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.

C. Service Areas and Mechanical/Electrical Equipment:

1. 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.
2. Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.

D. Landscaping:

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.
2. Trees that are placed within a courtyard, plaza or pedestrian walkway shall be placed within tree wells that are covered by tree grates.
3. The city arborist shall approve all parking lot and replacement trees.

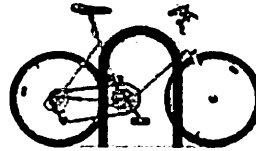
E. Surface Parking Lots:

1. Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.
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.
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.

F. Bicycle Parking:

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.
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.
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.

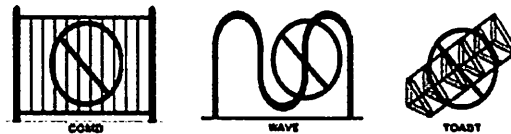
Supports frame in two places:



Appropriate designs:



Inappropriate designs:



17.96.080: NOTICE:

All property owners adjacent to properties under application for design review shall be notified by mail ten (10) days prior to the meeting of the date at which said design review is to be considered by the Commission.

17.96.090: TERMS OF APPROVAL:

A. Design Review Approval

1. The term of design review approval shall be twelve (12) months from the date that 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.
2. Application must be made for a building permit with the Ketchum planning and building department during the twelve (12) month term. Once a building permit has been issued, the design review approval shall be valid for the duration of the building permit.
3. Unless an extension is granted as set forth below, failure to file a complete building permit application for a project in accordance with these provisions shall cause said approval to be null and void.

B. Extensions of Design Review Approval.

1. For design review approvals pertaining to "civic" buildings, the Administrator may, upon written request by the holder, grant a maximum of two (2) twelve (12) month extensions to an unexpired design review approval.

2. For design review approvals pertaining to all other buildings, the city may, upon written request by the holder, grant a maximum of two (2) twelve (12) month extensions to an unexpired design review approval. The first twelve (12) month extension shall be reviewed by the Administrator. The second twelve (12) month extension shall be reviewed by the Commission. Whether or not an extension is warranted shall be based on the following considerations:
 - a. Whether there have been significant amendments to ordinances which will apply to the subject design review approval;
 - b. Whether significant land use changes have occurred in the project vicinity which would adversely impact the project or be adversely impacted by the project;
 - c. Whether hazardous situations have developed or have been discovered in the project area; or
 - d. Whether community facilities and services required for the project are now inadequate.
3. If any of the foregoing considerations are found to exist with regard to the project for which an extension is sought, an extension will not be granted and the city shall issue this decision in writing; otherwise the city shall approve such an extension. No extensions shall be granted for an expired design review approval.

17.96.100: FEES AND COSTS:

Each applicant for design review approval shall pay to the city certain fees and costs to reimburse the city the reasonable costs of administering and regulating this chapter, including reimbursement for city engineer fees. Said fees and refunds, if any, shall be set by resolution of the Council and shall be paid prior to scheduling of an application before the Commission for design review consideration. Said fees shall be nonrefundable.

DESIGN REVIEW APPLICATION CERTIFICATION OF COMPLETENESS

Project Name: 780 1st Ave Multifamily project	Reviewed by:
Date: 4/5/21	Time:

REQUIRED DOCUMENTS (CHECK ALL THAT APPLY):

- Design review application form including project name, location, applicant, owner, project representatives and contact information.

- One (1) PDF electronic set of the complete application containing all requirements as listed below, plans appropriately scaled, shall be submitted. Electronic record of the materials and color sample board may be satisfied with photos. One (1) hardcopy set of scalable plans showing at a minimum the following:
 - Vicinity map, to scale, showing the project location in relationship to neighboring buildings and the surrounding area. Note: a vicinity map must show location of adjacent buildings and structures.

 - Drainage plan (grading, catch basins, piping, and dry-wells).

 - Utilities plan (location and size of water and sewer mains and services, gas, electric, TV and phone).

 - Site plan, to scale, showing proposed parking (including parking stall dimensions), loading, general circulation and snow storage. List square footage of subject property including lot dimensions.

 - Landscape plan (existing landscaping on the site shown and adjacent right-of-way as retained, relocated or removed; proposed landscaping including species type, size and quantity).

 - Floor plan. List gross and net square footage for each floor. List occupancy classification and type of construction.

 - Detailed elevations of all sides of the proposed building and other exterior elements (colors, materials).

 - Exterior lighting plan, pursuant to chapter 17.132, showing location, height, type and lumen output; spec sheets for fixtures; illuminance levels/photometrics for area lighting.

 - One (1) 11" x 17" materials and colors sample board showing all exterior materials used on the façade of the structure. A digital copy may be sufficient as approved by the Administrator.

 - Construction management plan showing where staging will occur, where materials are stored and parking plan for contractors. If any staging or parking shall occur off-site, a staging/parking plan must be submitted including materials storage, excavation (backfill) stockpile areas, job trailers, blue rooms, dumpsters and contractor parking.

■ Building corners for all proposed buildings and additions shall be staked on the site and all trees proposed to be removed shall be flagged at least one week prior to the Commission meeting. The applicant shall install story poles, or other approved method, at the maximum roof peaks of the proposed buildings as required by the Administrator.

■ For projects requiring pre-application design review, a model or computer simulation renderings, as described in subsection 17.96.010(C) of this chapter shall be required.

- For new multi-tenant buildings, a master signage plan shall be submitted.
- The Administrator may waive some submittal requirements if it is determined the information is not relevant to the design review.
- Other information as required by the Administrator or the Commission.
- Design review fee shall be submitted as described in section 17.96.100 of this chapter.

STAFF COMMENTS:



PO Box 1769 [post]
Sun Valley, ID 83353
220 River Street, East
Ketchum, ID 83340
v / 208.721.7160

7th September 2021

Morgan Landers

City of Ketchum – Design Review Committee
P.O. Box 2315
480 East Ave. N.
Ketchum, ID 83340

Dear Morgan / Design Review Commission,

We are excited to submit to you for “*Formal Design review*” our Multi-Family project (“**The Lofts @ 780**”) located at 780 1st Avenue North, Ketchum. A 3 story, multi-residential structure, **11,758 sf** (Gross square footages of each floor combined, not including decks or patios) located opposite the Hemingway School entrance. All of the residential units will be available for market rate sales except for Unit #203 listed below, this will be for affordable housing.

We have incorporated the commissions concerns / comments from the Pre-Ap Hearing we had on July 13th.

The programming of the building is as follows:

Ground Level:

- Parking access from alley to the East.
- 9' - 10'-0" High Ceilings.
- Multiple Foyer/Entry Stairs for Upper Residential Units
- Mechanical Space
- (1) 3 Bedroom / 2 bathroom @ 1,948 square feet
- Outdoor Enclosed Trash / Recycling area
- (3) car garage @ ranging from 232 SF to 310 SF.
- Storage lockers.
- Additionally, 4 car parking spaces including one ADA accessible space.
- Landscaped Entry courtyard and planters, plus street amenities (Benches / Bike Rack)

Second Level:

- Stair / elevator /Access Points to Residential Units
- (1) 4 bedroom, 4 bath unit, 1,962 square feet (#201)
- (1) 1 bedroom, 1 bath unit, 628 square feet (#202)
- (1) studio unit, approx. 454 square feet (#203) (Possible affordable housing unit)
- (1) 1 bedroom, 1 bath unit, approx. 610 square feet (#204)

- Balconies and Terraces for Residential Units
- Mechanical Space

Third Level:

- Stair / elevator /Access Points to Residential Units
- (1) 4 bedroom, 4 bath penthouse unit, 1,962 square feet (#301)
- (1) 3 bedroom, 3 bath penthouse unit, 1,723 square feet (#302)
- Balconies and Terraces for Residential Units
- Mechanical

Roof Level:

- Outdoor mechanical area set at least 12' from any building edge.

We have proposed a mix of materials and colors that will hopefully enact a sense of vibrancy to this area of Ketchum. Key materials as per sample board images include a Stonewood siding/panel product connected to the building via a "rain-screen" detail. We have anchored the building by proposing the use of perforated / 12 gauge hot rolled steel panels. Where the building steps in along the Northern, and Western Facades, the exterior material is broken by using strips of the Stonewood siding as well as a mix of Stonewood paneling which is broken at window / door jambs, headers, sills and mullions.

We are proposing to also break up the building mass / scale by using 2 types of balcony / deck structures. One being a solid parapet condition with metal tube steel placed on top and then the other deck handrails will be a steel mesh system.

We look forward to conversing more about the project at the next earliest P&Z meeting, please feel free to ask any questions or for additional information that will assist in approving this project to the next level. We are excited to work with you on this project, and we look forward to starting the next phase of the design process.

Sincerely,



Daniel Hollis, Principal

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780 N First Avenue Development Potential

Legal – Lot 5, Block 33, 780 N 1st Avenue

Parcel Size – 5,500 SF

Dimensions – 55' on First Avenue, 100' First Ave to Alleyway

Permissible Gross Density @ 2.25 Floor Area Ratio (FAR) = 12,375 SF (Proposed 11,758SF)

1. (A) 5,500 SF x (H) 2.25 (per 17.124.040: FLOOR AREA RATIOS AND COMMUNITY HOUSING)
= 12,375 SF
2. (M) 11,423 SF – 12,375 SF = **-952 SF**

Community Housing Requirement (net SF)

20% of Gross FAR in excess of 1.0 FAR x 85% = 10,310 SF

Can be satisfied on-site, off-site, or by payment in lieu (currently set at \$238/SF)

Project is proposed to be combination of **payment in lieu and affordable housing onsite.**

Parking Requirement

Residential – one space over 750 SF (4 spaces required, 1 ADA Space).

Project will provide 8 parking spaces, (4 more than required).

Maximum Building Height

42 Feet (Proposed 38'-8" north west roof)

Setbacks

1st Avenue (West Property Line – primary frontage) – average of 5 feet. (48'-10" x 5' = 244.17 SF – 1st – 3rd floors)

	Required:	Proposed:	Difference:
1st Floor	244.17 SF	276.1 SF	+31.93 SF
2nd Floor	244.17 SF	276.1 SF	+31.93 SF
3rd Floor	244.17 SF	276.1 SF	+31.93 SF
Total:	732.5 SF	828.3 SF	+95.79 SF

8th Street (North Property Line) - average of 5 feet. (72'-9" x 5' = 364.58 SF 1st floor / 93'-1" x 5' = 465.4 SF 2nd/3rd floors)

	Required:	Proposed:	Difference:
1st Floor	364.58 SF	373.2 SF	+8.62 SF
2nd Floor	465.4 SF	472.2 SF	+6.8 SF
3rd Floor	465.4 SF	469.2 SF	+3.8 SF
Total:	1,295.38 SF	1,314.6 SF	+19.22 SF

Alley (East Property Line) - 3 feet

	Required:	Proposed:	Difference:
1st Floor	3'	3'	equal

2nd Floor	3'	3'	equal
3rd Floor	3'	3'	equal
Total:	3'	3'	equal

Internal (South Property Line) – 0' (we are proposing a 3'-0" setback until the garage which will be 0')

	Required:	Proposed:	Difference:
1st Floor	0 SF	185.3 SF	+185.3 SF
2nd Floor	0 SF	267 SF	+267 SF
3rd Floor	0 SF	267 SF	+267 SF
Total:	0 SF	811.3 SF	+719.3 SF

RESPONSE TO PRE-AP PRESENTATION COMMENTS:

These were the major discussion points from the Pre-Application Design Review hearing on **July 13th**:

- Look into the mural on the corner and see if its worth-while doing the lighting behind the perforated metal panels. Get additional examples to show commission how it is really done / executed (Tim / Jennifer) *Refer to details provided showing examples of perforated screens used on buildings/structures. No lighting will occur behind the perforation.*
- Adjust color and materials on the south façade, not black or graphite. (Brenda / Jennifer / Matty) *Refer to revised model shots for new color and direction of exterior materials on A0.2-4.*
- Remove handrail on front patio entry into unit 101 on 1st avenue. (Kurt has researched that we can do a 3' wide landscape buffer for fall protection from the patio. I will put a handrail on the exterior wall for the code for the stairs) *Handrail has been used and now we are proposing a low landscape buffer 3' wide to compensate fall hazard. This will be maintained to keep the condition to a maximum 4' high from the sidewalk to top of landscape. This can be identified in the final CCR's as well.*
- Adjust setbacks along 8th Street to have an average of 5' on the 3 floors. *Refer to plans A2.1B, A2.2B and A 2.3B that shows the color-coded setback areas that define the revised condition. The original building footprint presented at last weeks P&Z hearing have been revised on all floors.*
- Revise screening at carpark. Option would be to do more perforated screening similar to the mountain mural without having it backlit, that way it would tie into the corner of the site as well. *Unfortunately, due to the parking constraints and width of lot there is no room for a planter bed in that location. We are now proposing a similar perforated screen as to the NW corner of the lot.*
- Introduce more landscaping. Confused a little on this as when we added landscaping along 1st and then comments from staff was that they didn't want a hedge along there and showed a slide that the plantings could grow between 5-7' but that is against code? If we planted Swedish aspens they would grow even taller? Need guidance here.) (All commissioners) *Refer to revised landscape plans that show updated landscape. We feel that introducing another street bench at the side of the stairs for the lower unit will help give another pedestrian element along this frontage to tie into the previously proposed street bench on 8th street. The owner of the lower unit needs an exterior space, so the patio will be maintained as previously proposed/presented.*
- Possible street furniture (bench) along 1st avenue. (Tim) *See revised landscape plans and architectural site plans that show another street bench located on 1st avenue.*

- Add additional lighter material along the 8th street elevation so it wasn't so dark. *Refer to model shots showing how we have revised some of the exterior materials along east end of the North Façade with lighter colors. These can be seen in the revised model shots.*
- Discussion of street trees in the ROW? Need guidance from staff on this. We can two options in the rendering and model shots that show some street trees along 8th street and then 1st ave. Thoughts? This could be presented and then the commission could decide on which option? *Refer to the additional model shots that show updated views showing more additional landscaping added to the north and west side of the project. No street trees have been proposed in the ROW as per discussion with Morgan on August 12th. The concern here was ongoing maintenance for the city once trees had been established.*

RESPONSE TO STAFF LETTER COMMENTS (August 16th, 2021):

Design Review

- o **Initial Comment:** Two landscape plans were submitted (Sheet L2 and L2 – Option B) with corresponding renderings. Per our discussion during the meeting on August 11, 2021, staff requests the applicant submit only one option for landscaping and that all sheets within the plan set match the preferred plan. Staff will not request the inclusion of street trees for this application to meet the design review criteria. Please revise the submittal package to include one landscape plan, update all renderings (including Sheet A0.1), and ensure that all subsequent sheets reflect the proposed landscape plan.
- **Staff Comment:** Staff specifically requested an update to Sheet A0.1, however, the sheet does not accurately reflect the landscaping shown on Sheet L2. Please update the rendering accordingly.

All floorplans and Landscape plans match. Sheet A0.1 is missing the two Swedish Aspens shown in the landscape plan. The rendering will be delivered to the city no later than noon tomorrow. The Landscape plan shows what is constructed, the rendering is only a presentation tool.

- o **Initial Comment:** Sheets A2.1B – A2.3B demonstrate the setback calculation conducted by the applicant. Per the meeting on August 11, 2021, please revise the setback calculations by using the façade to measure the minimum requirement and the proposed setback at each floor. Please revise the noted sheets and the cover letter submitted with the application materials. Please note, on the first setback table on page 4 of the cover letter, the 1st Avenue side is referenced as the North Property Line, which is incorrect.
- **Staff Comment:** Staff provided specific written direction to the applicant during a meeting on Wednesday, August 11, 2021. Sheet A2.1B has been updated accordingly, however, sheets A2.2B and A2.3B have not been updated per the direction provided by staff. Additionally, as noted in the initial comments, the cover letter still references 1st Avenue as the “North Property Line”, which is incorrect. Please update Sheets A2.2B and A2.3B and revise the cover letter accordingly.

Please refer to the revised pdfs for A2.2B / A2.3B, these had a lock on the overwrite of the pdf I sent to you at the end of the day Friday. All the figures are the same as in the spreadsheet within the cover sheet. We may have a disconnect on where the building starts and stops on 8th, but we calculated the 1st floor as you explained the definition. There was typo in the spreadsheet, it still mentioned the North Property line and said 1st Ave (primary frontage) but should have said 1st Ave (West Property line), however calculations are correct and should not be held up for a typo.

- o **Initial Comment:** Please confirm that the plans still contemplate a back lit mural at the corner of 1st Ave and 8th Street. The resubmitted materials only reference the images added to the submittal but do not indicate any changes to the lit element.
- **Staff Comment:** Staff did not find a response to this comment in the resubmittal package. Please provide a response in writing or indicate to staff where notes may be contained within a sheet reference.

Lighting was removed from the back of the perforated Mural at the corner of 1st Ave and 8th street. The electrical site plans/photometrics and building elevations make no mention of any strip lighting behind the perforated metal screens. This will also be presented to the commission in the hearing.

o **Initial Comment:** An Encroachment Agreement will be required for the roof overhangs on 1st Ave, 8th Street and the alley and the snowmelt within the public right-of-way on 1st Ave and 8th Street. The encroachment agreement will be drafted during the review of the building permit and must be approved by City Council prior to Certificate of Occupancy.

□ **Staff Comment:** No action required at this time.

As per Staff's comments. Encroachment permit application will be submitted at the time of building permit application.

o **Initial Comment:** Please provide written confirmation from Idaho Power that the proposal to access power from the transformer across the street has been reviewed and approved for service.

□ **Staff Comment:** Staff requested confirmation from Idaho Power of the current proposed access from an off-site transformer. The letter submitted appears to be a standard will-serve letter ahead of further details being finalized and states that the service is contingent upon required easements and right-of-way being obtained by Idaho Power. Please provide confirmation of approval of the proposed power plan and provide clarity on what easements or right-of-way must be required to facilitate service.

I talked to Cyndi Bradshaw at Idaho Power and she was confused what the city is asking for? The "will serve" letter that I have presented is what she has been providing for similar projects. If there is something else that is needed, I think the city and Idaho power need to discuss the standards for will serve language. Since Bluebird passed, maybe you can share their letter with us so we can use that as an example and work with Idaho power to help the process. I submitted the letter on Friday's Submittal that Cyndi Bradshaw from Idaho Power sent to me when I asked her for a "will serve Letter" on August 6th.

o **Initial Comment:** An Exceedance Agreement for the Floor Area Ratio bonus will be drafted and provided to the applicant during department review. This agreement must be approved concurrent with the Preliminary Plat Approval. This comment is informational only.

□ **Staff Comment:** No action required at this time.

As per Staffs comments, this is not necessary for this submittal package.

o **Initial Comment:** Please revise Sheet A0.5 to indicate traffic control measures, delivery schedules, and contractor parking during peak vehicular and pedestrian school traffic.

□ **Staff Comment:** Based on staff review, no revisions have been made to Sheet A0.5 to address this comment. Please revise accordingly.

Refer to note #11 on A.5 Construction Management Plan about material deliveries. Our understanding and how the process has been completed in recent is that this is discussed in the Pre-Con meeting during the permitting stage of the project. If the city has changed this, then please provide the KMC language that changes this so we can comply. The commission can also weigh in on how they would like to see the plan executed differently than we proposed as a condition of approval.

• Preliminary Plat

o **Initial Comment:** Please provide the draft Covenants, Conditions, and Restrictions (CC&Rs) for the project. This is required per KMC 16.04.030.J.22.

□ **Staff Comment:** Comment resolved.

Previously submitted within Friday August 13th submittal.

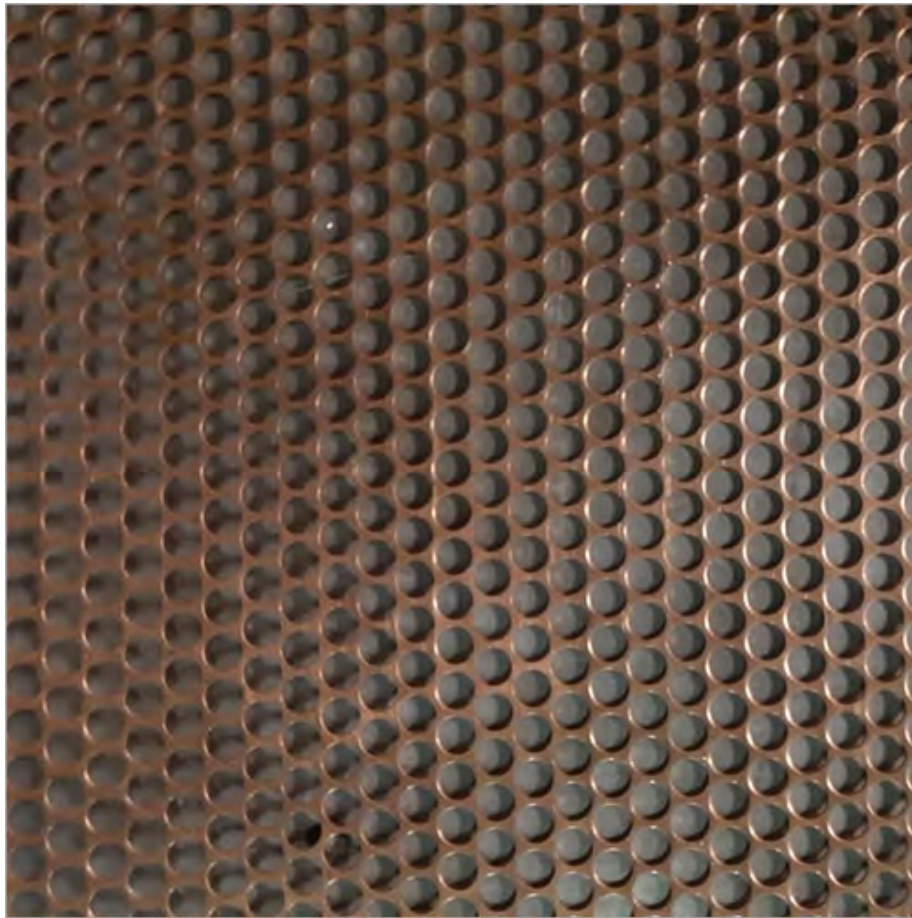
RESPONSE TO STAFF LETTER COMMENTS (September 1st, 2021):

Planning

• **Exceedance Agreement - Community Housing** – As the project is taking advantage of the FAR increase in exchange for community housing, mitigation of the increased FAR is required. The cover letter included in the application materials indicates the applicant may dedicate Unit 203 (454 square feet) to community housing and make a payment-in-lieu for the remaining 612 square feet. The current price per square foot for cash-in lieu is \$238/square foot. Based on current GFA on the submitted plans, the cash-in-lieu would be \$145,656. Please confirm the above commitments as the specifics of the community housing commitment will be memorialized in the exceedance agreement that will be reviewed and approved by City Council in conjunction with the Preliminary Plat, following design review approval. Staff will provide a draft exceedance agreement under separate cover once confirmation of the unit is received.

• **Screening of Rooftop Mechanical Equipment** – The sheet index for the plan set indicates inclusion of Sheet M1.3 – Roof HVAC Plan, however, the sheet is not included in the physical or electronic copies of the submittal. Sheets A3.1 and A3.2 indicate the location of the elevator roof; however, identification of materials is not included. Please clarify the intended screening, either materials or paint colors, for any rooftop mechanical equipment required for the building.

Refer to attached Building elevation A3.1, A 3,2 and Roof plan showing the location of the 3' high perforated metal screening (Bronze). See image of perforated Screen below.



**Image shows perforated screening material on the roof to screen mechanical equipment.
Posts will be bronze in color but set on the inside of screening material.**

- **Ground Floor Patio on N 1st Ave** – Proposed revisions to the ground floor patio are acceptable to staff and meet the requirements as outline in the KMC for fences, walls, and hedges. **No further action is required at this time.**

- **Landscaping** – As shown on Sheet L2, staff supports the revisions to the landscape plan and believes the adjustments meet the intent of the Planning and Zoning Commission’s comments. Sheets A0.1-A0.4 do not fully illustrate the revised landscaping proposed along N 1st Ave at the ground floor, specifically the addition of the Flowering Crab trees and the low-lying Spirea. Staff recommends the renderings be revised to reflect the full landscape proposed, however, **approvals will be based on landscaping proposed on Sheet L2.**

As per noted in the email response on September 1st, the renderings on Sheet A0.2-0.3, that particular software program (Sketchup) does not have the capability of placing the exact type of landscape as shown in L2 and the Photo rendering on Sheet A0.1.

- **Outdoor Illumination** – Staff is supportive of the removal of the illumination from the corner mural.

- **Story Pole Placement** – One week prior to the hearing on September 21, 2021, all building corners must be staked, and those proposed to be removed shall be flagged. For story poles, please place one story pole at the corner of 8th Street and N 1st Ave, as close to the corner as feasible. Please also place one story pole along the alley side of the property.

Story Poles and staking will occur by Galena Engineering on September 14th.

- **South Façade** – Staff believes the change to material color and orientation address the Planning and Zoning Commission’s comments satisfactorily. **No further action is required.**

- **Preliminary Plat**

- o Sheet 2 outlines various limited common elements and parking spaces with either a double line or single line. It is staff’s understanding that only the building or structure should be delineated with a double line and that limited common elements and common area outside the building or structure should be delineated with a single line. Please review Sheet 2 of the plat in comparison with the floor plans of the proposed building and revise accordingly.

Refer to Galena Engineering updated Preliminary Plat information attached.

- o Please add a plat note to Sheet 1 referencing the Blaine County Housing Authority deed restriction of Unit 203 for community housing.

Waiting on language from Morgan as per correspondence with Sam (Galena) on Thursday 2nd September.

- o The City of Ketchum is updating certificate language related to City Planner approval and City Council approval. Revised certificate language will be forwarded under separate cover for revision prior to Preliminary Plat approval.

Waiting on language from Morgan as per correspondence with Sam (Galena) on Thursday 2nd September.

- o The Blaine County Recorder’s Certificate appears to be cut off on Sheet 3. Please revise.

Refer to Galena Engineering updated Preliminary Plat information attached.

- o Please add the City of Ketchum file number of P21-038 to the bottom right of all sheets.

Refer to Galena Engineering updated Preliminary Plat information attached.

Streets and Engineering

See Attachment A for City Engineer and Streets comments. **No revisions to the application materials are required at this time**, however, conditions of approval will be recommended to address comments #3, #4, and #5. Of specific note, the city will not permit a cut of 8th Street for electric service without demonstrated failed attempts first.

Utilities – Water and Sewer

- No comments from sewer
- Water – the comments below will be recommended as conditions of approval for the project, **to be addressed at building permit application.**
 - o A new tap and install of fire suppression line with a common domestic meter sized by an engineer will be required at building unless individual meters are planned for each unit. If individual meters are planned, there will be connection fees for each. Inspection is required for tap and installation. The existing service to the lot will need to be abandoned at the main.
 - o Domestic meter or meters will need to be plumbed in off the fire line in the Mechanical room with isolation valves on both sides.

Fire

See Attachment B for Fire Department comments. **No action is required at this time** to address these comments.

See the attached E5.0, 5.1 & 5.2 for the locations of Smoke and CO detectors. These will be submitted also with the final Permit Application submittal.



August 9, 2021

Reid Sanborn
Po Box 5023
Ketchum, Id 83340

To whom it may concern,

Thank you for your inquiry about electrical service at 780 N 1St Ave
Ketchum, Id 83340

This property is located within Idaho Power's service area in the state of Idaho .

Idaho Power will provide electrical service to this location once any required easement or right of way are obtained by Idaho Power and/or the Customer, and in compliance with the statutes of the State of Idaho/Oregon and the Idaho Power tariffs on file with our regulators. Tariffs include the General Rules and Regulations that covers new service attachments and distribution line installations or alterations.

To start new service or obtain more information about new service, visit our website:
<https://www.idahopower.com/service-and-billing/> . You may also contact Idaho Power's Customer Care Team at 208-388-2323, or 1-800-488-6151 (outside the Treasure Valley).

The planned installation of power to this project will begin with a transformer upgrade on the north side of 1st Ave. New underground secondary will be installed across 1st Ave to the south and a junction box to be placed on property. The method of installation of secondary must be to cut asphalt given the location of the transformers.

Sincerely,

Cyndi Bradshaw

Cyndi Bradshaw
Distribution Designer
Cbradshaw@idahopower.Com
208-788-8002

C L E A R C R E E K D I S P O S A L

PO Box 130 • Ketchum, ID 83340 • Phone 208.726.9600 • Fax: 208.726.8041

August 7, 2021

Planning & Zoning
City of Ketchum
P O Box 2315
Ketchum, ID 83340-2315

Re: 780 1st Ave N

To whom it may concern,

Please allow this letter to serve that Daniel P Hollis of Hollis Partners Architects has engaged in conversations with me, regarding the new building mentioned above.

This building will house five single family homes and will utilize carts for garbage service. *There is not enough room to accommodate one cart per residence, so there will be multiple pickups per week to allow for five residences.* The future HOA will need contract for moving carts to the alley or street for pickup and return to the enclosure as an additional special service. Clear Creek Disposal will not accept responsibility for any damage to building and/or vehicles from the movement of carts.

If you have any questions regarding this project, please don't hesitate to call.

Sincerely,



Mike Goitiandia
Clear Creek Disposal

.780 1st Ave N



APPLICATION DESIGN

780 N 1st Ave

Ketchum ID



Project Number:	<u>G5277</u>
Date:	7/26/2021
Written by:	Shaunak PILLAI
Version :	A



The global leader in solar lighting

Fonroche Lighting America began as SolarOne, a pioneer in solar lighting in the U.S. for more than a decade. Now we are proud to be part of [Fonroche Lighting](#), the global leader in off-grid solar street lighting. The deep resources and broader scope of an established market leader lets us take solar lighting even further, from the tribal lands of Oklahoma to the West African Republic of Senegal.

We can invest in innovation, pushing efficiency and reliability even higher. We can provide field-tested expertise and responsive service to our customers. And we can take on projects of any size, from local to national. That's why so many [municipalities](#), [military](#) and [federal facilities](#), [tribes](#), [commercial properties](#), and [developers](#) trust us to deliver the full promise of solar lighting.



The **3** key benefits for your project

- OFF-GRID

100% solar, not connected to the utility grid. No outages.
365 nights of light a year – guaranteed.

- POWERFUL

Powerful illumination, on a par with grid-connected systems.

- COST-EFFICIENT

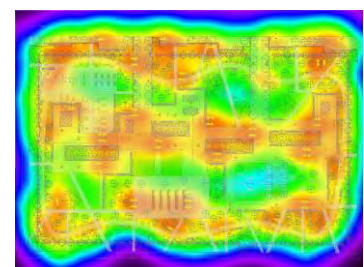
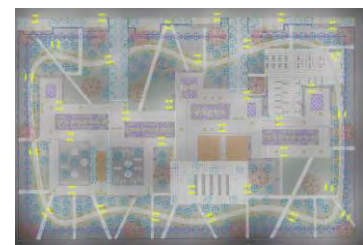
No maintenance for the first 10 years.
Rapid installation. No operating costs.

Feasibility of your solar lighting project

To guarantee powerful, cost-effective off-grid lighting, SolarOne operates its own **design office**.

We assess the feasibility of each project in four stages:

- 1.** First, we define your **lighting requirements**.
- 2.** Next, we analyze the last 10 years of **local weather data** to determine how much energy our PV panels will generate.
- 3.** On this basis, we **calculate** what size and how many products we need to install.
- 4.** Finally, our sales team draws up a **cost estimate**.



1 Project = 1 Study



1



10-Year Analysis of local weather data

We use the **PVsys** software suite and **Meteonorm** historical time series irradiation data to calculate the real-world operating conditions — orientation and tilt angle of the panel, shadow, etc. — and external parameters, such as direct and diffuse irradiation, temperature and the solar calendar.

2



Simulation of product(s) over a typical year

Our teams have developed a solar sizing software application, which we use to determine which products will best meet your needs. We then simulate how these products operate over a typical year, based on the average conditions for **the last decade**.

3



Sizing the project to your needs

We use a set of key criteria to optimally specify your project:

- Average battery charge level over the year
- Minimum charge level
- Comparative analysis of energy generated by the panel vs. energy used by the system
- Worst-case scenario (lowest irradiation, longest night)

4



Results

Based on our experience, we propose the **optimal solution** in terms of lighting **performance** and **cost effectiveness**.

Autonomy of
365
nights of lighting /year

SMARTLIGHT WITH SIGNIFY ROADFOCUS



Non pro-rated



Lumec RoadFocus LED



POWER 365

Ultimate Tube Lighting Efficiency of RoadFocus



PHOTOVOLTAIC MODULE



PV panel power rating	NA
PV panel tilt angle	NA

POWER 365: SMART STORAGE AND MANAGEMENT



Battery capacity	NA
------------------	----

LED LIGHT UNIT



Lighting power	20 W nominal
----------------	--------------

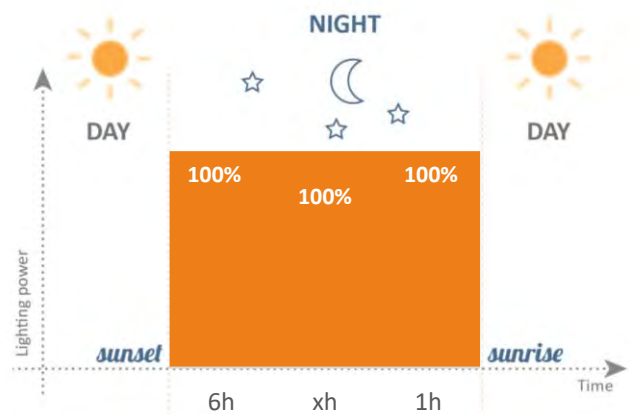
LED light unit specification	2700K
------------------------------	-------

POLE & CROSSPIECE

Pole height	14'
-------------	-----

Protective treatment	Powder Coated T6 Aluminum
----------------------	---------------------------

Chosen lighting profile for your project



PHOTOMETRIC STUDY

**Note: these results are only valid if the Smartlight PV panel is at an azimuth angle of zero degrees and is completely free of shadow.*

***These results are subject to change due to technological or regulatory advances. This technical report is valid for 60 days from the date you receive it.*

780 N 1st Ave



Lighting Plan

Project Number: G5277

By: Shaunak Pillai
shaunak.pillai@fonroche.us
Date:7/26/2021

220 Reservoir Street, Suite 19
Needham, MA 02494
Phone Number: (339) 225 4530
www.fonrochesolarlighting.com

Luminaire Schedule

Symbol	Qty	Label	Description	LLF
—□	2	rfs-15w12led27k-g2-r2m	RFS-15W12LED2_7K-G2-R2M	1.000

Luminaire Location Summary

SeqNo	Label	X	Y	Z	Orient	Tilt
1	rfs-15w12led27k-g2-r2m	84.8	66.6	15.25	90	0
2	rfs-15w12led27k-g2-r2m	29.2	45	15.25	180	0

780 N 1st Ave



Lighting Plan

Project Number: G5277

By: Shaunak Pillai
shaunak.pillai@fonroche.us
Date:7/26/2021

220 Reservoir Street, Suite 19
Needham, MA 02494
Phone Number: (339) 225 4530
www.fonrochesolarlighting.com

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Sidewalk	Illuminance	Fc	0.77	1.81	0.19	4.05	9.53

780 N 1st Ave



Lighting Plan

Project Number: G5277

By: Shaunak Pillai
shaunak.pillai@fonroche.us
Date: 7/26/2021

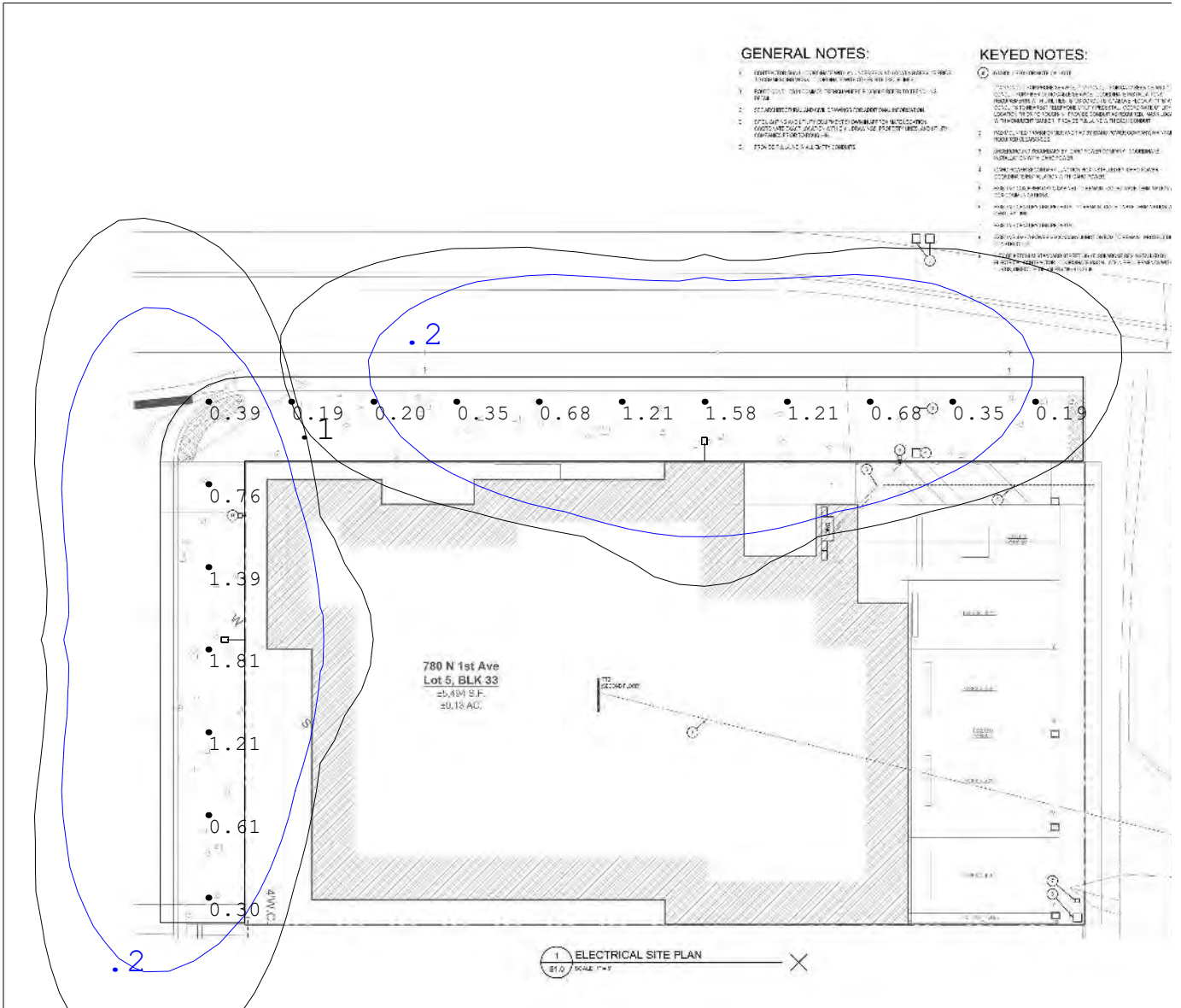
220 Reservoir Street, Suite 19
Needham, MA 02494
Phone Number: (339) 225 4530
www.fonrochesolarlighting.com

GENERAL NOTES:

- 1. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND LOCATIONS OF LIGHT FIXTURES.
- 2. REFER TO THE ELECTRICAL SPECIFICATIONS FOR ALL ELECTRICAL REQUIREMENTS.
- 3. REFER TO THE LIGHTING SPECIFICATIONS FOR ALL LIGHTING REQUIREMENTS.
- 4. REFER TO THE ELECTRICAL SCHEDULE FOR ALL ELECTRICAL SYMBOLS AND NOTATIONS.
- 5. REFER TO THE LIGHTING SCHEDULE FOR ALL LIGHTING SYMBOLS AND NOTATIONS.

KEYED NOTES:

- 1. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND LOCATIONS OF LIGHT FIXTURES.
- 2. REFER TO THE ELECTRICAL SPECIFICATIONS FOR ALL ELECTRICAL REQUIREMENTS.
- 3. REFER TO THE LIGHTING SPECIFICATIONS FOR ALL LIGHTING REQUIREMENTS.
- 4. REFER TO THE ELECTRICAL SCHEDULE FOR ALL ELECTRICAL SYMBOLS AND NOTATIONS.
- 5. REFER TO THE LIGHTING SCHEDULE FOR ALL LIGHTING SYMBOLS AND NOTATIONS.



780 N 1st Ave

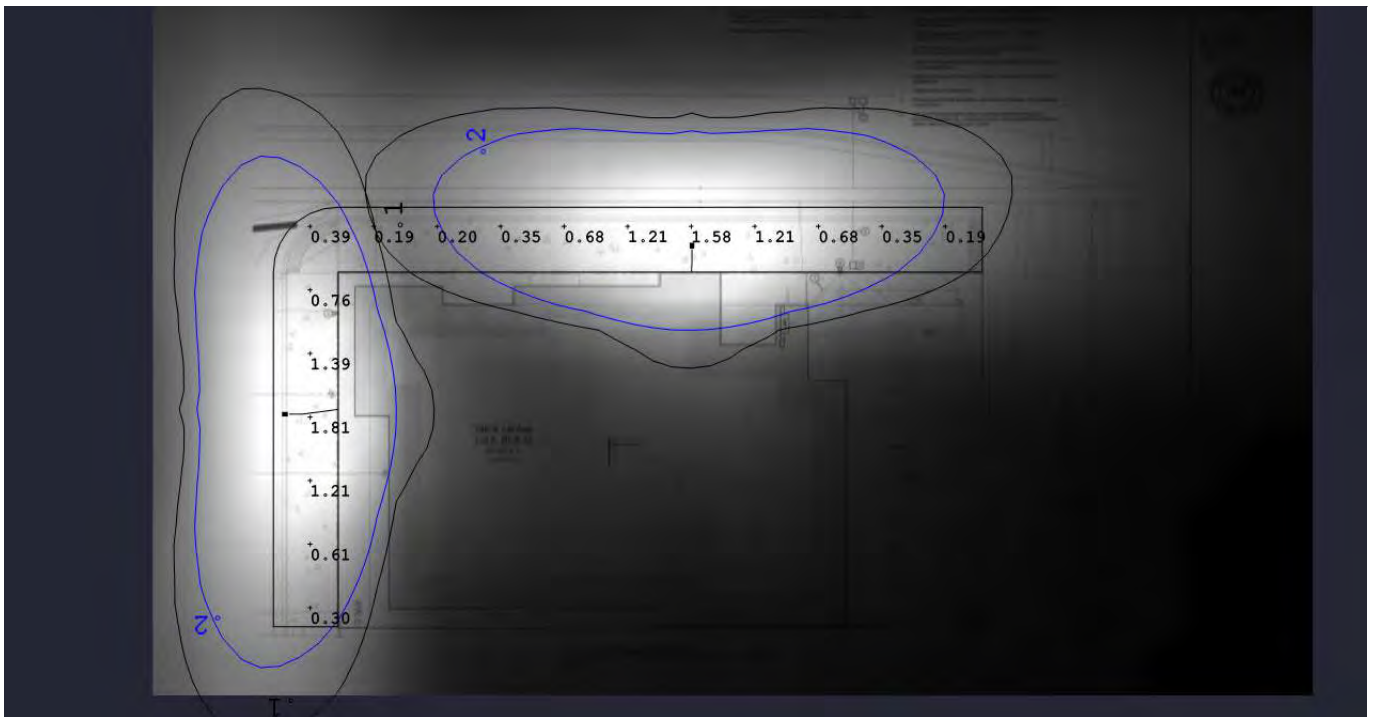


Lighting Plan

Project Number: G5277

By: Shaunak Pillai
shaunak.pillai@fonroche.us
Date: 7/26/2021

220 Reservoir Street, Suite 19
Needham, MA 02494
Phone Number: (339) 225 4530
www.fonrochesolarlighting.com



3D Rendering

780 N 1st Ave

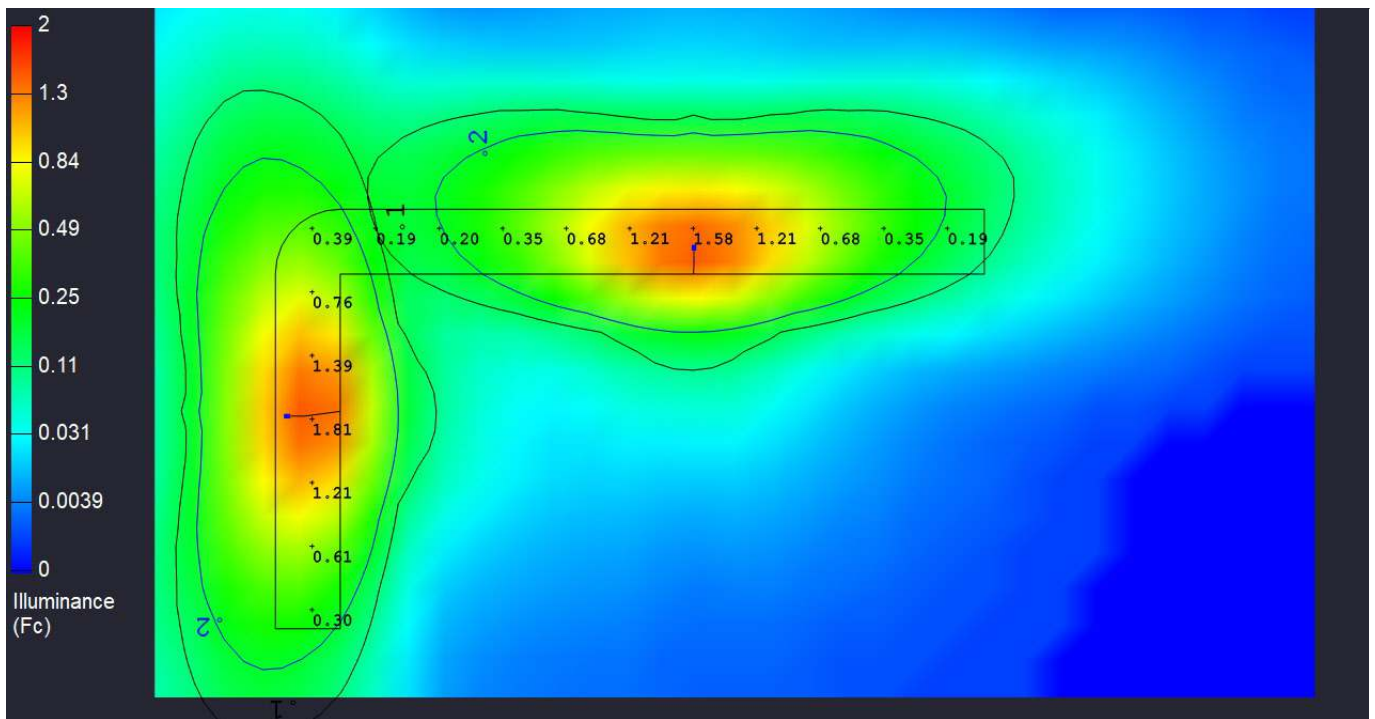


Lighting Plan

Project Number: G5277

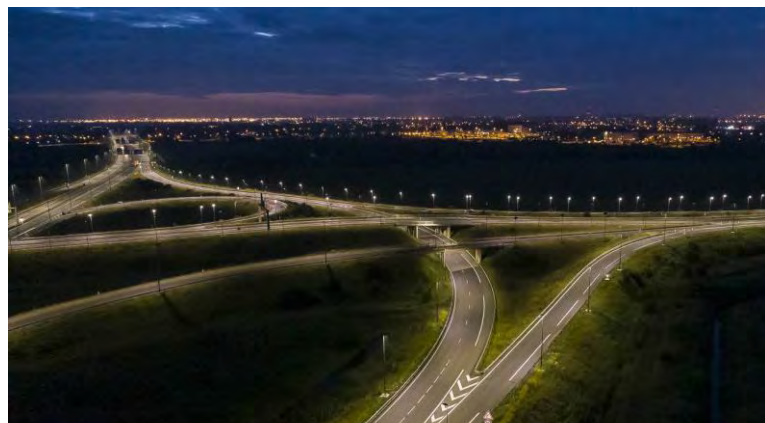
By: Shaunak Pillai
shaunak.pillai@fonroche.us
Date: 7/26/2021

220 Reservoir Street, Suite 19
Needham, MA 02494
Phone Number: (339) 225 4530
www.fonrochesolarlighting.com



False Color Rendering

A few examples





Solar lighting

Your commitment to sustainability

Contact us

Dale Curtis

Director of Sales

M: (208) 484-8993

E: dale.curtis@Fonroche.US

FIND OUT MORE AT

www.FonrocheSolarLighting.com

FONROCHE LIGHTING AMERICA | 220 Reservoir St. #19
Needham, MA 02494 | USA
Telephone : 339-225-4530

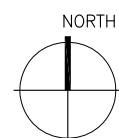
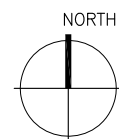
SITE VICINITY

LOT 5 BLOCK 33, 780 1st AVENUE, KETCHUM, IDAHO



SITE VICINITY ZONING

LOT 5 BLOCK 33, 780 1st AVENUE, KETCHUM, IDAHO



PROJECT DIRECTORY PROJECT DATA

CLIENT & OWNER-BUILDER SV VENTURES, LLC... CONTACT ARCHITECT FOR ALL CLIENT COMMUNICATIONS... ARCHITECT HOLLIS PARTNERS ARCHITECTS, AIA... CONTRACTOR KEARNS MCGINNIS & VANDENBERG BUILDERS... STRUCTURAL ENGINEER MURAR ENGINEERING & DESIGN... GEOTECHNICAL ENGINEER BUTLER ASSOCIATES, INC... MECHANICAL, ELECTRICAL & PLUMBING ENGINEER MUSGROVE ENGINEERING

LEGAL OWNER SV VENTURES, LLC... OWNER'S ADDRESS 780 1st AVENUE KETCHUM, ID 83340... CODE 2018 IBC... ZONING CC2: COMMUNITY CORE (2)... SETBACKS FRONT YARD 5' AVERAGE (1st AVE)... HT LIMITATION 42' (PROPOSED 38'-8")... CONST. TYPE V-B (SPRINKLERED)... PROVIDE REQUIRED UNDER FLOOR VENTING/RADON MITIGATION AS REQUIRED... FLOOR LIVE LOAD: 100 PSF, 40 PSF RESIDENTIAL... WIND LOADS: 115 MPH 3 SECOND GUST (ULT) CATEGORY II IMPORTANCE FACTOR = I

AREA CALCULATIONS

Table with 2 columns: Description and Area. Includes SITE AREA (5,500 SF), PROPOSED 1st FLR AREA (3,502 SF), PROPOSED 2nd FLR AREA (4,144 SF), PROPOSED 3rd FLR AREA (4,112 SF), PROPOSED DECK / PATIO AREA (1,198 SF), NET RESIDENTIAL AREA (9,280 SF), and TOTAL GROSS BUILDING AREA (11,758 SF).

DRAWING INDEX

Table of drawing indices including GENERAL (PROJECT DATA, EXTERIOR 3D MODEL VIEWS), SURVEY PLAN (TOPOGRAPHICAL & SITE INFORMATION), LANDSCAPE (LANDSCAPE PLAN, PLANTING SCHEDULE), ARCHITECTURAL (ARCHITECTURAL SITE PLAN, FLOOR PLANS), MECHANICAL (MECHANICAL COVER SHEET, ZONING PLANS), and ELECTRICAL (ELECTRICAL COVER SHEET, SCHEDULES).

Table of drawing indices including PLUMBING (SITE UTILITIES PLAN, FLOOR WASTE & VENT PLAN), ELECTRICAL (ELECTRICAL COVER SHEET, SCHEDULES), MECHANICAL (MECHANICAL COVER SHEET, ZONING PLANS), and FIRE (DRAWINGS BY DESIGN / BUILD CONTRACTOR).

GENERAL NOTES

- 1. THE WORK INCLUDED UNDER THIS CONTRACT CONSISTS OF ALL LABOR, MATERIALS, TRANSPORTATION, TOOLS & EQUIPMENT NECESSARY FOR THE CONSTRUCTION OF THE PROJECT LEAVING ALL WORK READY FOR USE.
2. THESE DRAWINGS, TOGETHER WITH THE SPECIFICATION, AIA GENERAL CONDITIONS DOCUMENT A-201, 1988 EDITION, REPRESENT THE CONTRACT DOCUMENTS.
3. THE PLANS INDICATE THE GENERAL EXTENT OF NEW CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT INTENDED TO BE ALL-INCLUSIVE...

- 12. THE GENERAL CONTRACTOR SHALL PROTECT ALL EXISTING SITE CONDITIONS TO REMAIN, INCLUDING TREES & SHRUBS, PAVING, FENCES, WALLS, ETC.
13. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
14. VERIFY ALL ARCHITECTURAL DETAILS WITH THE STRUCTURAL DRAWINGS PRIOR TO THE ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.

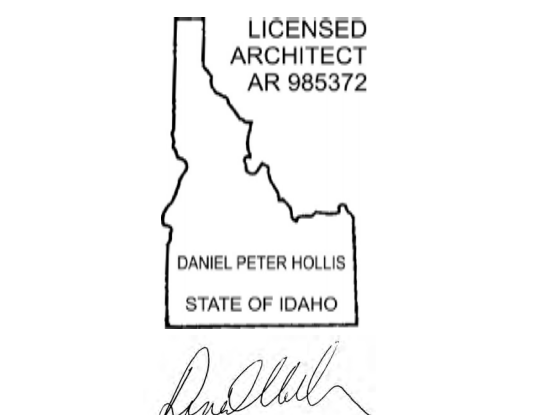
Table of abbreviations and symbols for architectural drawings, including A (ANCHOR BOLT), B (BATTERY), C (CENTER LINE), D (DETAIL), E (EAST), F (FRESH AIR INTAKE), G (GAUGE), H (HEADER), I (INSIDE DIAMETER), J (JOINT), K (KITCHEN), L (LINE DIFFUSER), M (MACHINE), N (NORTH), O (ON CENTER), P (PANEL), Q (QUANTITY), R (RISER), S (SCHEDULE), T (TO BE DETERMINED), U (UNLESS NOTED OTHERWISE), V (VENTILATION), W (WATER), X (WALL TYPE), Y (YIELD), Z (ZONING).

SYMBOLS LEGEND

Visual symbols legend showing icons for GRID NO., WALL TYPE, FIN. CLNG MAT., FIN. FLR MAT., CEILING MOUNTED EXHAUST FAN, ROOM NO. / ENLARGED PLAN & INT. ELEVATION SHEET NO., ELEV. KEY, and SECT. KEY.



PO BOX 1769 [post] SUN VALLEY, ID 83353 220 River St. E [courier] KETCHUM, ID 83343



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Revision table with columns: REVISION DATE, D. REVIEW, PRE-AP #4, 100% CD, PROGRESS, 100% DD, and SCHEMATIC.

THE LOFTS @ 780 1st AVE 780 1st AVENUE, KETCHUM, IDAHO

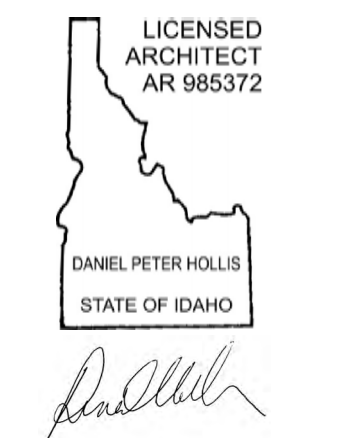
PROJECT DATA GENERAL NOTES

A 0.0 CATEGORY SEQUENCE



1 EXTERIOR COLOR RENDERING
A0.1

PO BOX 1769 [post]
SUN VALLEY, ID 83353
220 River St. E [courier]
KETCHUM, ID 83343
V.208.721.7160



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REVISION	DATE

PERMIT	08/06/21
D. REVIEW	07/23/21
PRE-AP #4	07/01/21
100% CD	05/14/21
PROGRESS	04/30/21
100% DD	04/07/21
ISSUE/DATE	SCHEMATIC 02/18/21
DRAWN BY	DPH,JJR
CHECKED BY	DPH,JJR
DATE	01/11/21
JOB NO.	1077

**THE LOFTS @
780 1st AVE**

780 1st AVENUE,
KETCHUM, IDAHO

**EXTERIOR
COLOR RENDERING**

A **0.1**
CATEGORY SEQUENCE



1 BUILDING MASSING MODEL
A0.3

PO BOX 1769 [post]
SUN VALLEY, ID 83353
220 River St. E [courier]
KETCHUM, ID 83343

V.208.721.7160



D. Hollis

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REVISION DATE

D. REVIEW	07/23/21
PRE-AP #4	07/01/21
100% CD	05/14/21
PROGRESS	04/30/21
100% DD	04/07/21
ISSUE/DATE	SCHEMATIC 02/18/21
DRAWN BY	DPH,JJR
CHECKED BY	DPH,JJR
DATE	01/11/21
JOB NO.	1077

**THE LOFTS @
780 1st AVE**

780 1st AVENUE,
KETCHUM, IDAHO

**BUILDING
MASSING MODEL**

A **0.3**
CATEGORY SEQUENCE

TRUCKING ROUTES:

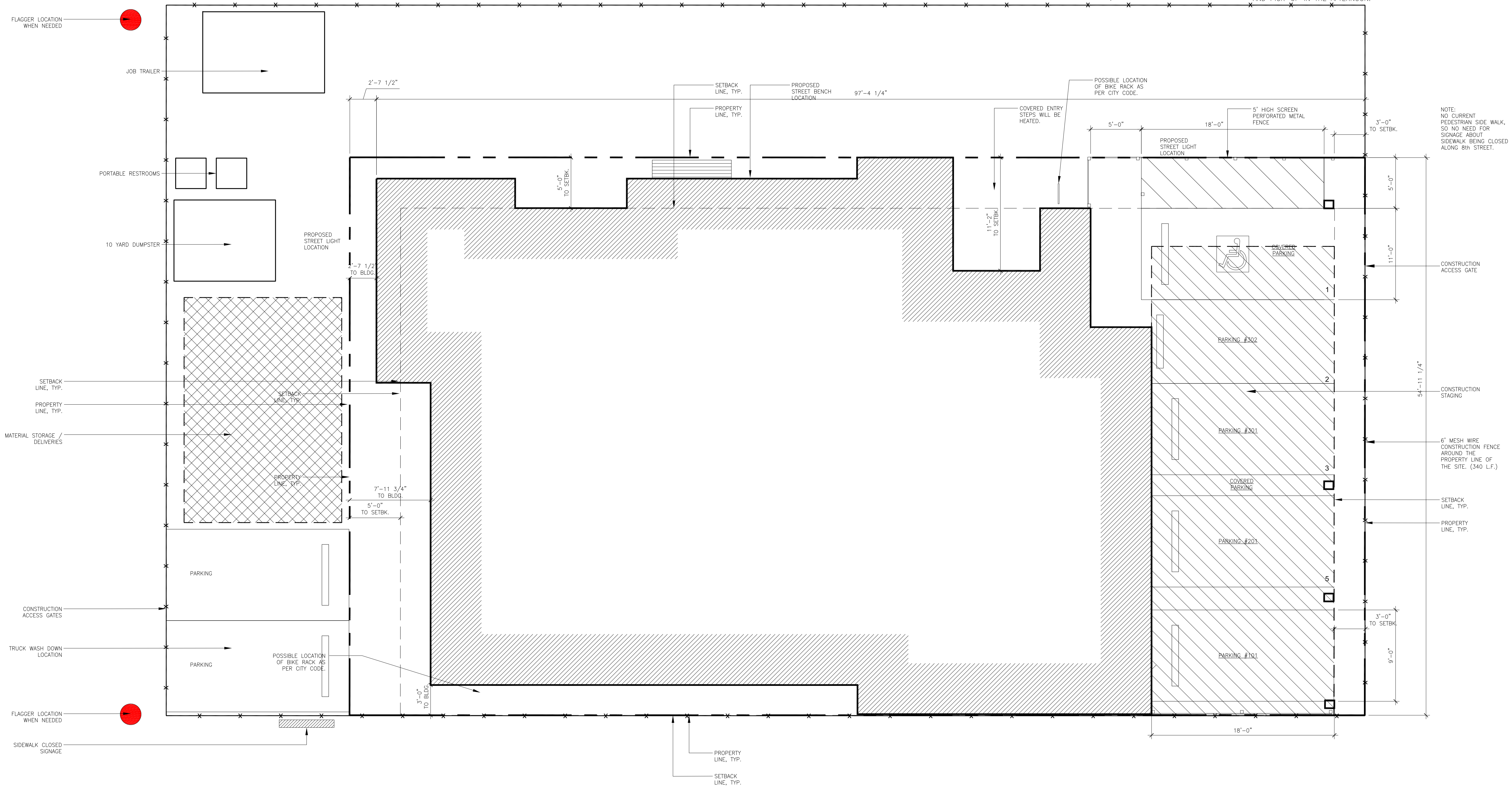
1. TO SITE: WARMSPRINGS ROAD, TURN RIGHT ON 6th STREET, RIGHT ON 1st AVENUE.

KEY:

- x — x — CONSTRUCTION FENCE
- - - - - PROPOSED BUILDING FOOTPRINT
- · — · — PROPERTY LINE
- ⊞ ⊞ ⊞ ⊞ MATERIAL STORAGE AREAS

NOTES:

1. CONSTRUCTION HOURS ARE BETWEEN 7:30 AM - 7:00 PM.
2. NO CONSTRUCTION WILL TAKE PLACE ON SUNDAYS OR MAJOR HOLIDAYS.
3. THE MAXIMUM NOISE LEVEL THAT WILL EVER TAKE PLACE DURING CONSTRUCTION HOURS IS 90 dBA.
4. IF CONSTRUCTION TAKES PLACE OVER WINTER MONTHS, ALL EXCESS SITE SNOW WILL BE REMOVED FROM SITE AND NOT STORED.
5. CONSTRUCTION SCHEDULE: ONCE PERMITTED CONSTRUCTION WILL TAKE PLACE JUNE (2021) THROUGH DECEMBER (2022). ANY LANDSCAPING WILL TAKE PLACE IN THE FOLLOWING SPRING ONCE ANY GROUND SNOW COVER HAS MELTED. (BOND IF NECESSARY)
6. JOB TRAILER (PLACED ON CORNER SO VISIBLE FROM 1st AND 8th STREET)
7. ALL OTHER PARKING ON PUBLIC STREET PARKING.
8. ALL SIGNAGE WILL MEET M.U.T.C.D STANDARDS
9. IF ROAD CLOSURE IS NEEDED, CONTRACTOR WILL SUBMIT T,U,R,P
10. "ROADWORK AHEAD" & "SIDEWALK CLOSED AHEAD" SIGNS POSTED AT 8th STREET CORNER, AS WELL AS ALONG 1st AVENUE.
11. CONTRACTOR WILL ATTEND A PRE-CON CITY WITH BUILDING INSPECTOR TO GO OVER SCHEDULING, BEING IN CLOSE PROXIMITY TO THE SCHOOL, DELIVERY OF MATERIALS WILL OCCUR IN BETWEEN STUDENT DROP-OFF IN THE MORNING AND PICK-UP IN THE AFTERNOON.

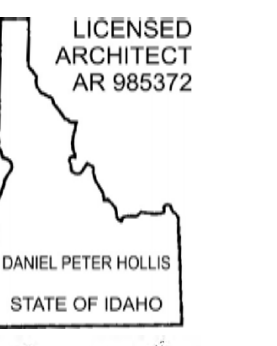


NOTE:
NO CURRENT PEDESTRIAN SIDE WALK, SO NO NEED FOR SIGNAGE ABOUT SIDEWALK BEING CLOSED ALONG 8th STREET.



PO BOX 1769 [post]
SUN VALLEY, ID 83353
220 River St. E [courier]
KETCHUM, ID 83343

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REVISION DATE

FINAL DR	08/17/21
PRE-APP#3	07/23/21
DR ADD.	06/09/21
100% DD	05/07/21
D.REVIEW	03/23/21
SCHEMATIC	03/16/21
ISSUE/DATE	
DRAWN BY	DPH,JJR
CHECKED BY	DPH,JJR
DATE	02/15/21
JOB NO.	1076

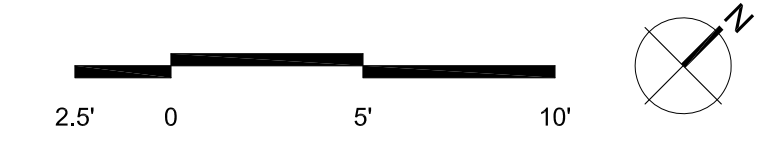
760 N. Washington Ave

760 N. WASHINGTON AVE,
KETCHUM, IDAHO

CONSTRUCTION MGMT. PLAN

A 0.5
CATEGORY SEQUENCE

1 CONSTRUCTION MANAGEMENT PLAN
A0.5 SCALE: 1" = 5'





LEGEND

	Property Line		PBOX = Power Box
	Adjiner's Lot Line		PMH = Power Manhole
	Centerline		S = Sewer Main
	FD5/8 = Found 5/8" Rebar		SS = Sewer Service
	CNTRL = Survey Control		SMH = Sewer Manhole
	SET5/8 = Set 5/8" Rebar		SD = Storm Drain
	5' Contour Interval		CB = Catch Basin
	1' Contour Interval		DWELL = Dry Well
	Curb & Gutter		SDMH = Storm Drain Manhole
	FNC = Fence Line		Ketchum City Water Line (10")
	Building		Ketchum Spring Line (4")
	Asphalt		WS = Water Service
	Concrete Sidewalk		WV = Water Valve
	Gravel Drive		AP = Angle Point
	Pavers		EQA = Edge of Asphalt
	RTW = Retaining Wall		EOC = Edge of Concrete
	EOG = Edge Of Gravel		EOP = Edge of Pavers
	CT = Conifer Tree		IC = Illegal Cap
	DT = Deciduous Tree		LIP = Lip of Gutter
	SGN = Sign		NC = No Cap
	GM = Gas Main		NG = Natural Ground
	TV = Cable TV Buried		PC = Point of Curve
	TVB = Cable TV Riser		POC = Point of Curvature
	PHB = Buried Telephone Line		TA = Top of Asphalt
	PHBOX = Telephone Riser		TBC = Top Back of Curb
	PB = Buried Power Line		TOE = Toe of Slope
			TOP = Top of Slope
			TP = Top of Pavement
			TW = Top of Wall
			X-WLK = Crosswalk

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 (12/28/2020).
- Boundary information is based on Found Monumentation. Please refer to the Official Map of the Village of Ketchum, Instr#302967, records of Blaine County, Idaho.
- Underground utility locations are based on above ground appurtenances / utilities visible at the time of the survey, and underground utility locates performed for previous work, and City 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 5/8" rebar marking the intersection of 8th Street and Washington Avenue, elevation = 5807.89. Point elevations shown are truncated (i.e. 19.2 is 5819.2). Vertical Datum is NAVD 1988.

**A TOPOGRAPHIC MAP SHOWING
LOT 5, BLOCK 33, CITY OF KETCHUM
780 N 1ST AVENUE**
LOCATED WITHIN SECTION 13, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR GALENA PEAK PARTNERS/HOLLIS RUMPELTES ARCHITECTS

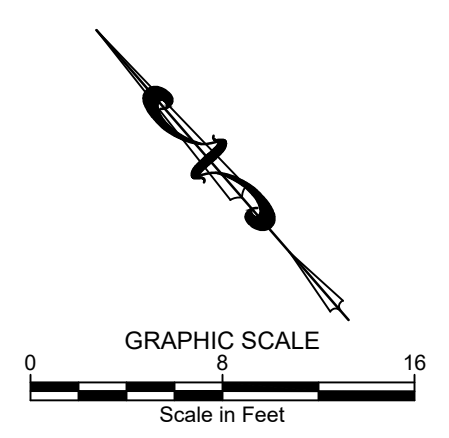


DESIGNED BY _____
DRAWN BY _____
SMF
CHECKED BY _____

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

NO.	DATE	BY	REVISIONS

PURPOSE: **TOPO**



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

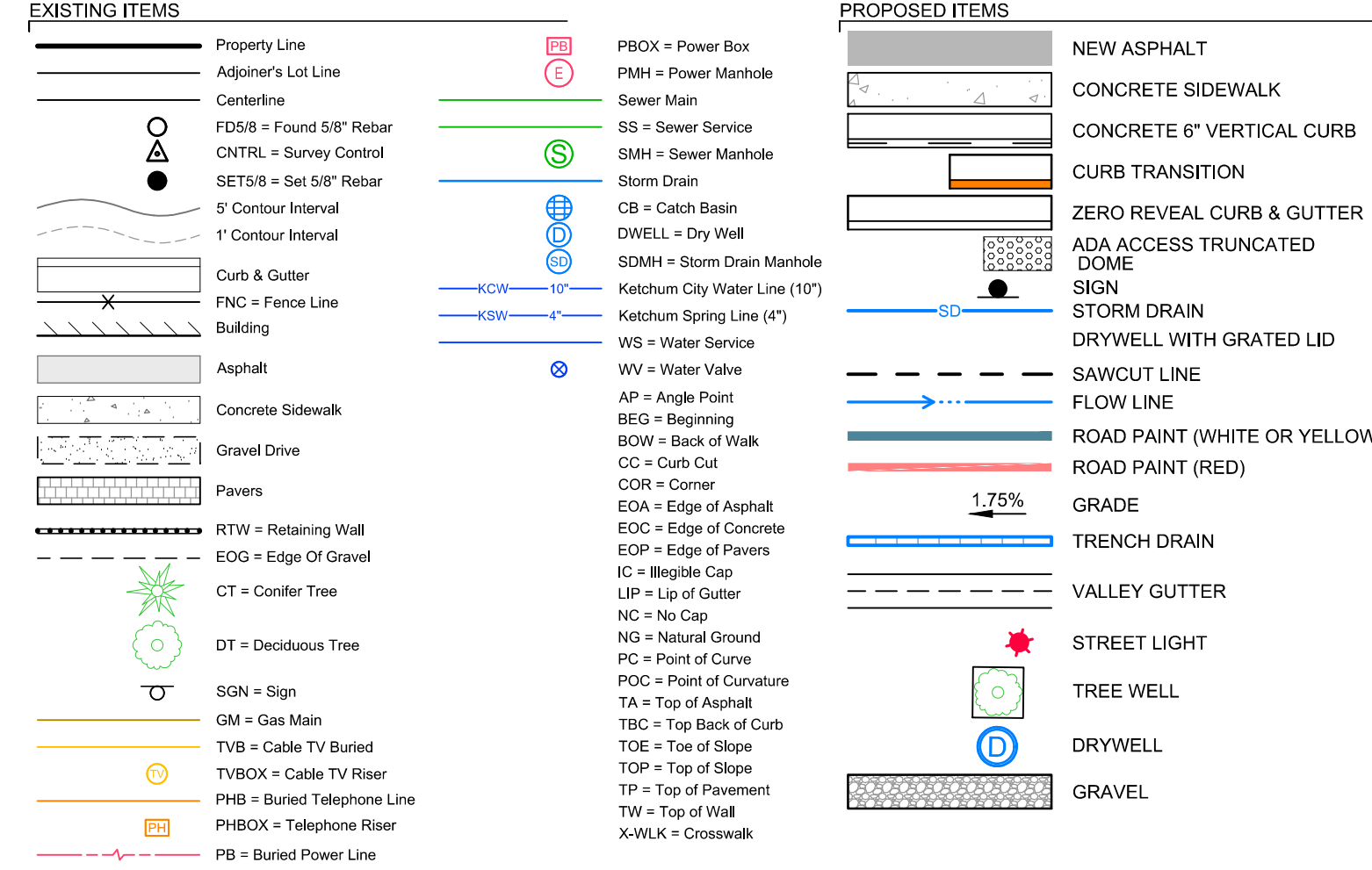
PROJECT INFORMATION
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780 N 1ST AVENUE KETCHUM, IDAHO JULY 2021

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO REGULATIONS FOR PUBLIC DRINKING WATER SYSTEMS," THE CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPCW), AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPCW ON SITE DURING CONSTRUCTION.
2. 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.
3. THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, EPA'S NPDES CONSTRUCTION GENERAL PERMIT.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
5. CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW), IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.
6. CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.
7. ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANSINSF STD. 61 COMPLIANT.
8. ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL COMPLY WITH THE LOW LEAD ACT REQUIRING ALL MATERIALS TO HAVE A LEAD CONTENT EQUAL TO OR LESS THAN 0.25%.
9. THE CONTRACTOR SHALL USE ANSINSF STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.
10. CONTRACTOR SHALL COORDINATE LOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) NOT SHOWN ON THE DRAWING WITH IDAHO POWER.
11. ALL CLEARING & GRUBBING SHALL CONFORM TO ISPCW SECTION 201.
12. ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPCW SECTION 202. EXCAVATED SUBGRADE SHALL BE COMPACTED AND ALL UNSUITABLE SECTIONS REMOVED AND REPLACED WITH STRUCTURAL FILL AS DETERMINED BY THE ENGINEER. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
13. ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPCW 802, TYPE II (ITD STANDARD 703.04, 2"). SHALL BE PLACED IN CONFORMANCE WITH ISPCW SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
14. ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPCW 802, TYPE I (ITD STANDARD 703.04, 3/4" B). SHALL BE PLACED IN CONFORMANCE WITH ISPCW SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
15. ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPCW SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPCW SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPCW SECTION 805.
16. ALL EDGES OF EXISTING ASPHALT PAVING SHALL BE SAW CUT 24" TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PER THE CURRENT EDITION OF THE US DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
18. ALL CONCRETE FORM WORK SHALL CONFORM TO ISPCW SECTION 701 AND 703. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPCW SECTION 703, TABLE 1.
19. ALL TRENCHING SHALL CONFORM TO ISPCW STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
20. TOPOGRAPHIC, SITE, AND BOUNDARY SURVEYS SHOWN HEREON WERE CONDUCTED BY GALENA ENGINEERING.
21. 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.

LEGEND



SHEET INDEX

SHEET#	DESCRIPTION
C0.1	COVER SHEET
C1.0	SITE, GRADING, AND DRAINAGE PLAN
C1.1	SIGNING, PAVEMENT MARKINGS, AND LIGHTING PLAN
C2.0	DETAILS

COVER SHEET
780 N 1ST AVENUE
 LOCATED WITHIN SECTION 13, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR GALENA PEAK PARTNERS

PROJECT INFORMATION
 C:\Users\Admin\Desktop\5559-02-Eng Base\20210811_10 ADA.dwg 07/22/21 7:49:31 PM

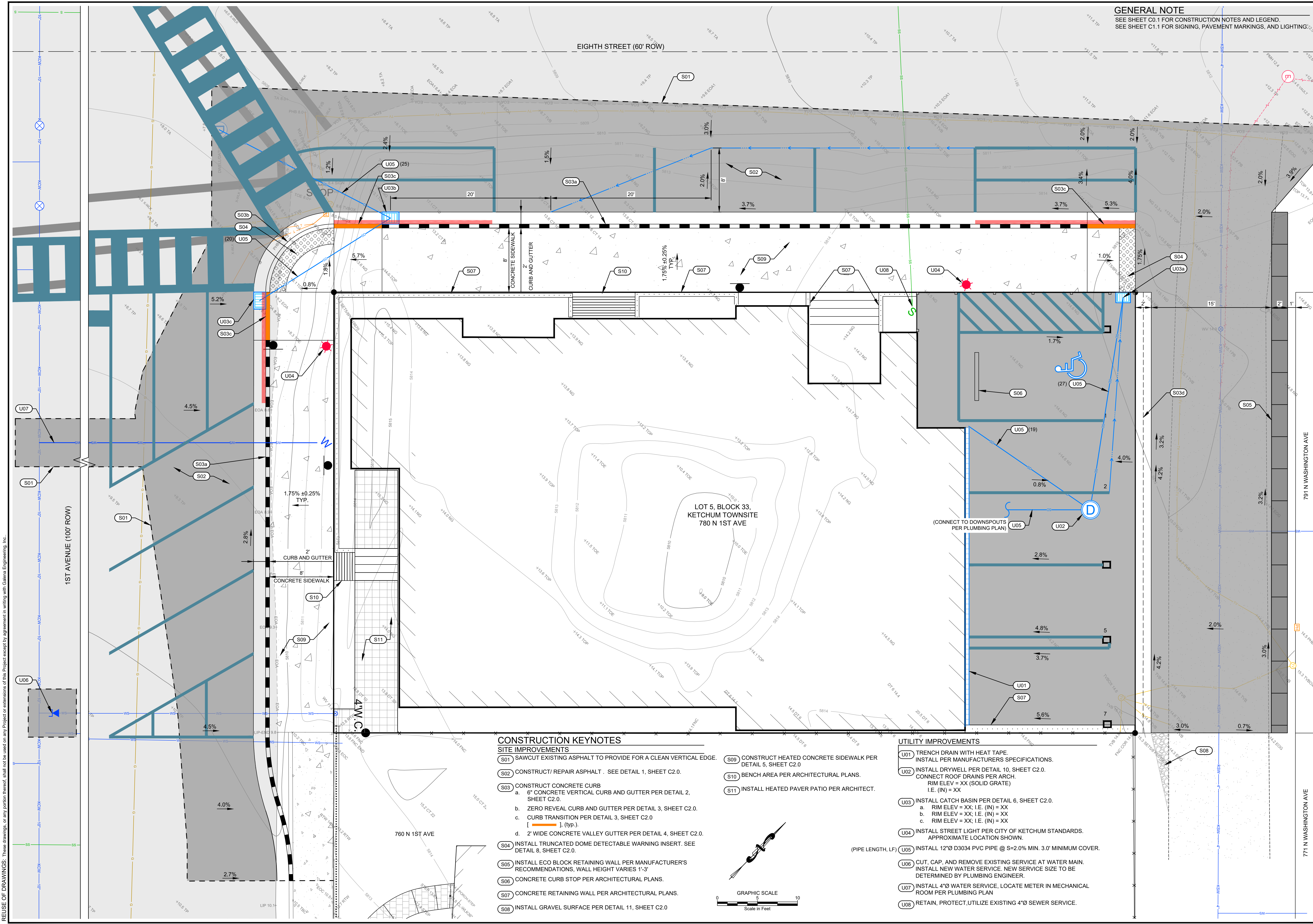
PRELIMINARY
 NOT FOR
 CONSTRUCTION

DESIGNED BY _____
 SKS
 DRAWN BY _____
 SKS
 CHECKED BY _____

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

NO.	DATE	BY	REVISIONS

C0.1



GENERAL NOTE
 SEE SHEET C0.1 FOR CONSTRUCTION NOTES AND LEGEND.
 SEE SHEET C1.1 FOR SIGNING, PAVEMENT MARKINGS, AND LIGHTING.

SITE, GRADING, AND DRAINAGE PLAN
780 N 1ST AVENUE
 LOCATED WITHIN SECTION 13, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR GALENA PEAK PARTNERS

PRELIMINARY
NOT FOR CONSTRUCTION

DESIGNED BY
 SKS
 DRAWN BY
 SKS
 CHECKED BY

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

PURPOSE: 07.23.2021 FORMAL DESIGN REVIEW APPLICATION

NO.	DATE	BY	REVISIONS

C1.0

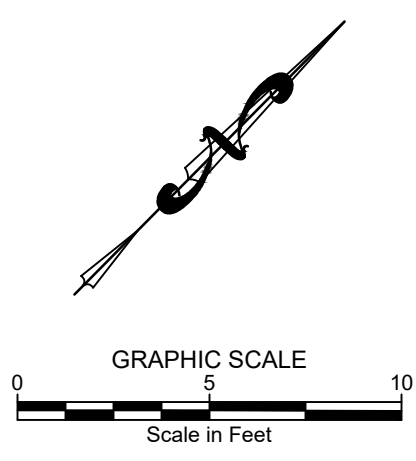
CONSTRUCTION KEYNOTES

SITE IMPROVEMENTS

- (S01) SAWCUT EXISTING ASPHALT TO PROVIDE FOR A CLEAN VERTICAL EDGE.
- (S02) CONSTRUCT/REPAIR ASPHALT. SEE DETAIL 1, SHEET C2.0.
- (S03) CONSTRUCT CONCRETE CURB
 - a. 6" CONCRETE VERTICAL CURB AND GUTTER PER DETAIL 2, SHEET C2.0.
 - b. ZERO REVEAL CURB AND GUTTER PER DETAIL 3, SHEET C2.0.
 - c. CURB TRANSITION PER DETAIL 3, SHEET C2.0 [], (typ.).
 - d. 2' WIDE CONCRETE VALLEY GUTTER PER DETAIL 4, SHEET C2.0.
- (S04) INSTALL TRUNCATED DOME DETECTABLE WARNING INSERT. SEE DETAIL 8, SHEET C2.0.
- (S05) INSTALL ECO BLOCK RETAINING WALL PER MANUFACTURER'S RECOMMENDATIONS, WALL HEIGHT VARIES 1'-3'.
- (S06) CONCRETE CURB STOP PER ARCHITECTURAL PLANS.
- (S07) CONCRETE RETAINING WALL PER ARCHITECTURAL PLANS.
- (S08) INSTALL GRAVEL SURFACE PER DETAIL 11, SHEET C2.0.
- (S09) CONSTRUCT HEATED CONCRETE SIDEWALK PER DETAIL 5, SHEET C2.0.
- (S10) BENCH AREA PER ARCHITECTURAL PLANS.
- (S11) INSTALL HEATED PAVER PATIO PER ARCHITECT.

UTILITY IMPROVEMENTS

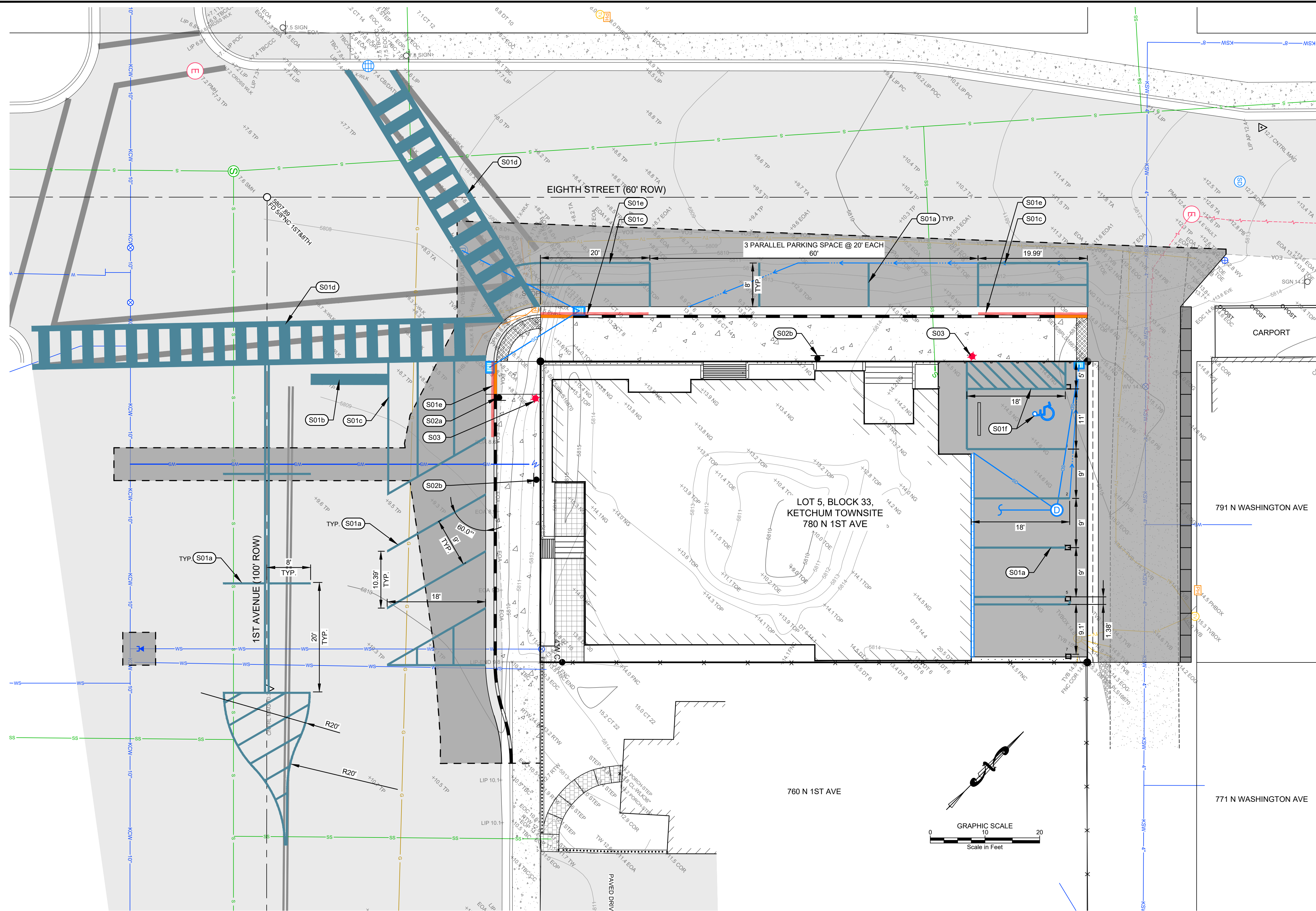
- (U01) TRENCH DRAIN WITH HEAT TAPE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- (U02) INSTALL DRYWELL PER DETAIL 10, SHEET C2.0. CONNECT ROOF DRAINS PER ARCH. RIM ELEV = XX (SOLID GRATE). I.E. (IN) = XX.
- (U03) INSTALL CATCH BASIN PER DETAIL 6, SHEET C2.0.
 - a. RIM ELEV = XX; I.E. (IN) = XX.
 - b. RIM ELEV = XX; I.E. (IN) = XX.
 - c. RIM ELEV = XX; I.E. (IN) = XX.
- (U04) INSTALL STREET LIGHT PER CITY OF KETCHUM STANDARDS. APPROXIMATE LOCATION SHOWN.
- (U05) INSTALL 12"Ø D3034 PVC PIPE @ S=2.0% MIN. 3.0' MINIMUM COVER. (PIPE LENGTH, LF)
- (U06) CUT, CAP, AND REMOVE EXISTING SERVICE AT WATER MAIN. INSTALL NEW WATER SERVICE. NEW SERVICE SIZE TO BE DETERMINED BY PLUMBING ENGINEER.
- (U07) INSTALL 4"Ø WATER SERVICE, LOCATE METER IN MECHANICAL ROOM PER PLUMBING PLAN.
- (U08) RETAIN, PROTECT, UTILIZE EXISTING 4"Ø SEWER SERVICE.



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

PROJECT INFORMATION
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GENERAL NOTE
SEE SHEET C0.1 FOR CONSTRUCTION NOTES AND LEGEND.

- CONSTRUCTION KEYNOTES**
SIGNING, PAVEMENT MARKING, AND LIGHTING IMPROVEMENTS
- (S01) INSTALL PAVEMENT MARKINGS PER CITY OF KETCHUM STANDARDS
 - a. 4" WIDE YELLOW PARKING STRIPE
 - b. 24" WIDE WHITE STOP BAR
 - c. 4" WIDE YELLOW NO-PARKING STRIPE
 - d. WHITE CROSSWALK STRIPING (MATCH CITY PATTERNS)
 - e. NO PARKING ZONE (RED CURB)
 - f. 4" WIDE ADA STRIPING AND SYMBOL
 - (S02) INSTALL SIGNS. CITY WILL PROVIDE SIGN BASES. SEE DETAIL 9, SHEET C2.0 FOR SIGN BASE DETAIL.
 - a. RELOCATE STOP/STREET SIGN.
 - b. REGULATORY SIGN. COORDINATE TYPE AND FINAL LOCATION WITH CITY OF KETCHUM.
 - (S03) INSTALL STREET LIGHT PER CITY OF KETCHUM STANDARDS. APPROXIMATE LOCATION SHOWN.

SIGNING, PAVEMENT MARKING, AND LIGHTING PLAN
780 N 1ST AVENUE

LOCATED WITHIN SECTION 13, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR GALENA PEAK PARTNERS

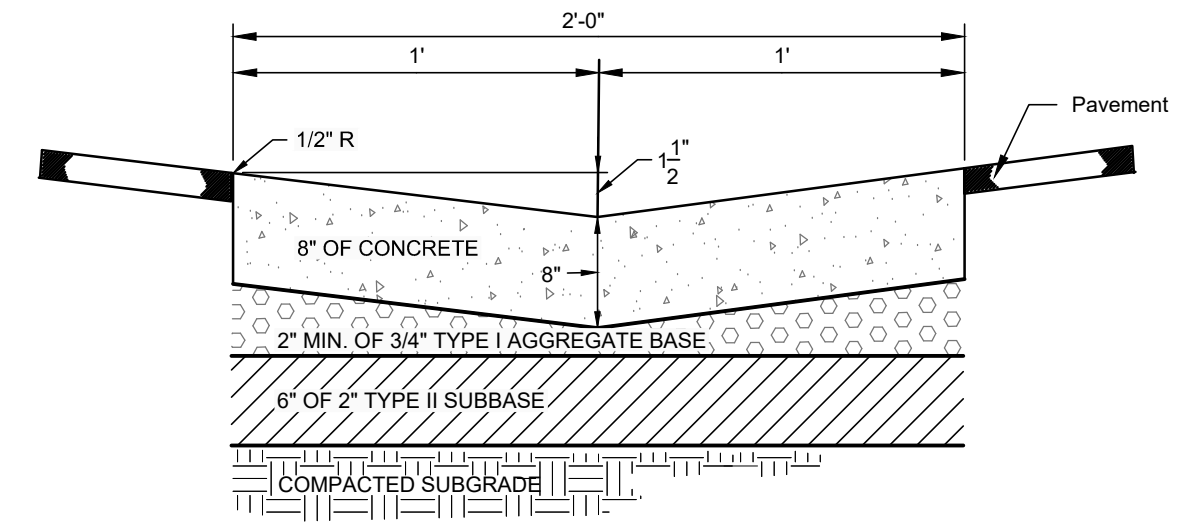
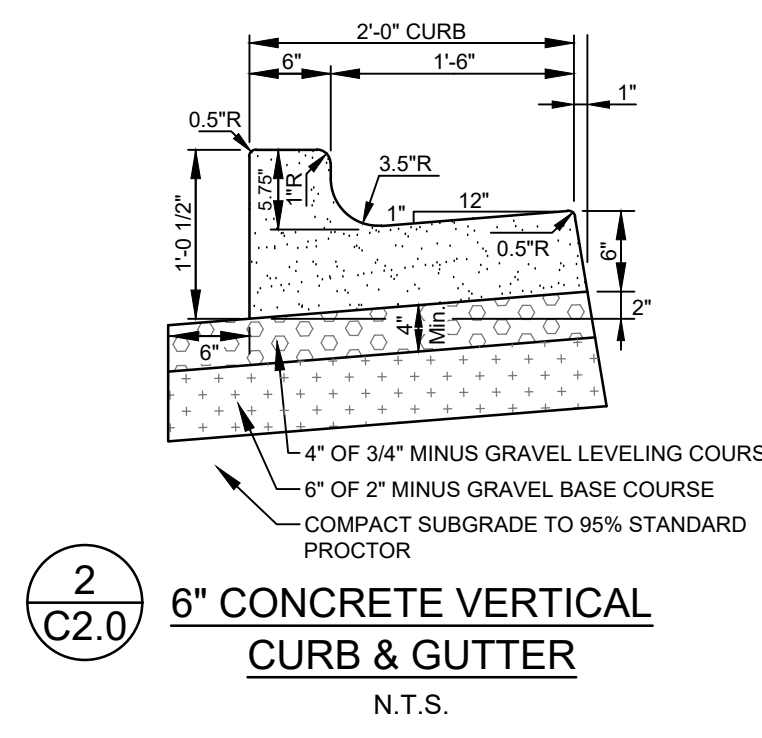
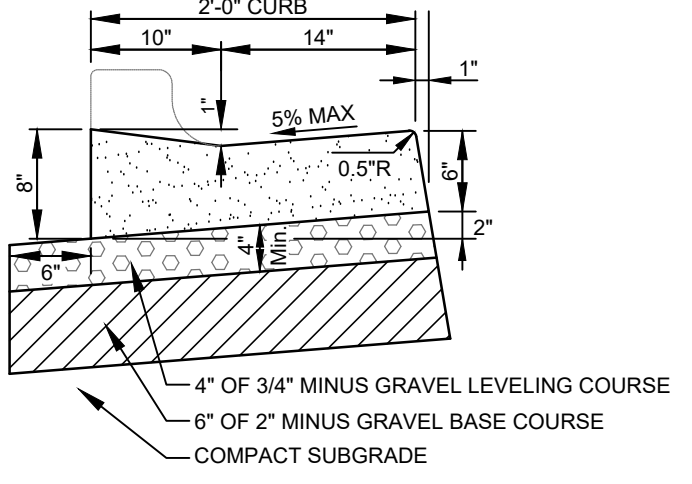
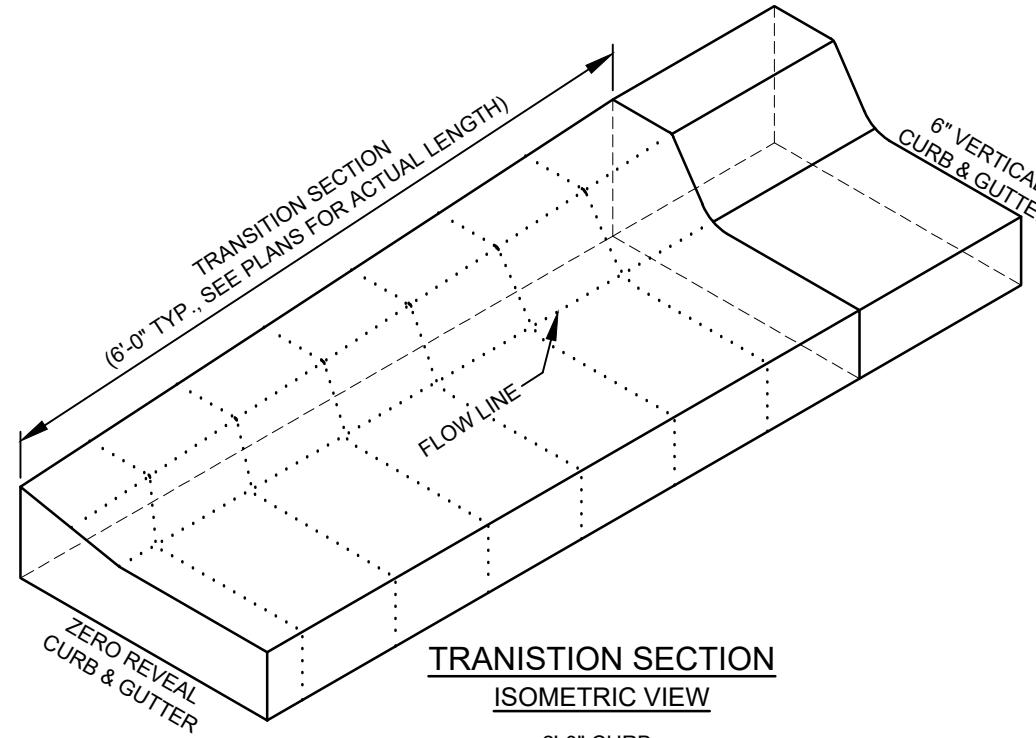
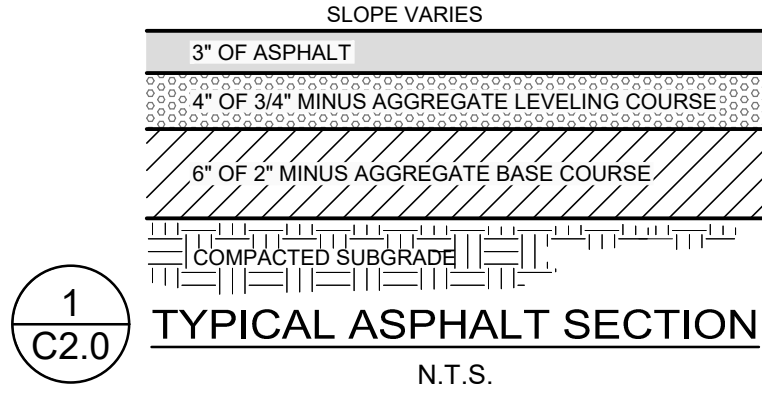
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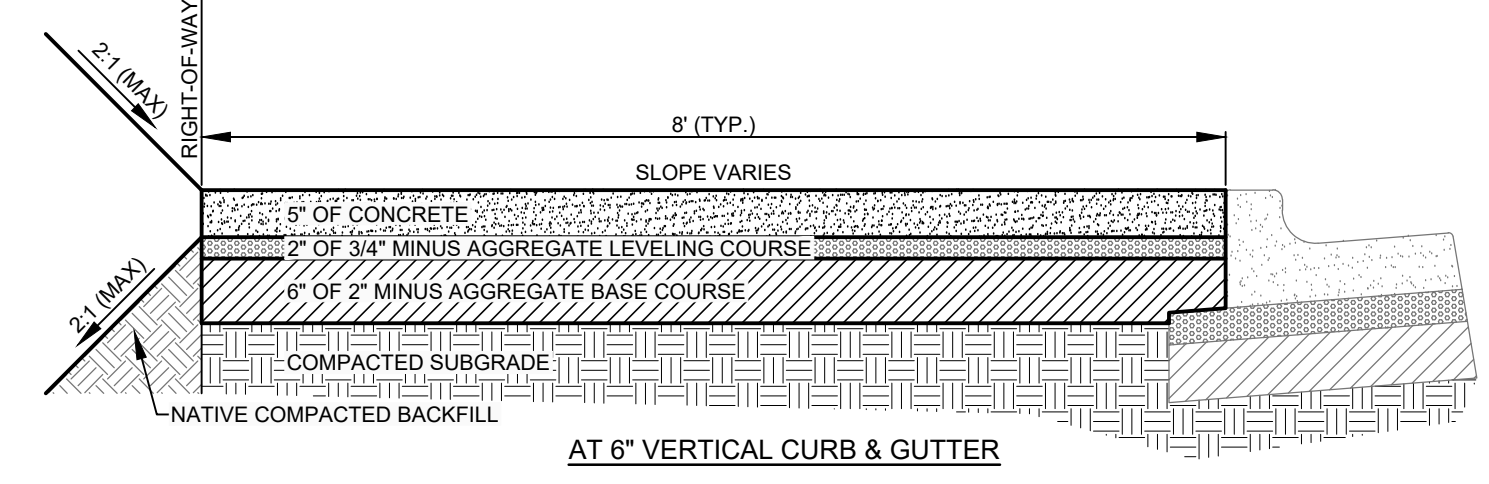
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email: galena@galena-engineering.com

PURPOSE: 07.23.2021 FORMAL DESIGN REVIEW APPLICATION

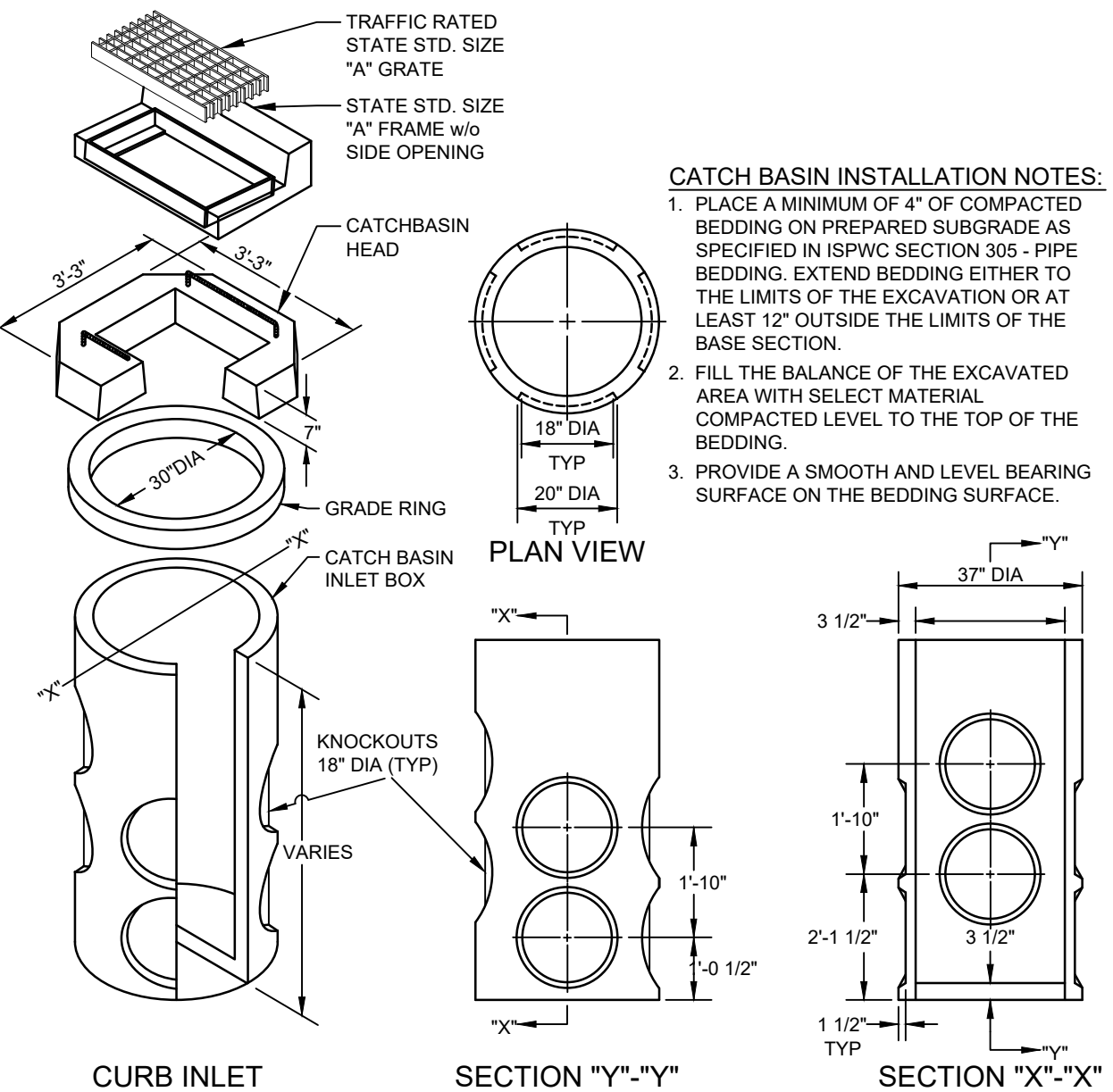
NO.	DATE	BY	REVISIONS



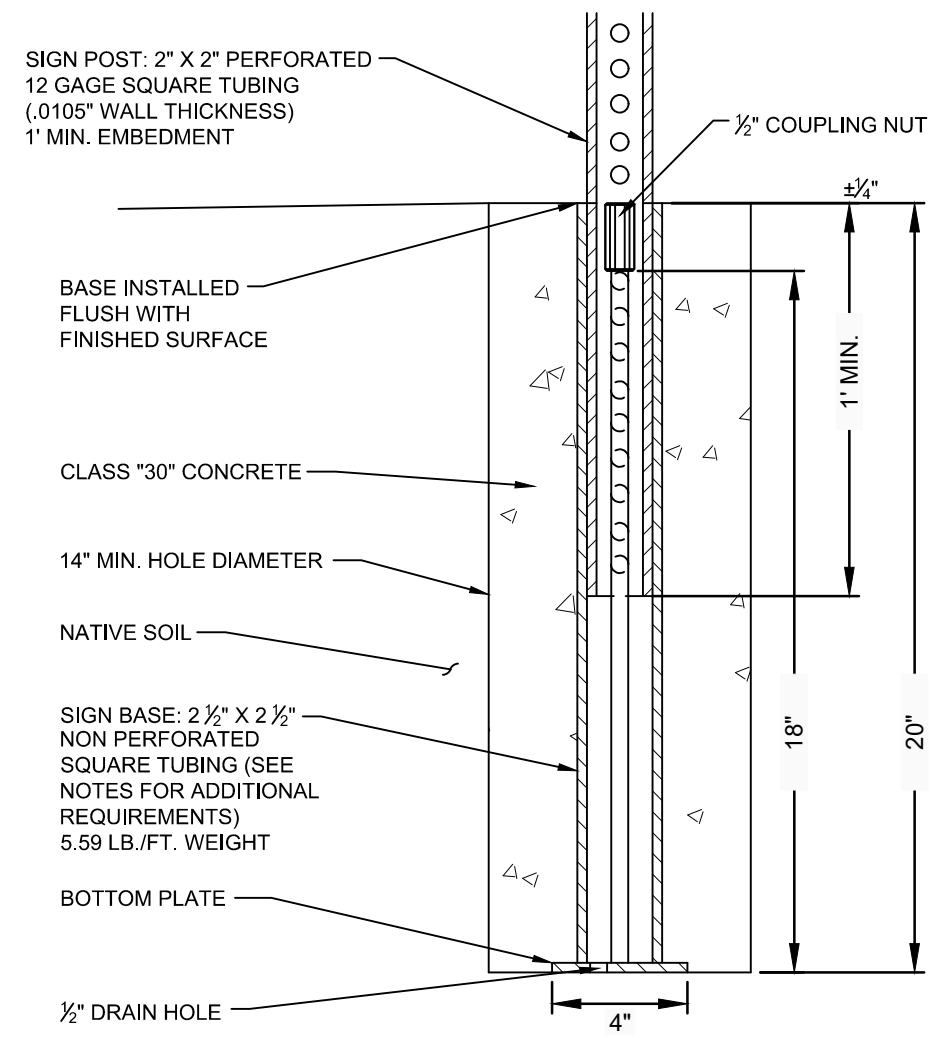
NOTES:
 1. SUBBASE CAN BE 2\"/>



**INSTALL HEATING SYSTEM PER PLUMBING ENGINEER IN PUBLIC RIGHT-OF-WAY

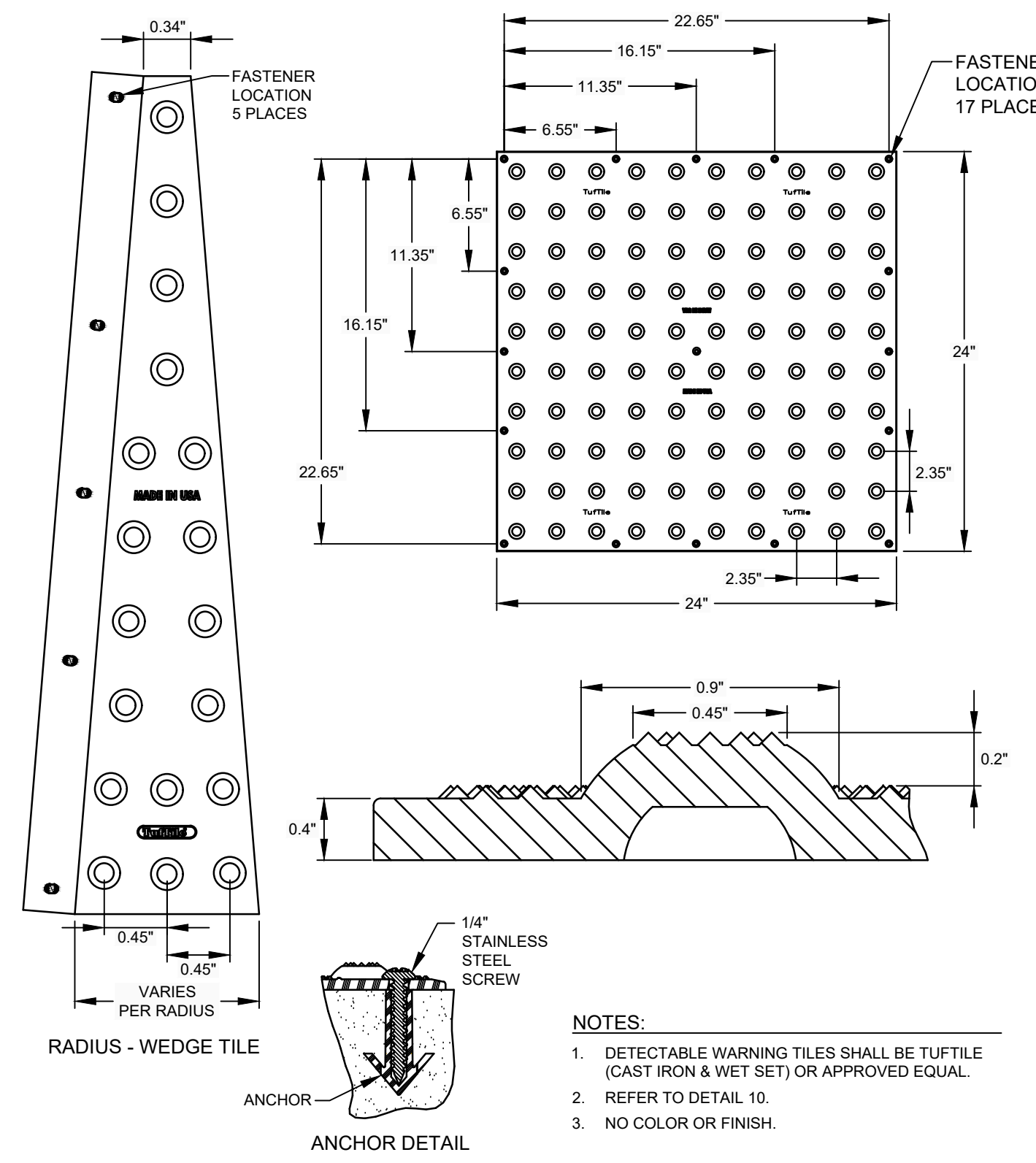


CATCH BASIN INSTALLATION NOTES:
 1. PLACE A MINIMUM OF 4\"/>

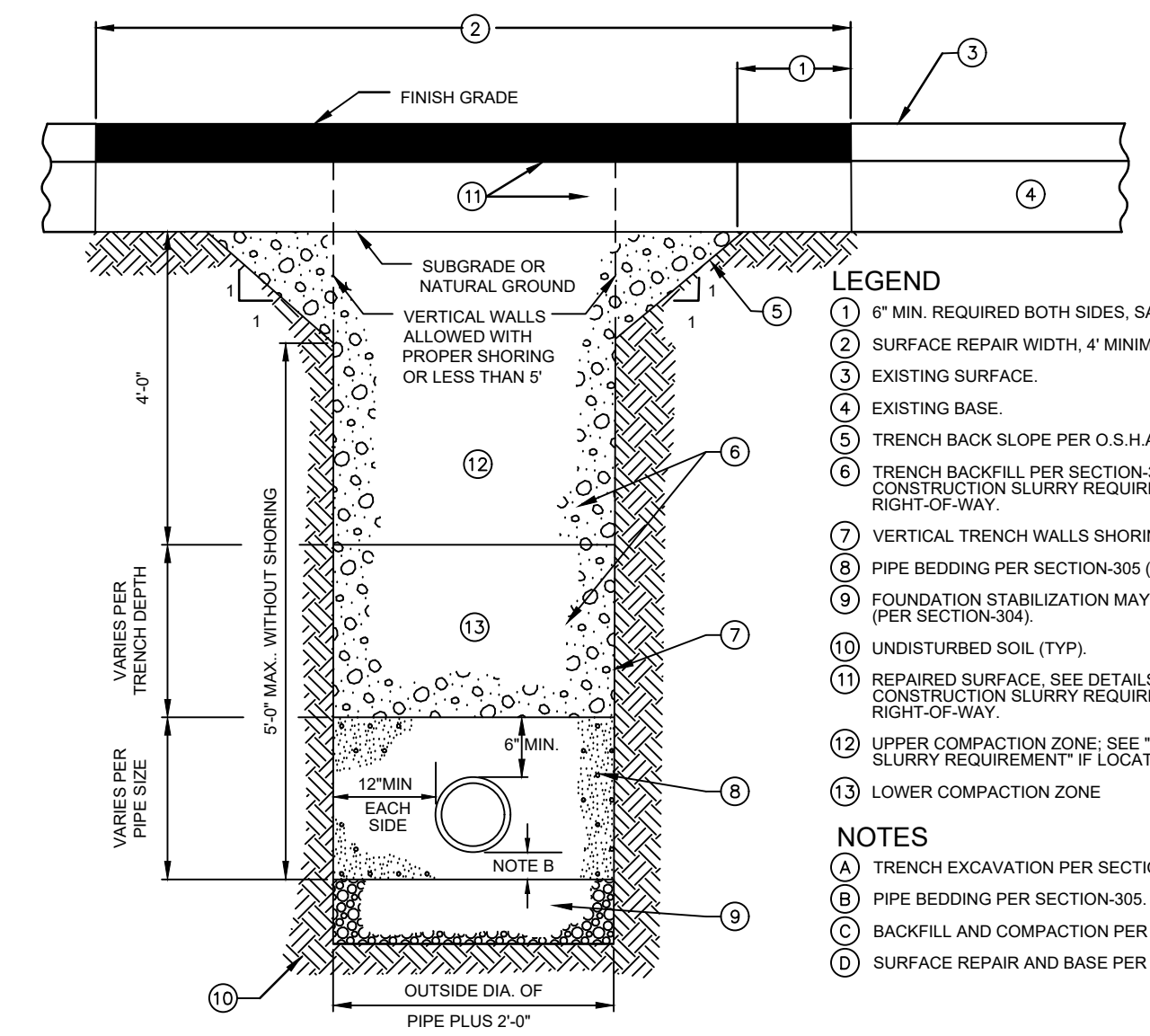


NOTES:
 1. BASES SHALL BE INSTALLED TO BE FLUSH WITH SURFACE.
 2. ALL INSTALLATIONS SHALL HAVE 14\"/>

SIGN BASE MATERIAL & DIMENSION REQUIREMENTS
 2 1/2\"/>

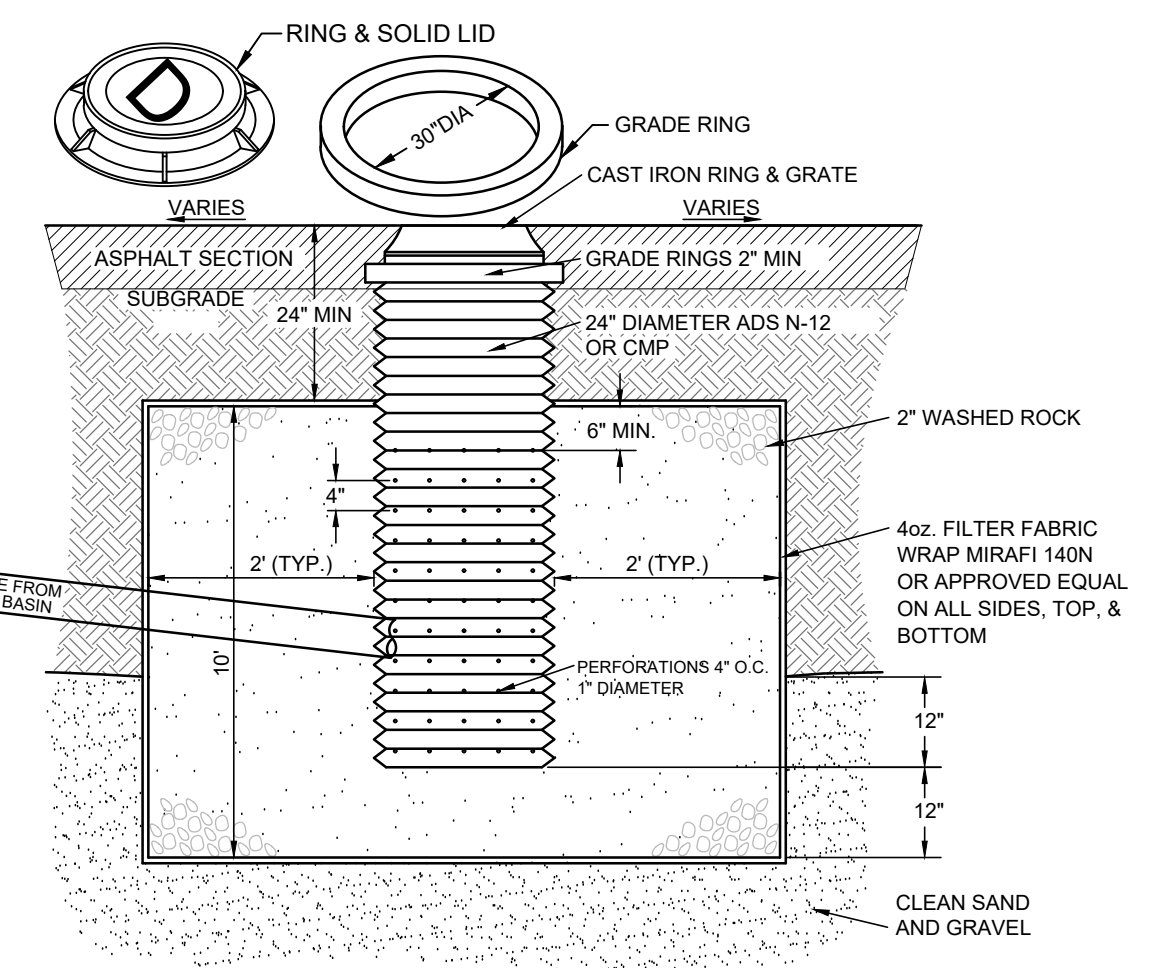


NOTES:
 1. DETECTABLE WARNING TILES SHALL BE TUFTILE (CAST IRON & WET SET) OR APPROVED EQUAL.
 2. REFER TO DETAIL 10.
 3. NO COLOR OR FINISH.



LEGEND
 1) 6\"/>

KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT
 IN AREAS WHERE IT IS NECESSARY TO CUT THE ASPHALT PAVEMENT AND DIG A TRENCH FOR BURIAL OF CONDUIT CABLE OR OTHER CITY UTILITY, THE TRENCH SHALL BE BACKFILLED WITH A LEAN CONCRETE MIX TO THE BOTTOM OF FINISH SURFACE MATERIAL, WITH THE FOLLOWING PROPORTIONS OF MATERIALS:
 COARSE AGGREGATE (3/4\"/>



NOTE: THE BED SHALL BE EXCAVATED A MINIMUM OF 24\"/>

DETAILS
780 N 1ST AVENUE
 LOCATED WITHIN SECTION 13, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR GALENA PEAK PARTNERS
 PROJECT INFORMATION
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DESIGNED BY
 SKS
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 SKS
GALENA ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 317 N. River Street
 Hailey, Idaho 83433
 email: galena@galena-engineering.com

PURPOSE: 07.23.2021 FORMAL DESIGN REVIEW APPLICATION

NO.	DATE	BY	REVISIONS

General Notes

1. Base map information taken from survey by Galena Engineering and from on-site information. Architectural information provided by Hollis Partners dated 06/10/21. Contractor shall verify conditions in the field prior to construction.
2. Landscape architect is not responsible for any deviation from these plans, unless such changes are authorized by the landscape architect in writing.
3. All existing utilities are underground. All new utilities shall be underground.
4. Site serviced by City of Ketchum.

Plan Legend

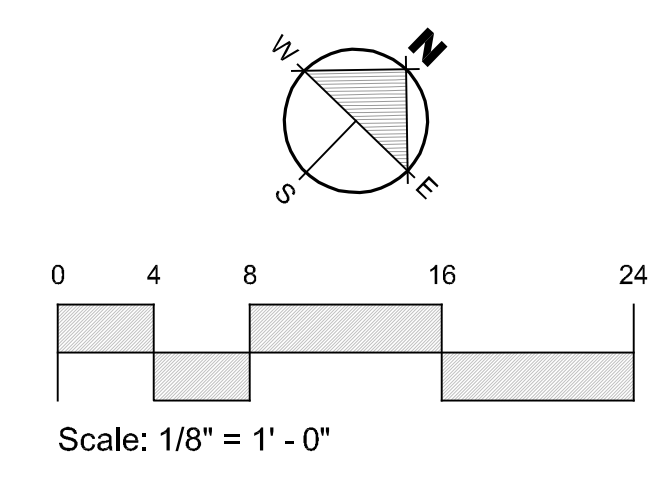
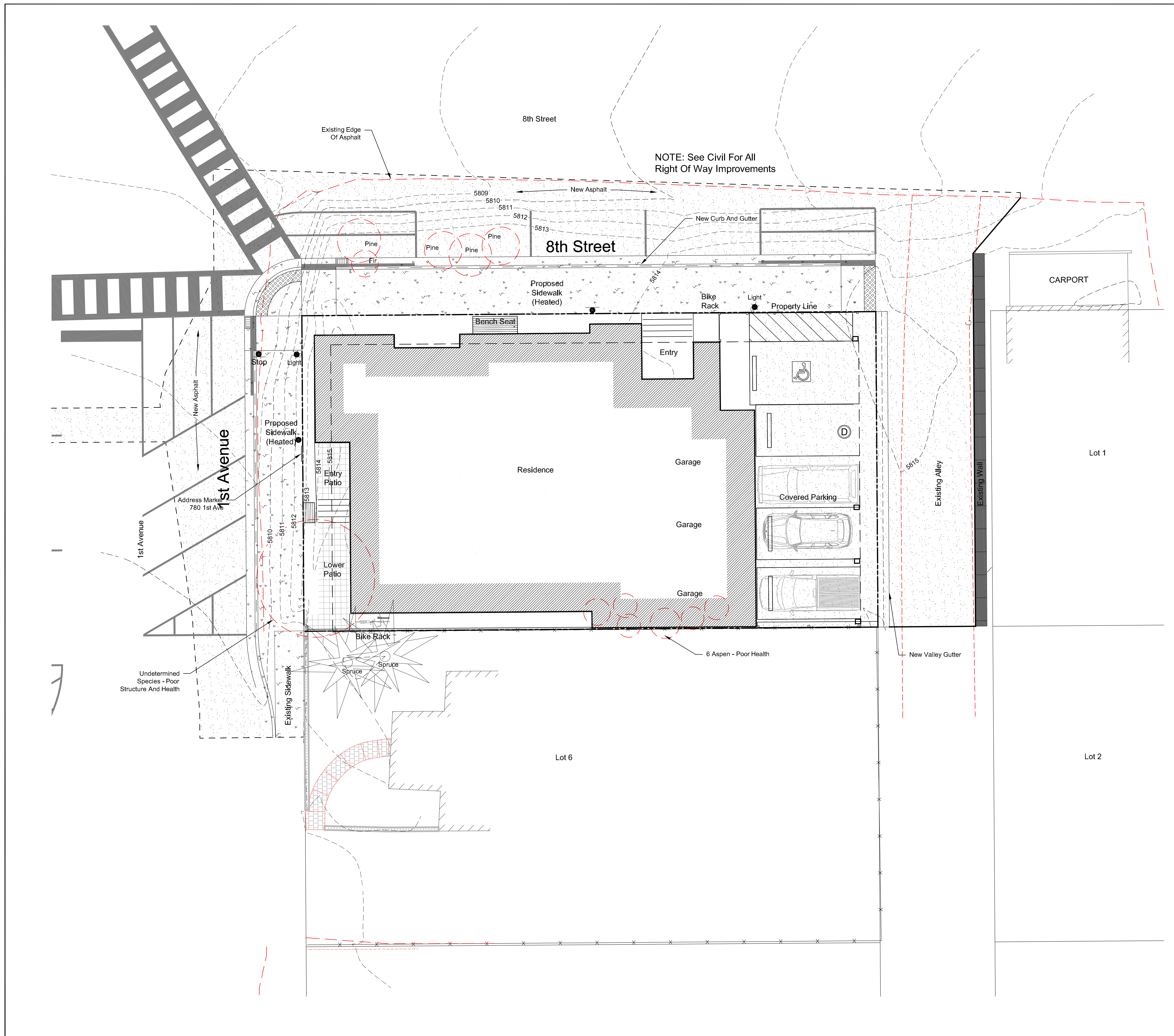
- Property Line
- Utilities
- Sewer Manhole
- Water Meter
- Pavers
- Asphalt
- Concrete

Existing Tree Legend

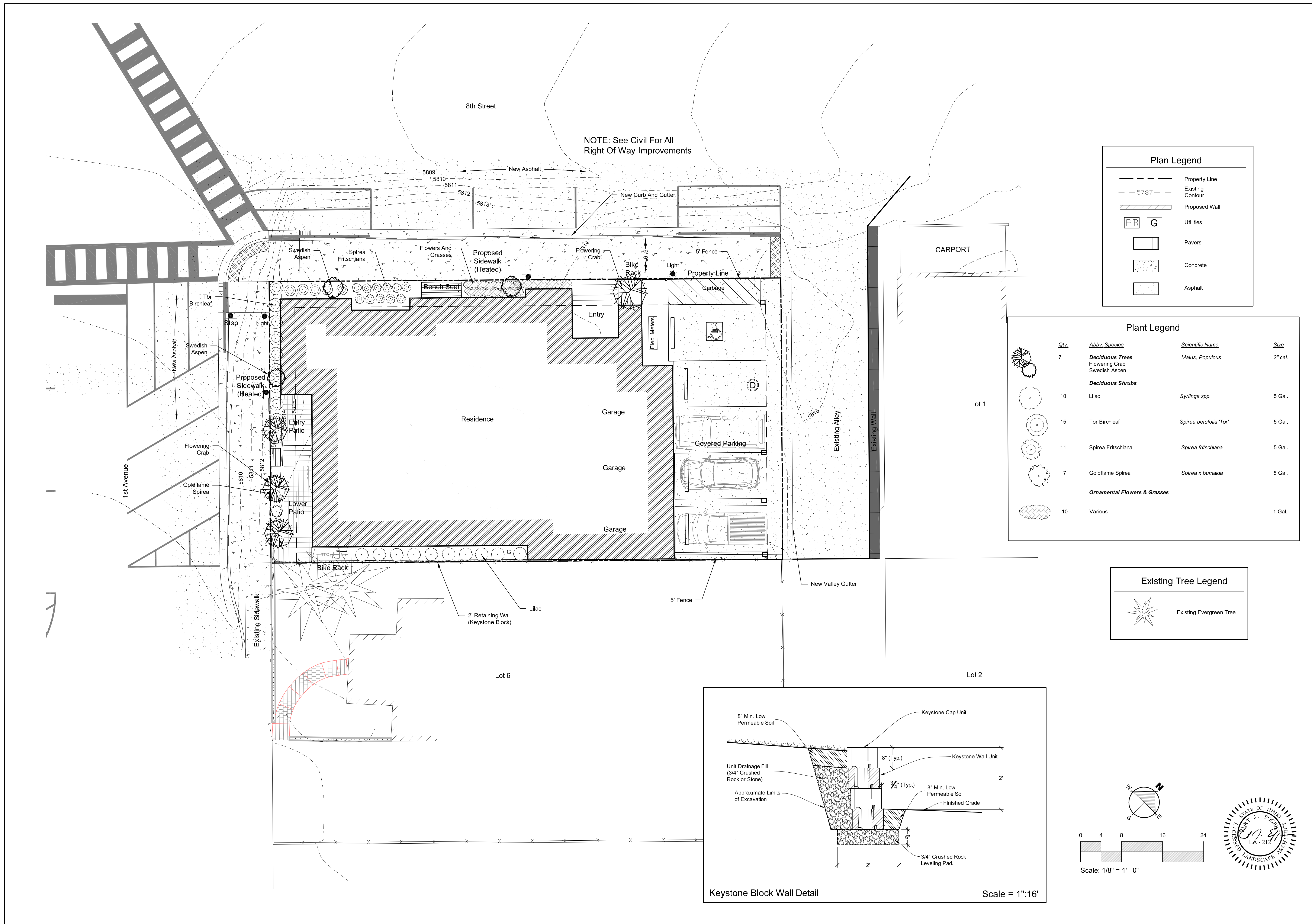
- Existing Evergreen Tree
- Existing Tree To Be Removed

Tree Notes

- Code 17.96.0770
D. Landscaping
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.
 2. Trees that are placed within a courtyard, plaza, or pedestrian walkway shall be placed within tree wells that are covered by tree gates.
 3. The City arborist shall approve all parking lot replacement trees.
- Application
- No healthy trees exist on the property.
 - Five trees on city property will be removed for right of way improvements. Replacement trees, if required, will occur off-site.



Aerial Photo: County GIS 2016



NOTE: See Civil For All Right Of Way Improvements

Plan Legend

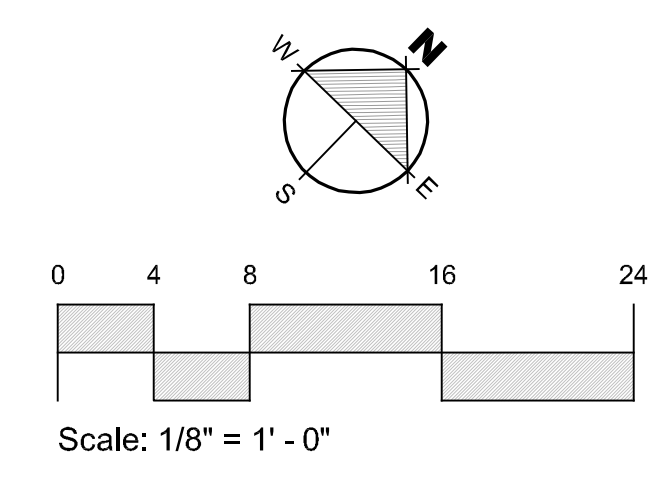
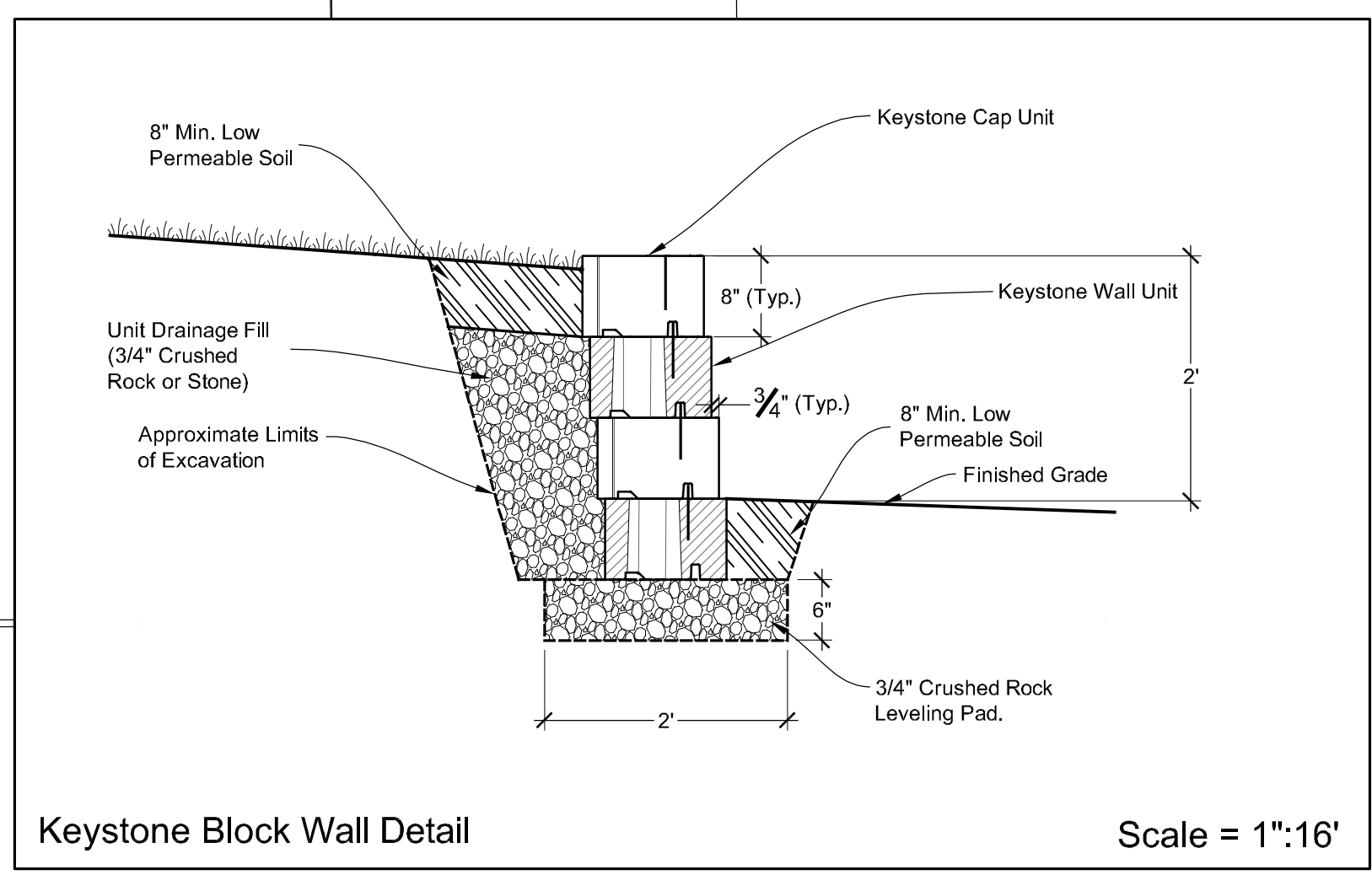
- Property Line
- Existing Contour
- Proposed Wall
- Utilities (PB, G)
- Pavers
- Concrete
- Asphalt

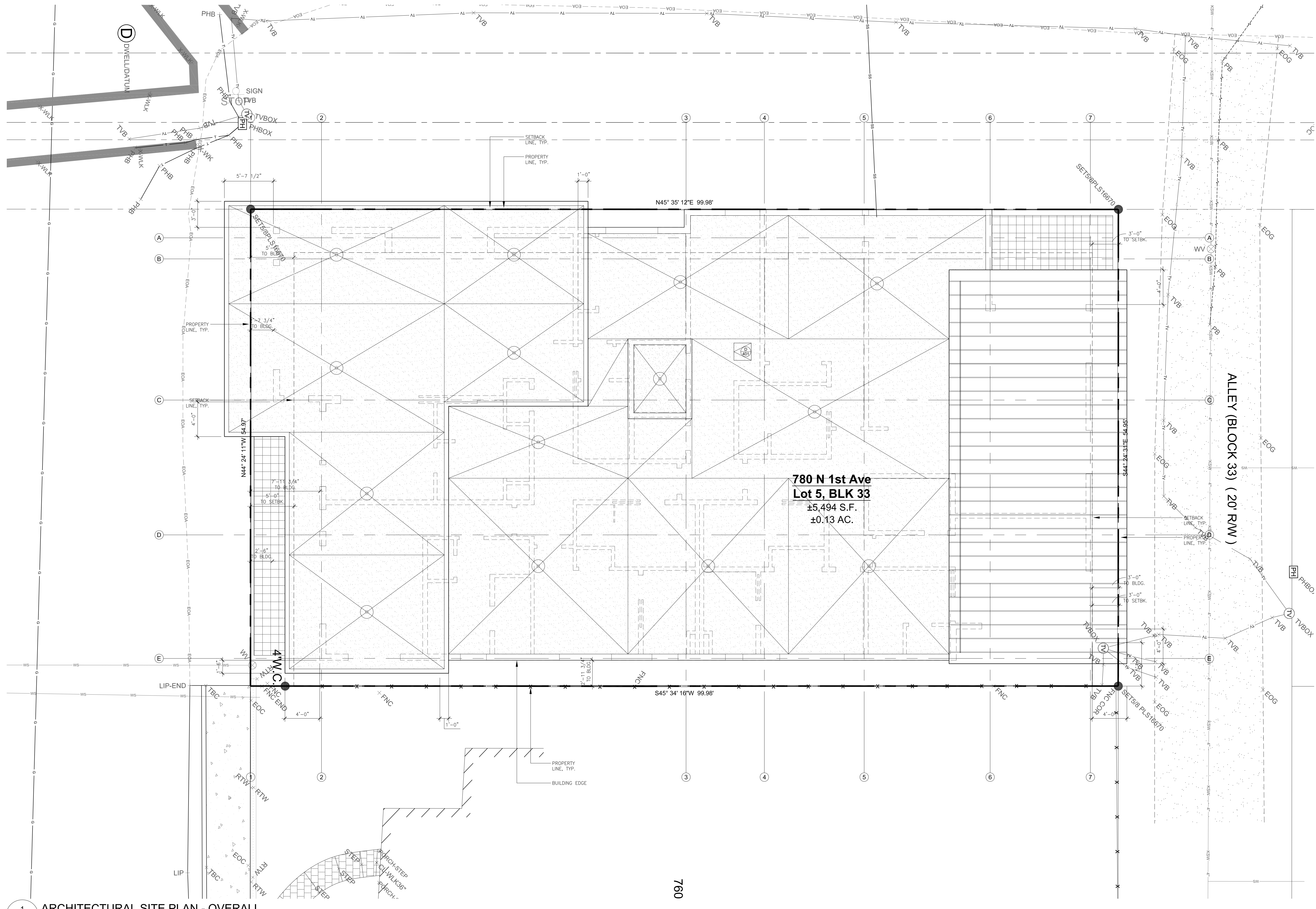
Plant Legend

Qty.	Abb. Species	Scientific Name	Size
7	Deciduous Trees Flowering Crab Swedish Aspen	<i>Malus, Populus</i>	2" cal.
	Deciduous Shrubs		
10	Lilac	<i>Syringa spp.</i>	5 Gal.
15	Tor Birchleaf	<i>Spirea betulifolia 'Tor'</i>	5 Gal.
11	Spirea Fritschiana	<i>Spirea fritschiana</i>	5 Gal.
7	Goldflame Spirea	<i>Spirea x bumalda</i>	5 Gal.
	Ornamental Flowers & Grasses		
10	Various		1 Gal.

Existing Tree Legend

- Existing Evergreen Tree

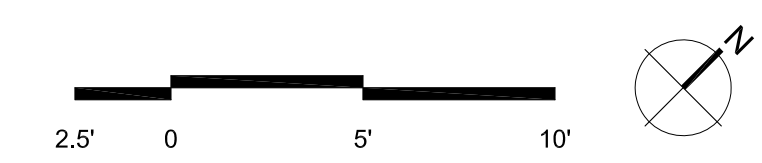




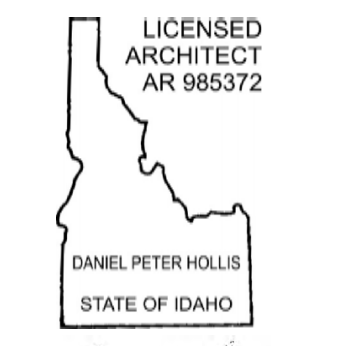
780 N 1st Ave
Lot 5, BLK 33
 ±5,494 S.F.
 ±0.13 AC.

ALLEY (BLOCK 33) (20' RW)

1 ARCHITECTURAL SITE PLAN - OVERALL
 A1.2 SCALE: 1" = 5'



PO BOX 1769 [post]
 SUN VALLEY, ID 83353
 220 River St. E [courier]
 KETCHUM, ID 83343
 V.208.721.7160



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REVISION	DATE
D. REVIEW	07/23/21
PRE-AP #4	07/01/21
100% CD	05/14/21
PROGRESS	04/30/21
100% DD	04/07/21
ISSUE/DATE	SCHEMATIC 02/18/21
DRAWN BY	DPH, JJR
CHECKED BY	DPH, JJR
DATE	01/11/21
JOB NO.	1077

THE LOFTS @
780 1st AVE

780 1st AVENUE,
 KETCHUM, IDAHO

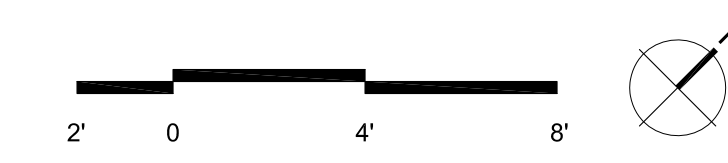
ARCHITECTURAL
SITE PLAN



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1 FIRST FLOOR PLAN
 A2.1 SCALE: 1/4" = 1'-0"



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DATE	01/11/21
JOB NO.	1077

**THE LOFTS @
 780 1st AVE**

780 1st AVENUE,
 KETCHUM, IDAHO

**ARCHITECTURAL
 FLOOR PLANS**

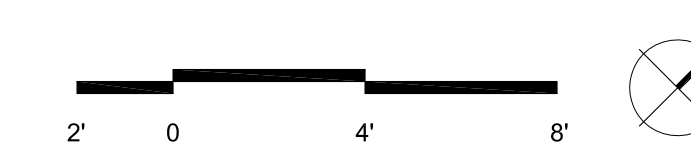
A 2.1
 CATEGORY SEQUENCE



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1 FIRST FLOOR PLAN - 5' AVERAGE SETBACK PLAN
 A2.1B SCALE: 1/4" = 1'-0"



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PROGRESS 04/30/21	
100% DD 04/07/21	
ISSUE/DATE SCHEMATIC 02/18/21	
DRAWN BY DPH,JJR	
CHECKED BY DPH,JJR	
DATE 01/11/21	
JOB NO. 1077	

THE LOFTS @ 780 1st AVE

780 1st AVENUE,
 KETCHUM, IDAHO

ARCHITECTURAL FLOOR PLANS

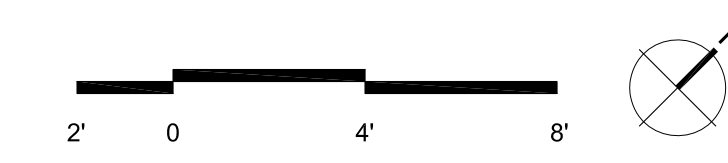
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1 SECOND FLOOR PLAN
A2.2 SCALE: 1/4" = 1'-0"



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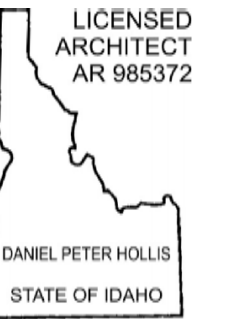
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D. REVIEW	07/23/21
PRE-AP #4	07/01/21
100% CD	05/14/21
PROGRESS	04/30/21
100% DD	04/07/21
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**THE LOFTS @
 780 1st AVE**

780 1st AVENUE,
 KETCHUM, IDAHO

**ARCHITECTURAL
 FLOOR PLANS**

A 2.2
 CATEGORY SEQUENCE

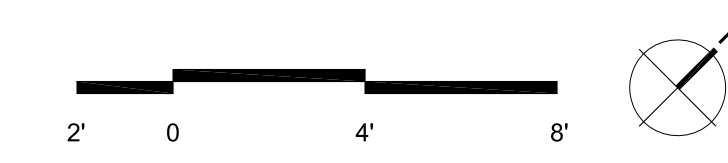


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1 SECOND FLOOR PLAN - 5' AVERAGE SETBACK PLAN
A2.2B SCALE: 1/4" = 1'-0"

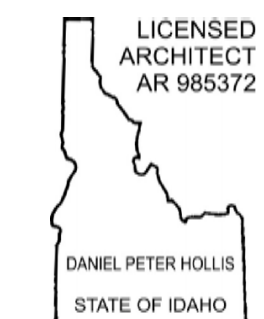


REVISION DATE	

760
N. Washington
Ave
760 N. WASHINGTON AVE,
KETCHUM, IDAHO

ARCHITECTURAL
FLOOR PLANS

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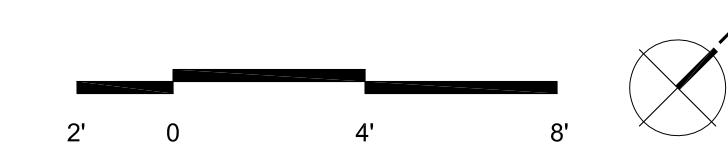
1 THIRD FLOOR PLAN
A2.3 SCALE: 1/4" = 1'-0"

REVISION DATE	DESCRIPTION
07/23/21	D. REVIEW
07/01/21	PRE-AP #4
05/14/21	100% CD
04/30/21	100% DD
04/07/21	100% DD
02/18/21	SCHEMATIC

THE LOFTS @ 780 1st AVE

780 1st AVENUE,
 KETCHUM, IDAHO

ARCHITECTURAL FLOOR PLANS

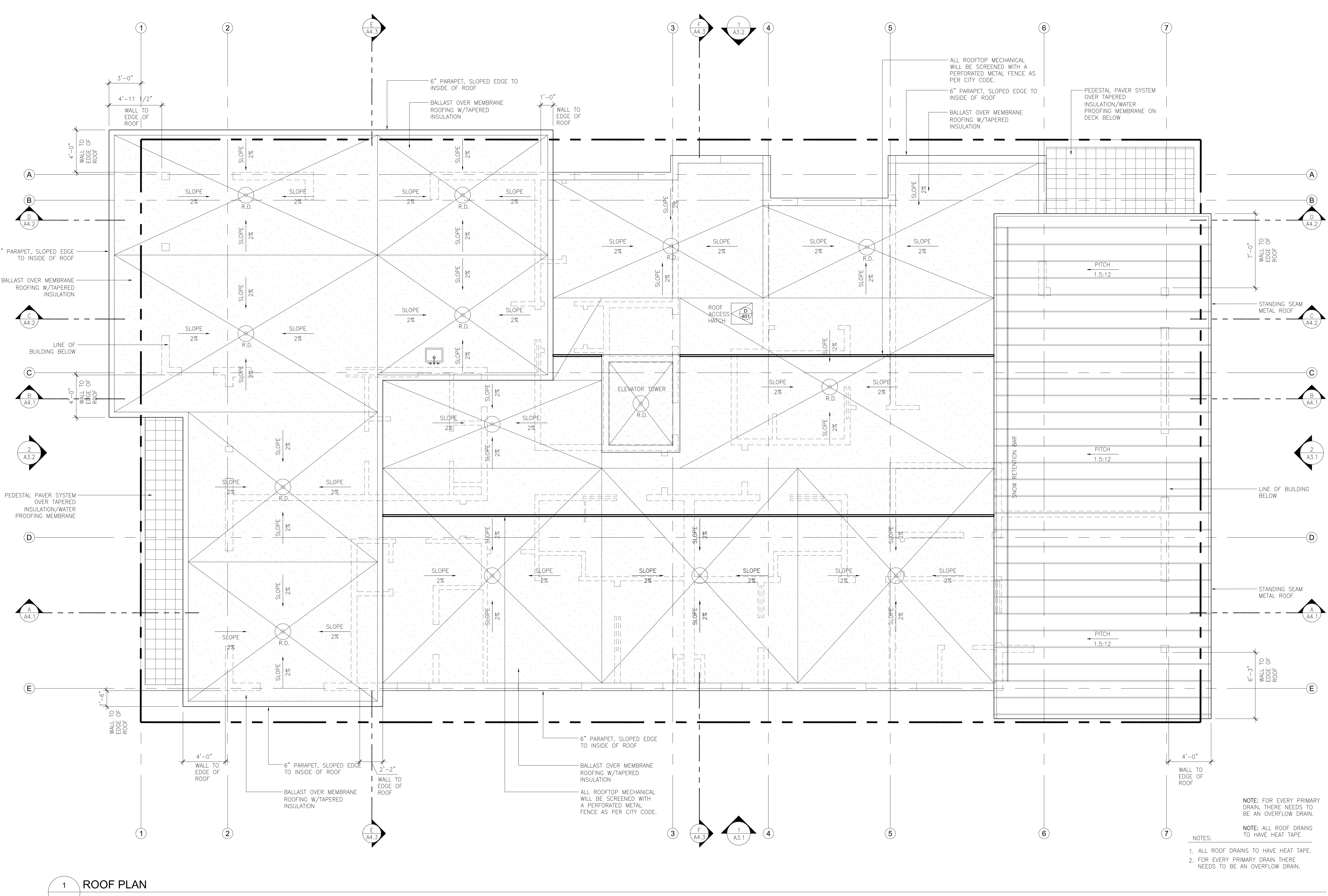


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100% CD	05/14/21
PROGRESS	04/30/21
100% DD	04/07/21
ISSUE/DATE	SCHEMATIC 02/18/21
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THE LOFTS @ 780 1st AVE

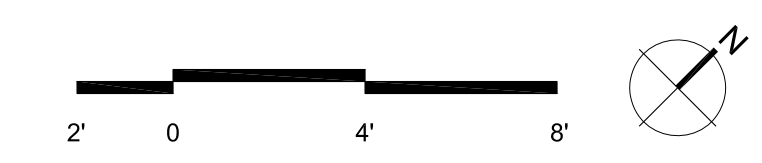
780 1st AVENUE,
 KETCHUM, IDAHO

ARCHITECTURAL ROOF PLAN

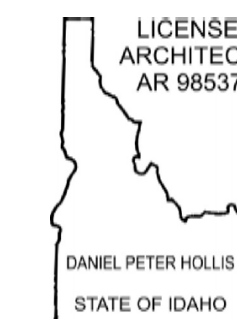
A **2.7**
 CATEGORY SEQUENCE

1 ROOF PLAN
 A2.7 SCALE: 1/4" = 1'-0"

- NOTES:
- ALL ROOF DRAINS TO HAVE HEAT TAPE.
 - FOR EVERY PRIMARY DRAIN THERE NEEDS TO BE AN OVERFLOW DRAIN.



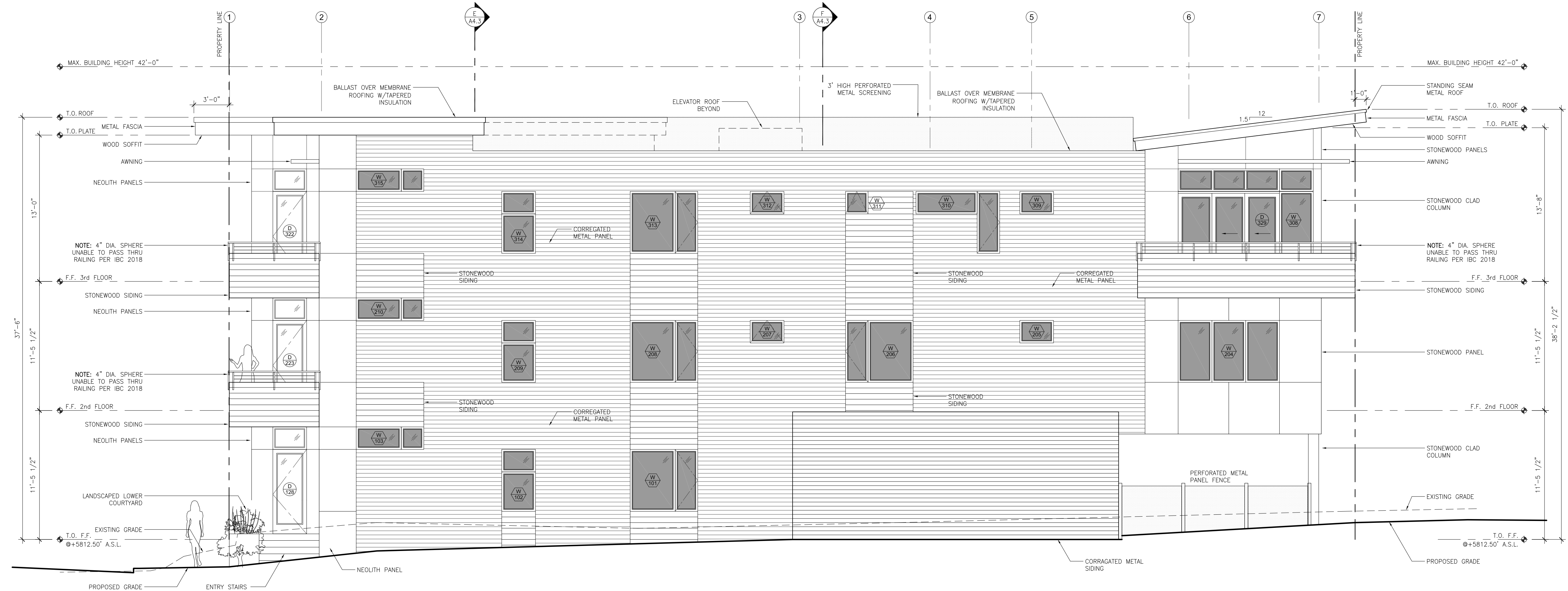
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2 EXTERIOR BUILDING ELEVATION-EAST
 A3.1 SCALE: 3/16" = 1'-0"



1 EXTERIOR BUILDING ELEVATION-SOUTH
 A3.1 SCALE: 3/16" = 1'-0"

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**THE LOFTS @
780 1st AVE**

780 1st AVENUE,
KETCHUM, IDAHO

**ARCHITECTURAL
EXT. ELEVATIONS**

A 3.1
 CATEGORY SEQUENCE



SVHR-ARCHITECTURAL PROJECTS\1077-780 1st Ave North Multifamily\Arch\Sheets\1077-A3.1-BUILDING ELEVATIONS.dwg, 9/22/2021 12:57:53 PM, Adobe PDF



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2 EXTERIOR BUILDING ELEVATION-WEST
 A3.2 SCALE: 3/16" = 1'-0"



1 EXTERIOR BUILDING ELEVATION-NORTH
 A3.2 SCALE: 3/16" = 1'-0"

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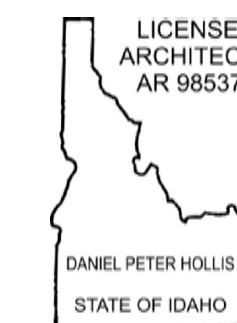
REVISION DATE	
PERMIT	08/06/21
D. REVIEW	07/23/21
PRE-AP #4	07/01/21
100% CD	05/14/21
PROGRESS	04/30/21
100% DD	04/07/21
ISSUE/DATE	SCHEMATIC 02/18/21
DRAWN BY	DPH,JJR
CHECKED BY	DPH,JJR
DATE	01/11/21
JOB NO.	1077

THE LOFTS @ 780 1st AVE

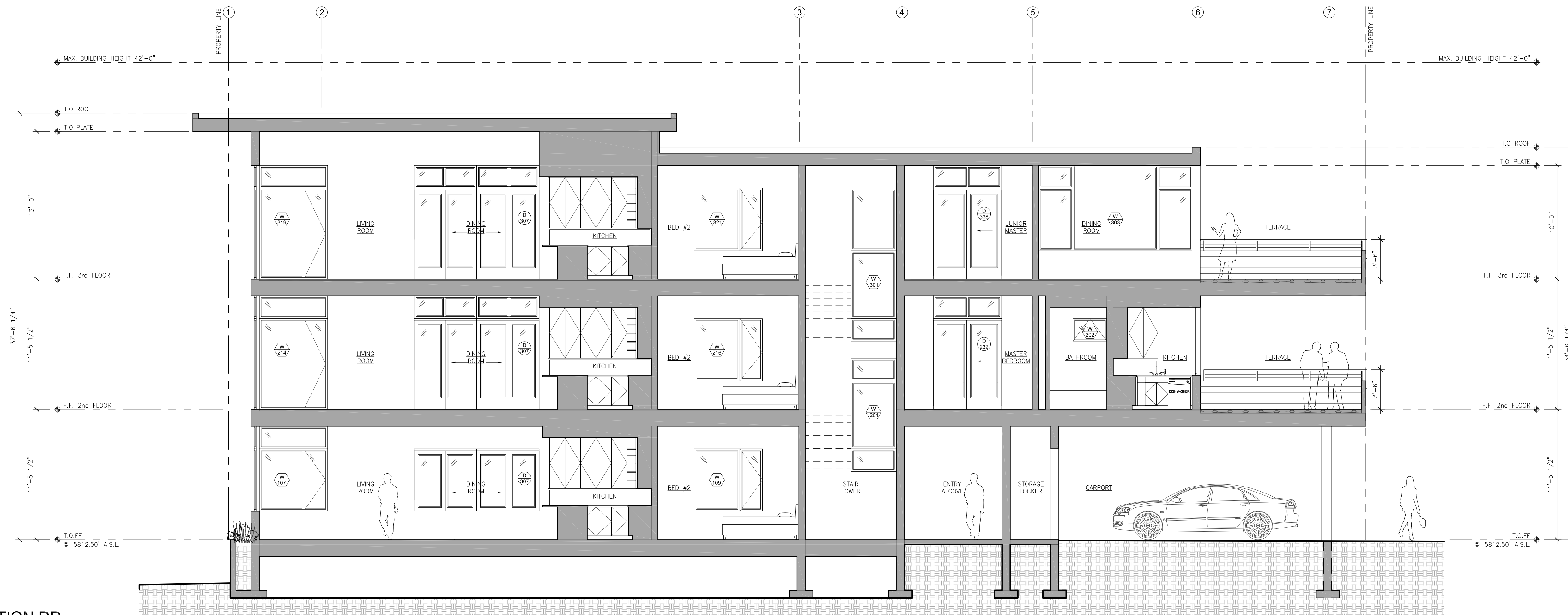
780 1st AVENUE,
 KETCHUM, IDAHO

ARCHITECTURAL EXT. ELEVATIONS

A 3.2
 CATEGORY SEQUENCE



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2 BUILDING SECTION DD
 A4.2 SCALE: 3/16" = 1'-0"



1 BUILDING SECTION CC
 A4.2 SCALE: 3/16" = 1'-0"

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07/01/21	PRE-AP #4
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04/07/21	100% DD
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01/11/21	DATE
1077	JOB NO.

**THE LOFTS @
780 1st AVE**

780 1st AVENUE,
KETCHUM, IDAHO

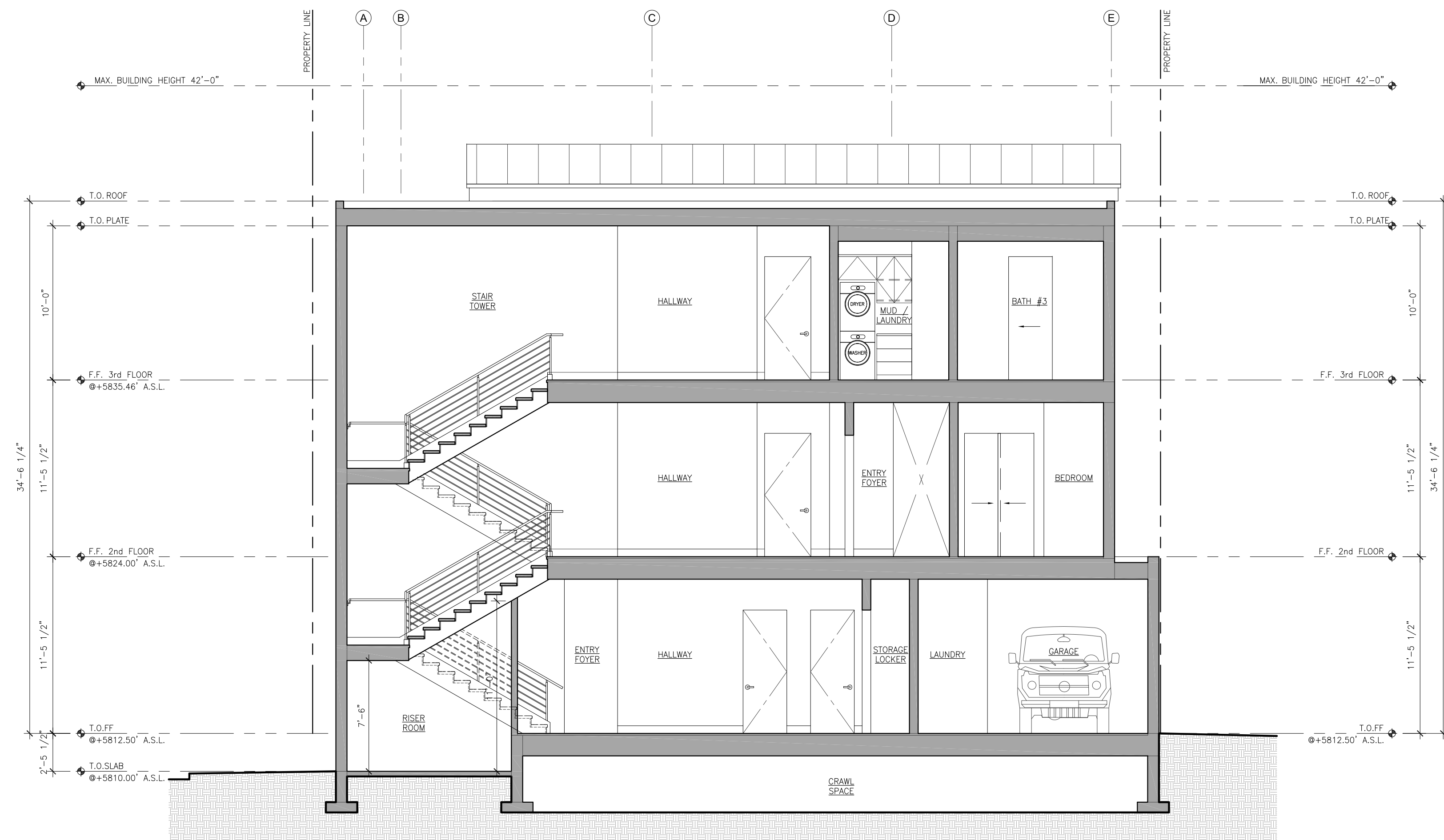
**ARCHITECTURAL
BUILDING SECTIONS**

A 4.2
 CATEGORY SEQUENCE

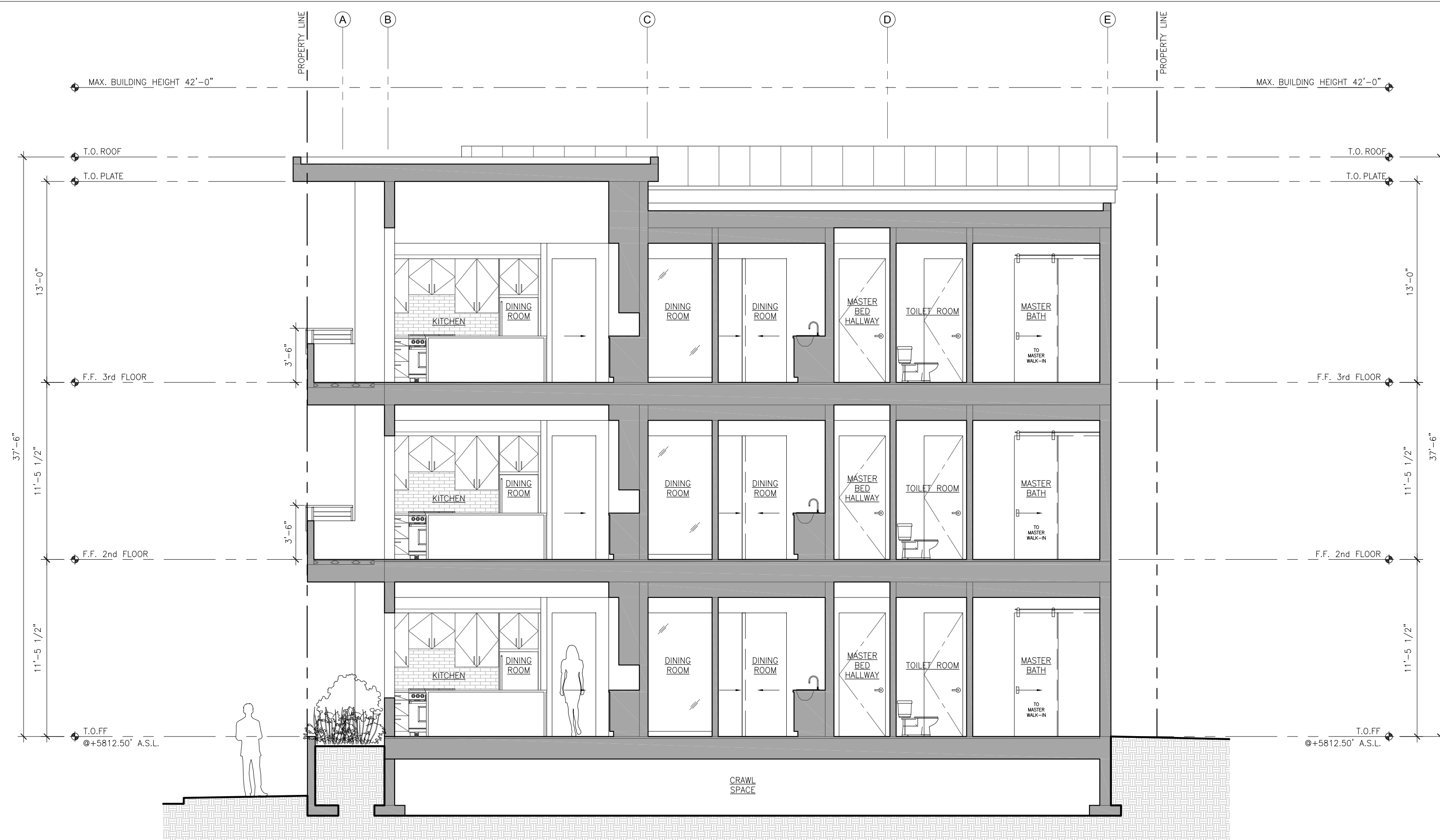




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1 BUILDING SECTION FF
 A4.3 SCALE: 3/16" = 1'-0"



1 BUILDING SECTION EE
 A4.3 SCALE: 3/16" = 1'-0"

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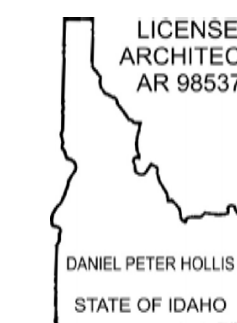
**THE LOFTS @
 780 1st AVE**

780 1st AVENUE,
 KETCHUM, IDAHO

ARCHITECTURAL
 BUILDING SECTIONS

A 4.3
 CATEGORY SEQUENCE





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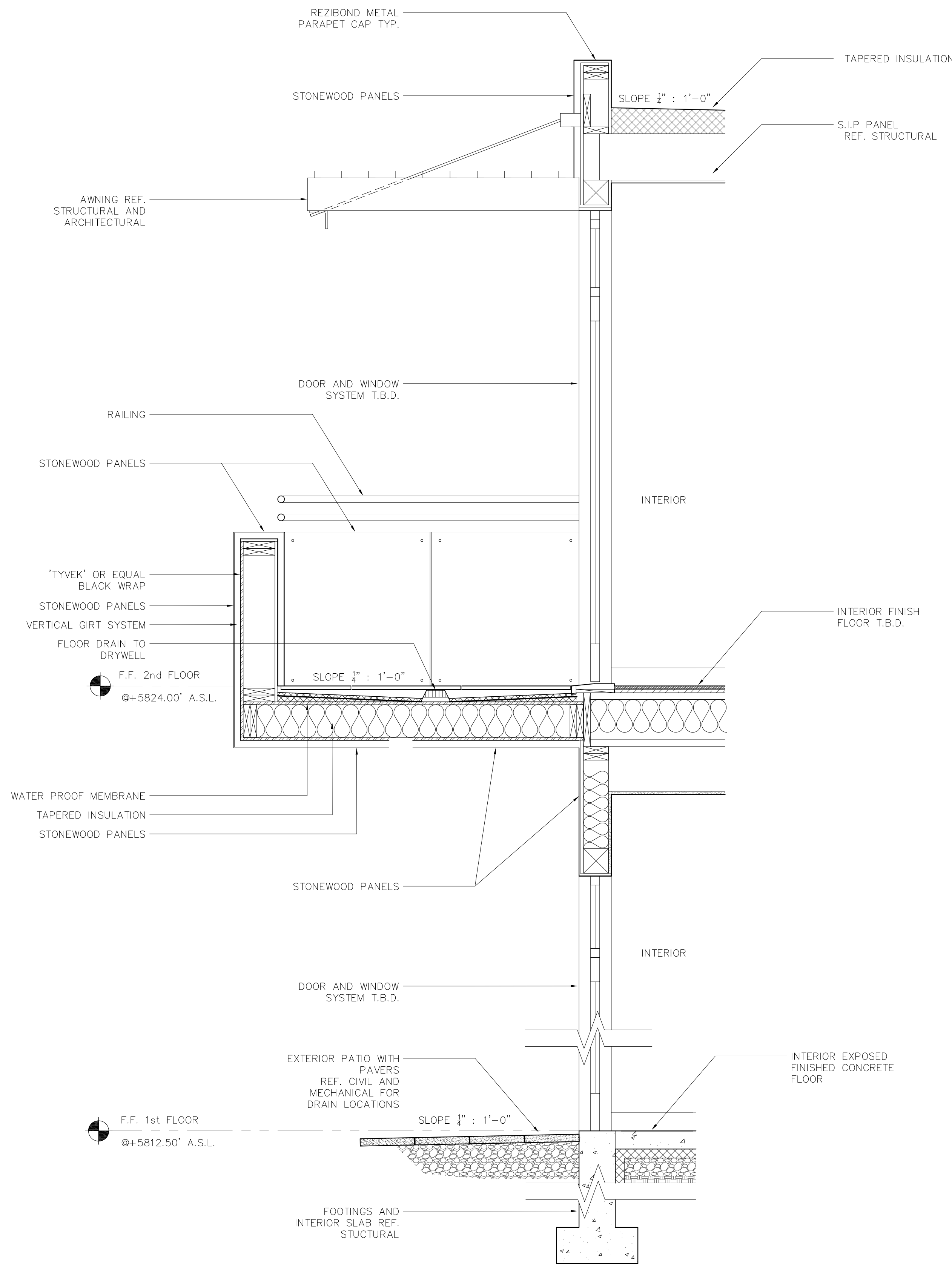
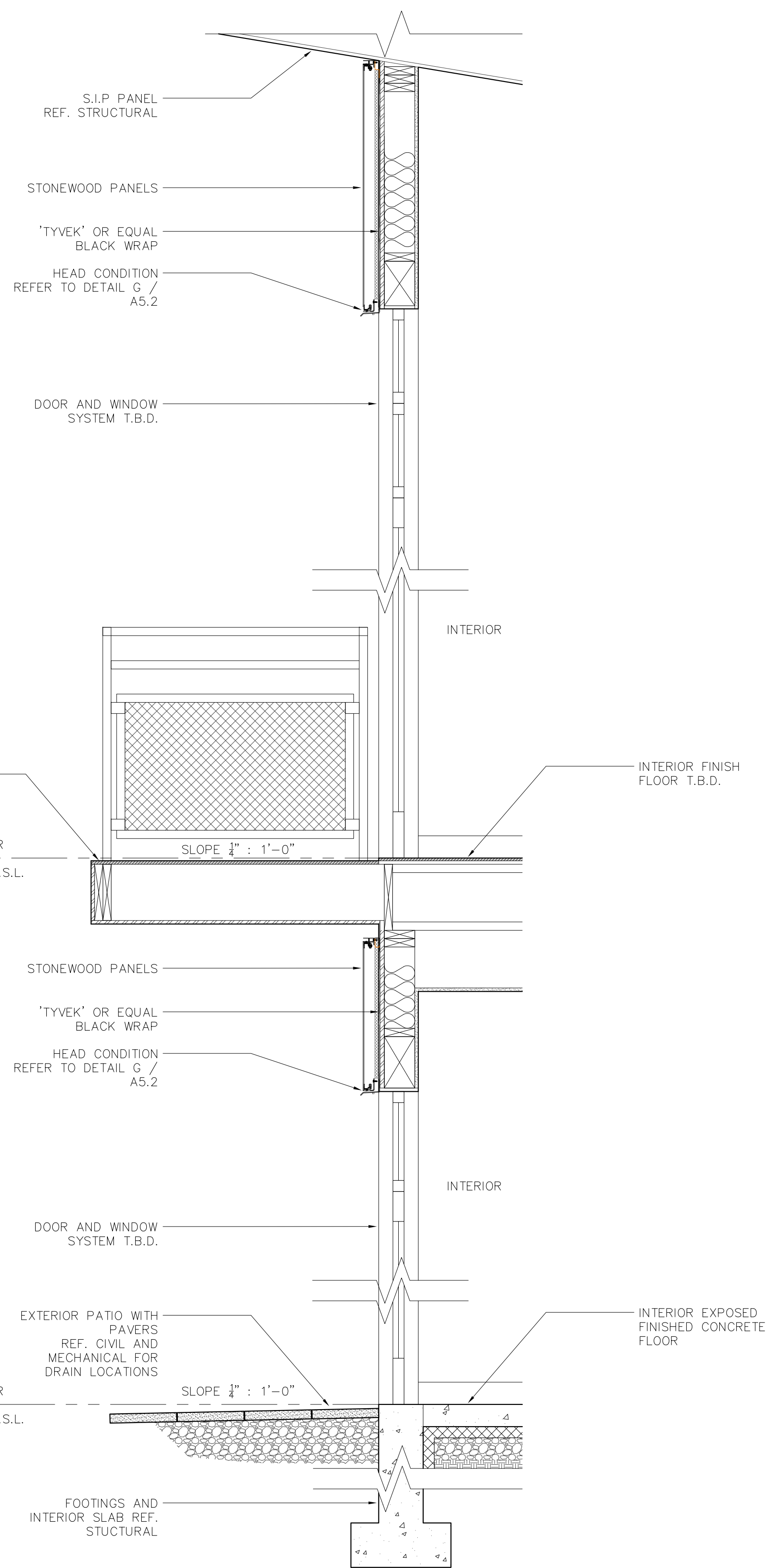
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**THE LOFTS @
780 1st AVE**

780 1st AVENUE,
KETCHUM, IDAHO

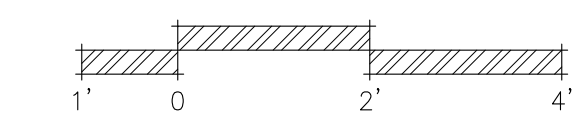
**WALL
SECTIONS
& DETAILS**

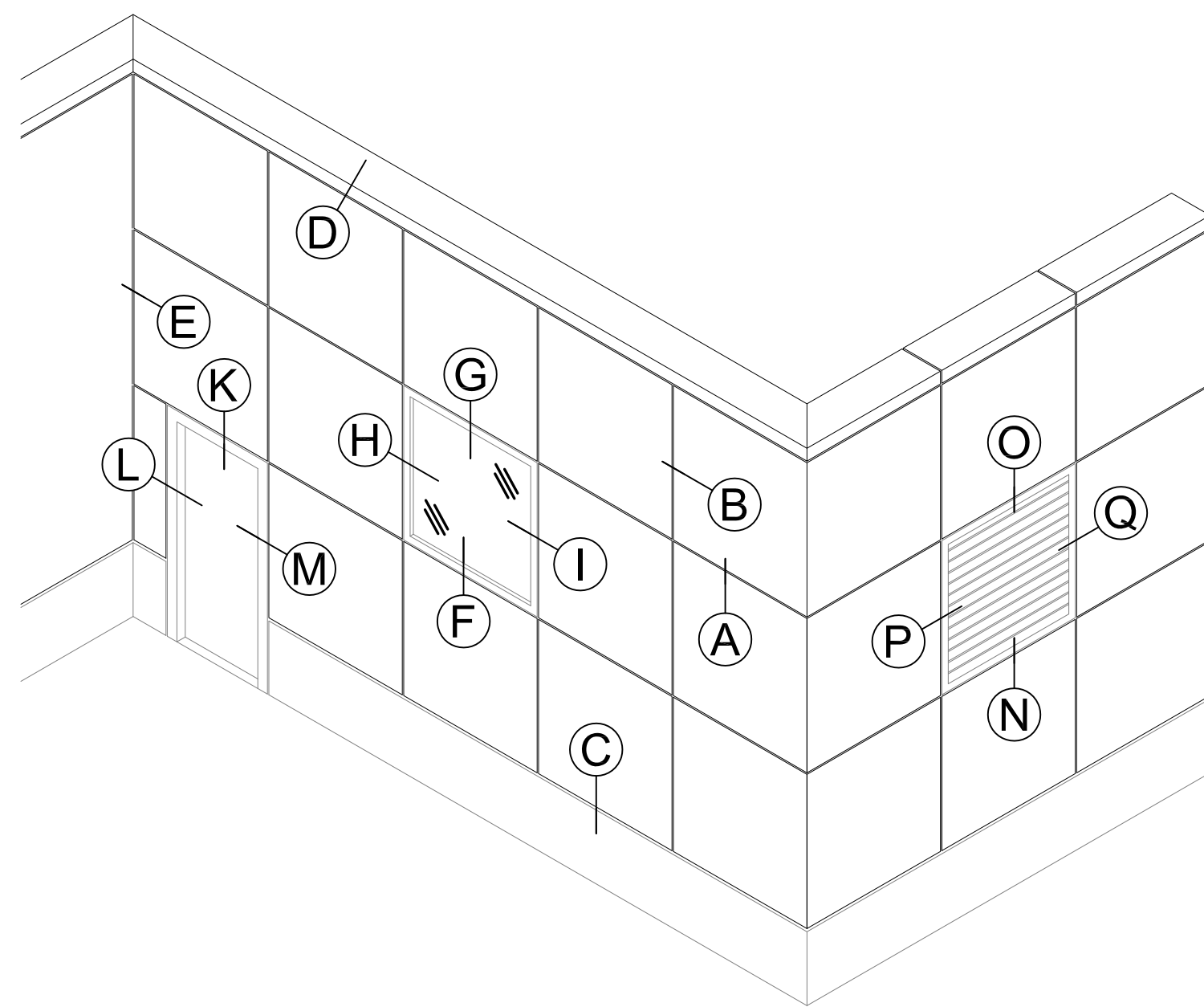
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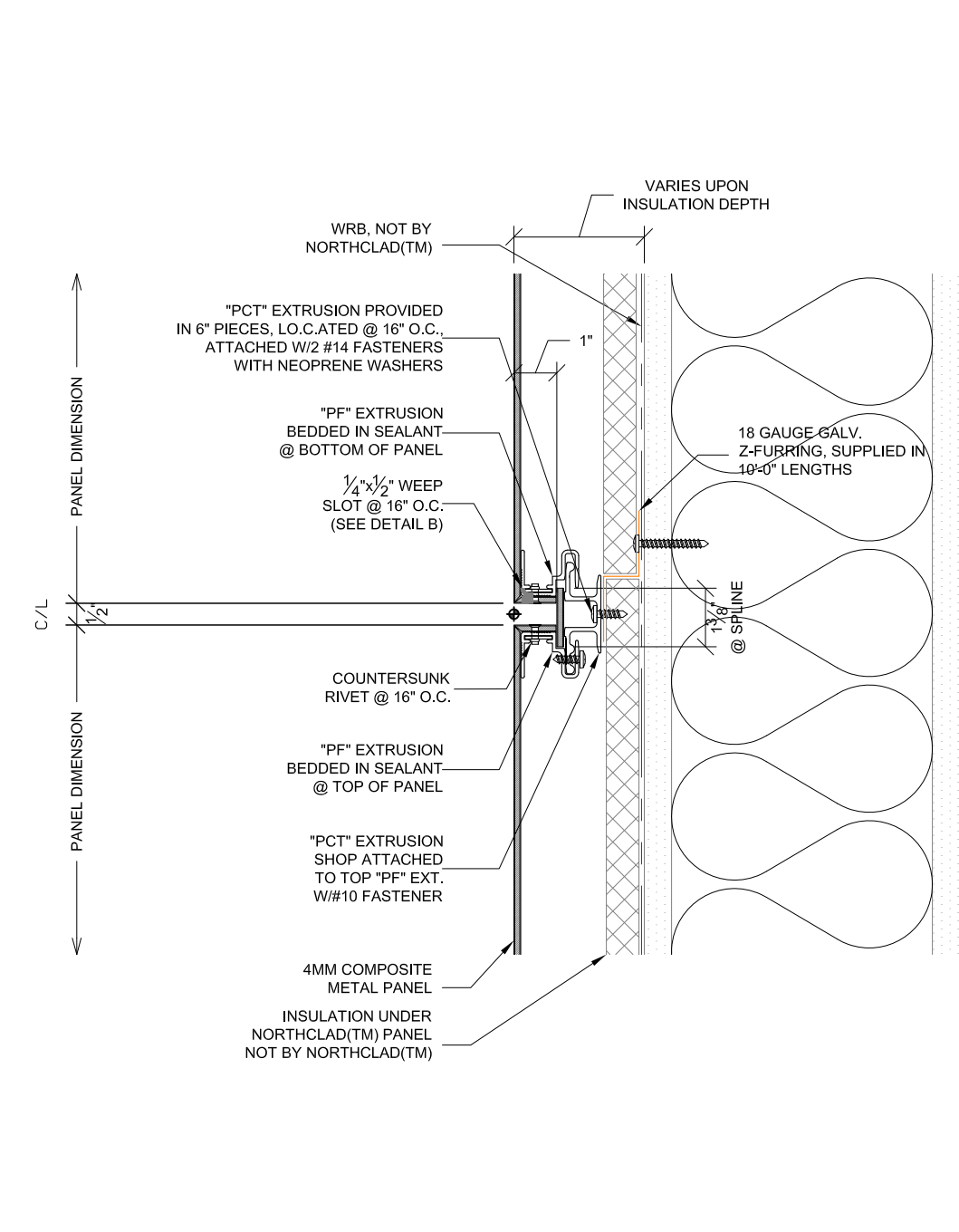
1 WALL SECTIONS
 A5.1 SCALE: 3/16" = 1'-0"

2 WALL SECTIONS
 A5.1 SCALE: 3/16" = 1'-0"

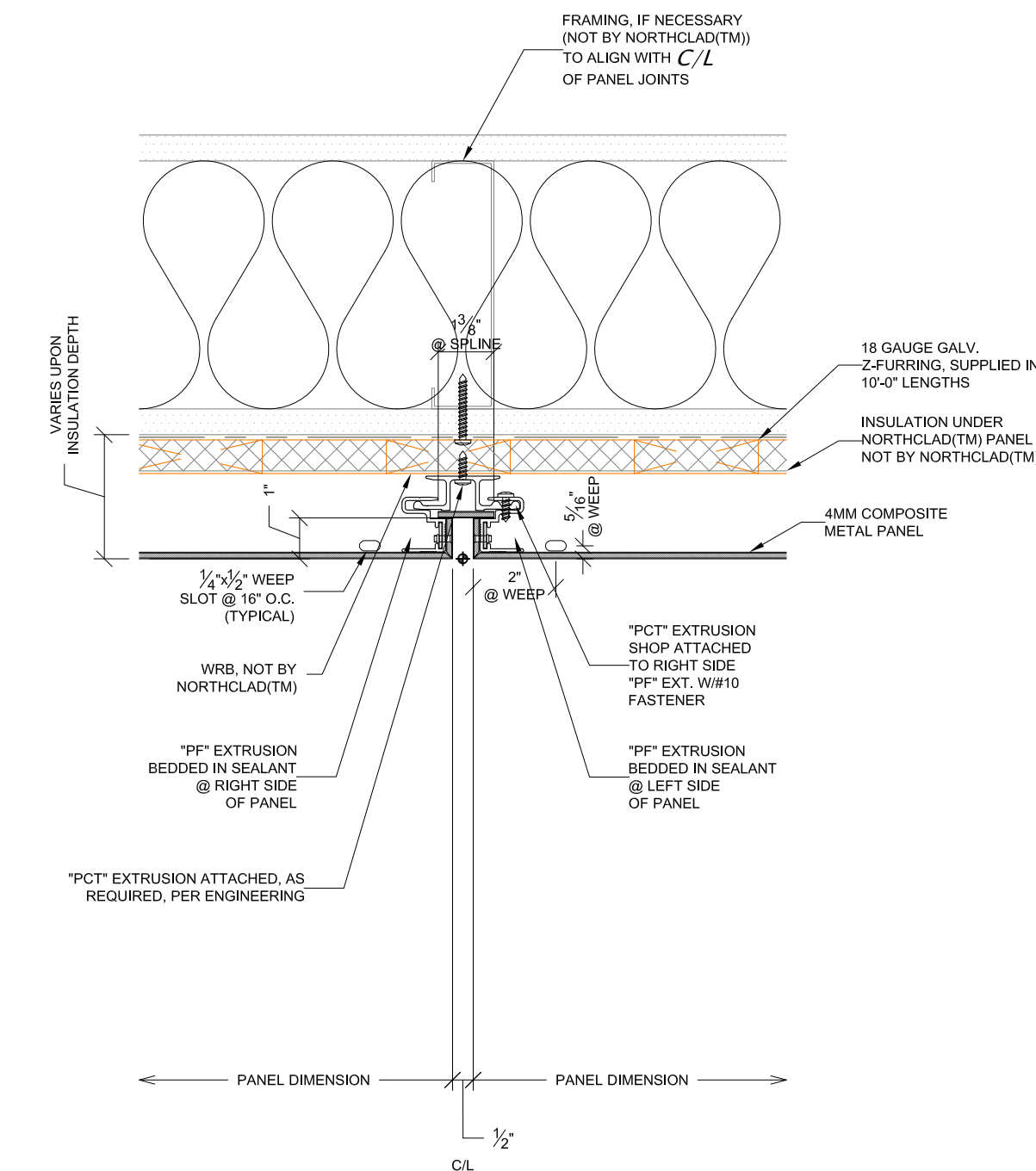




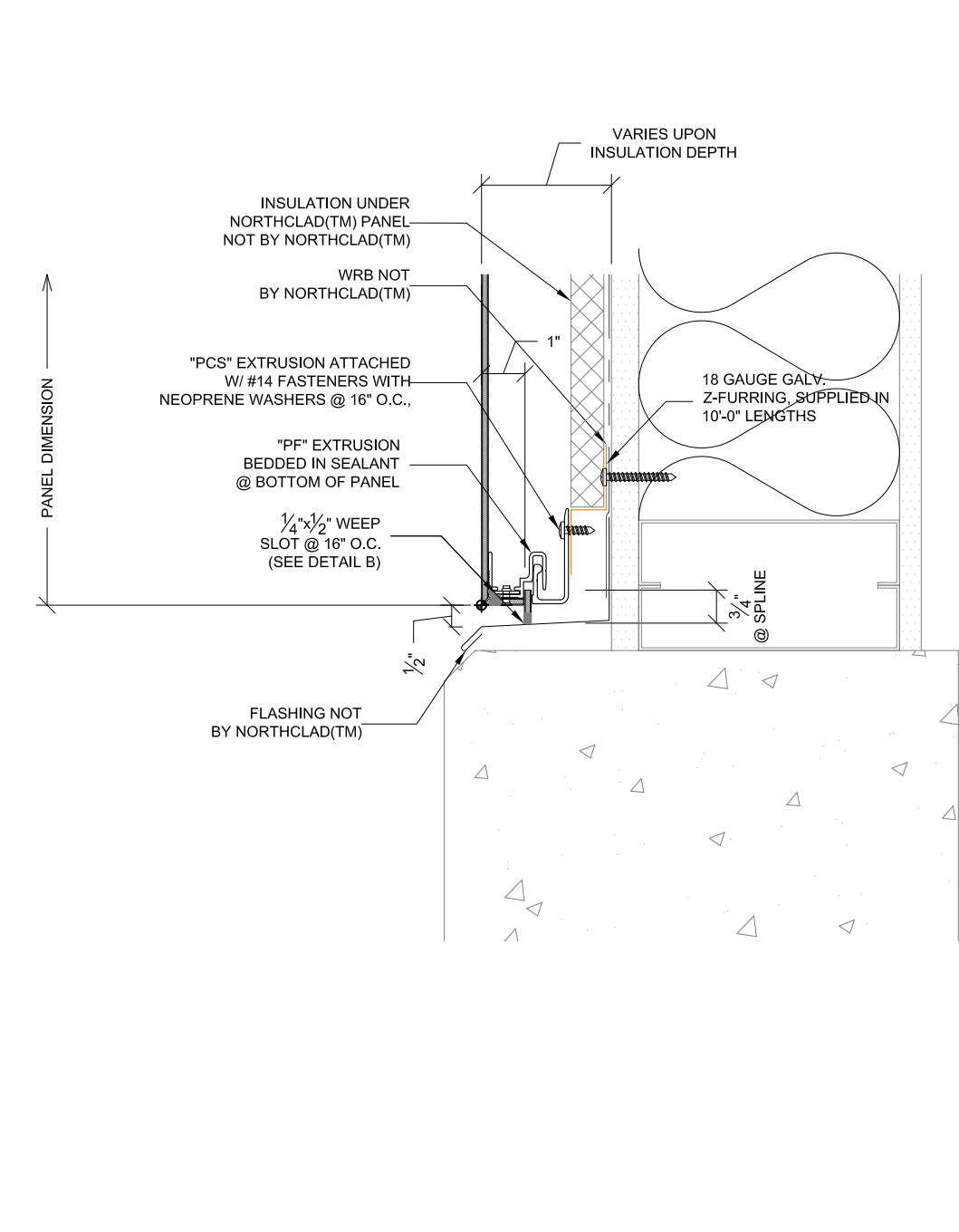
1 WALL DETAILS - KEY
A5.2 SCALE: 1/4" = 1'-0"



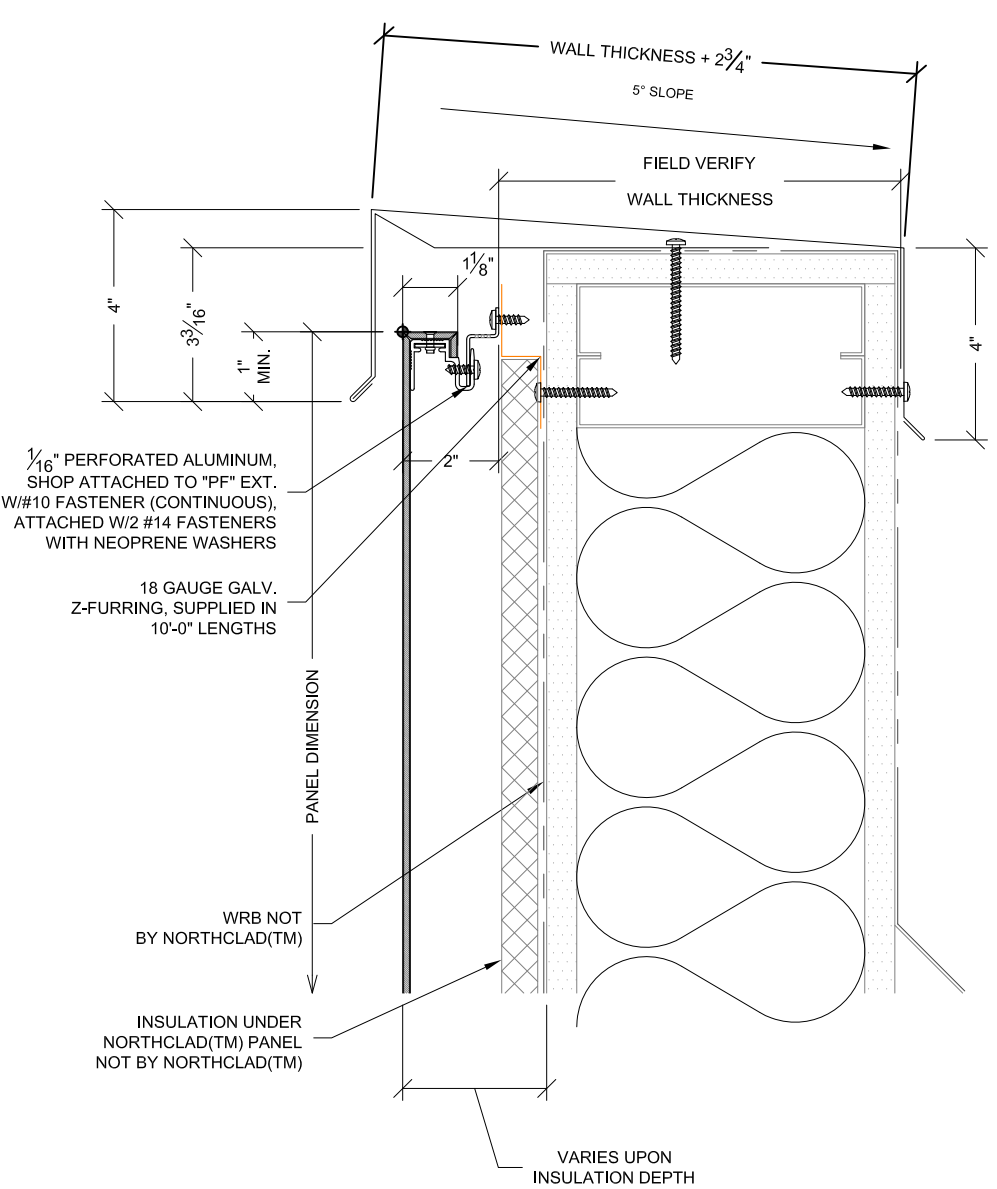
A WALL DETAILS - HORIZONTAL JOINT
A5.2 SCALE: 3" = 1'-0"



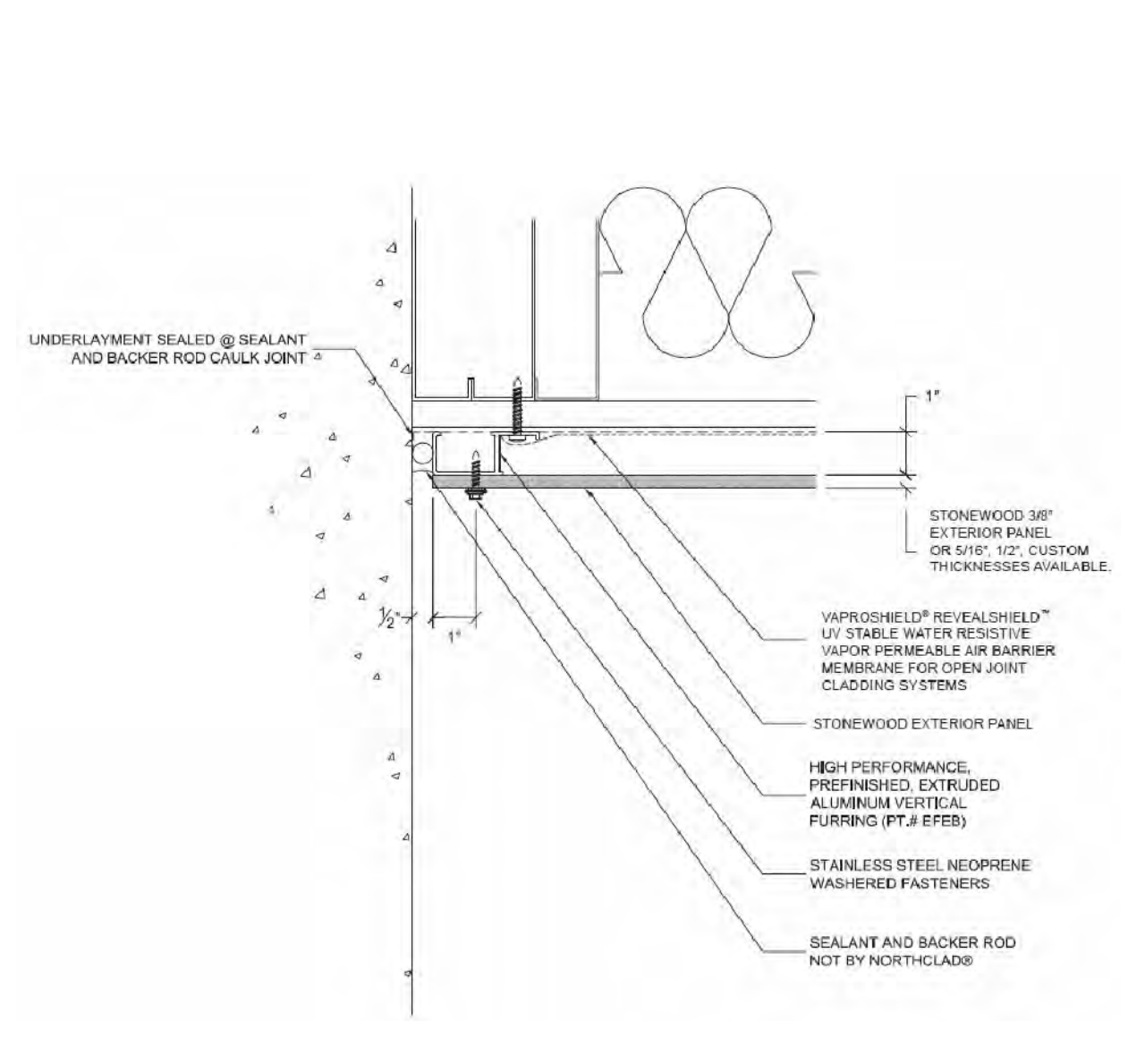
B WALL DETAILS - VERTICAL FASTENER
A5.2 SCALE: 3" = 1'-0"



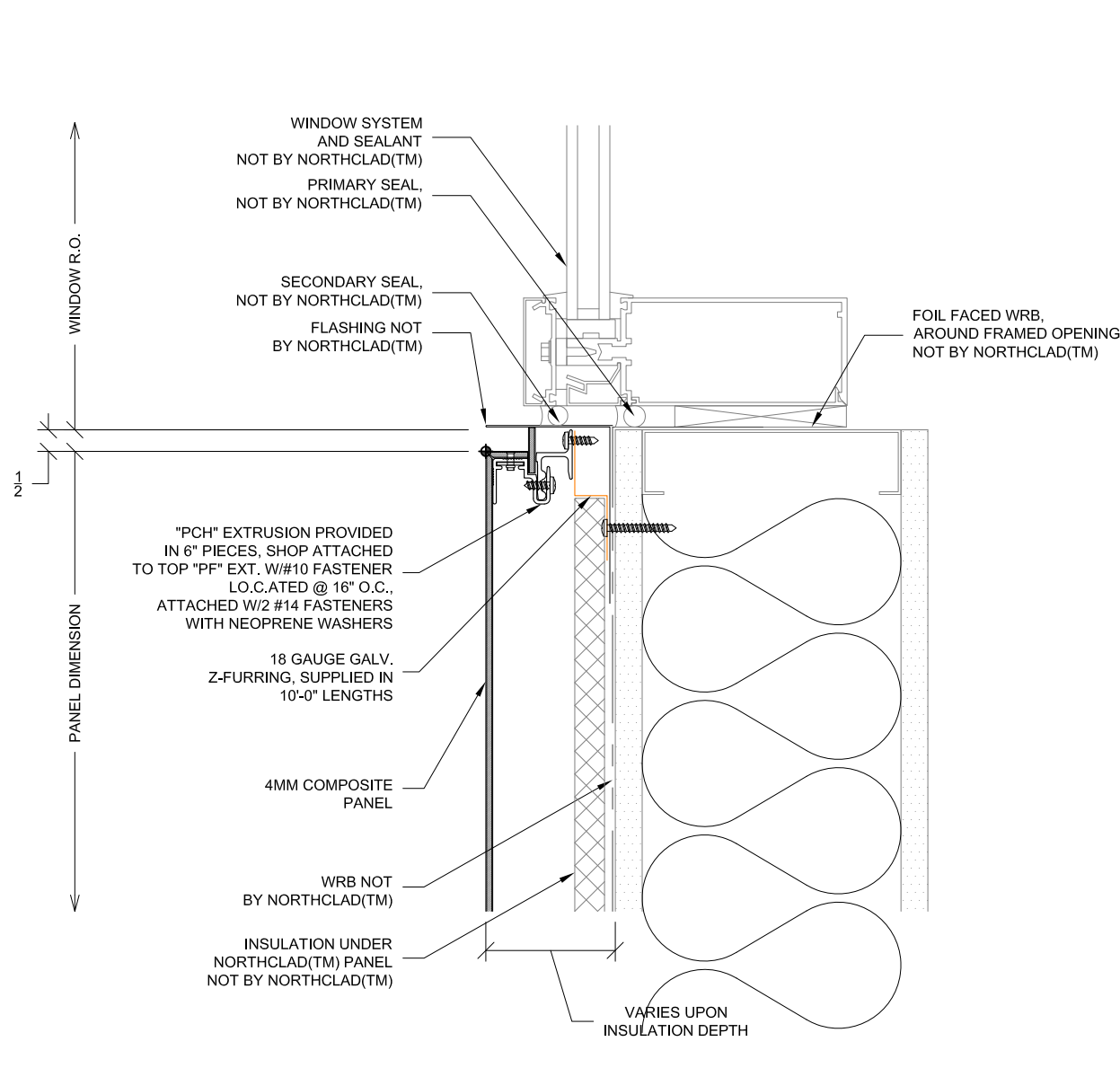
C WALL DETAILS - BASE DETAIL
A5.2 SCALE: 3" = 1'-0"



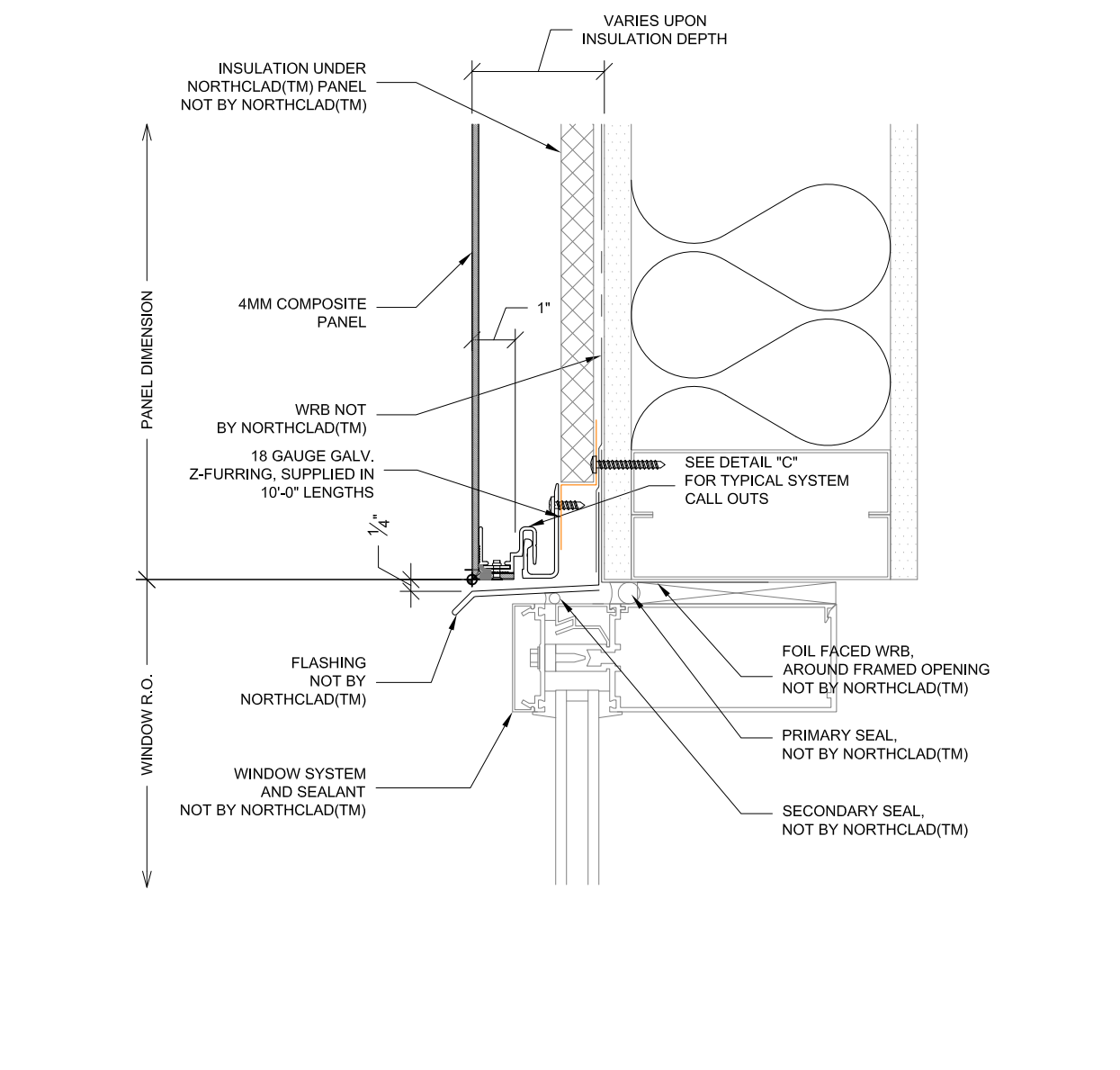
D WALL DETAILS - COPING
A5.2 SCALE: 3" = 1'-0"



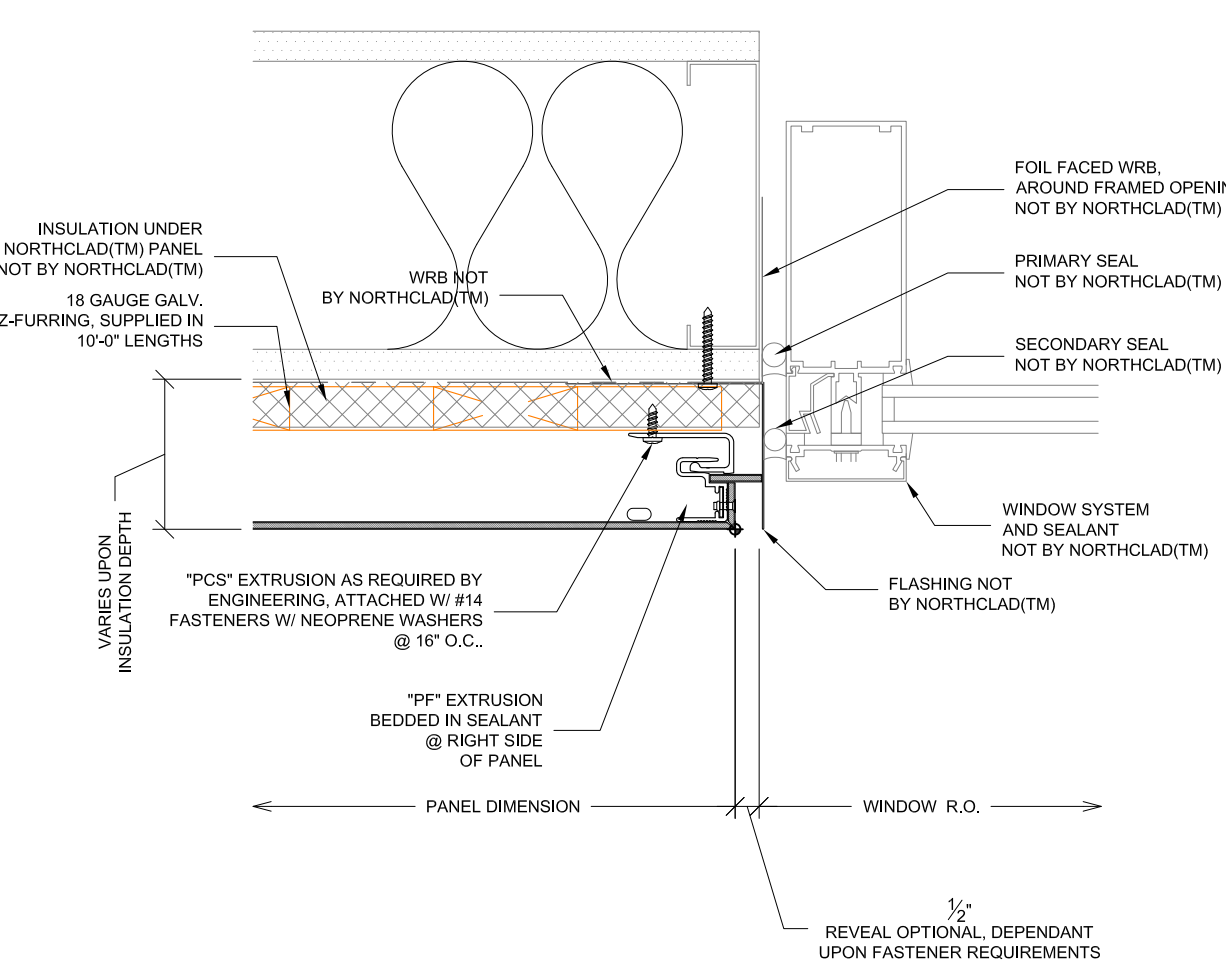
E WALL DETAILS - INSIDE CORNER
A5.2 SCALE: 3" = 1'-0"



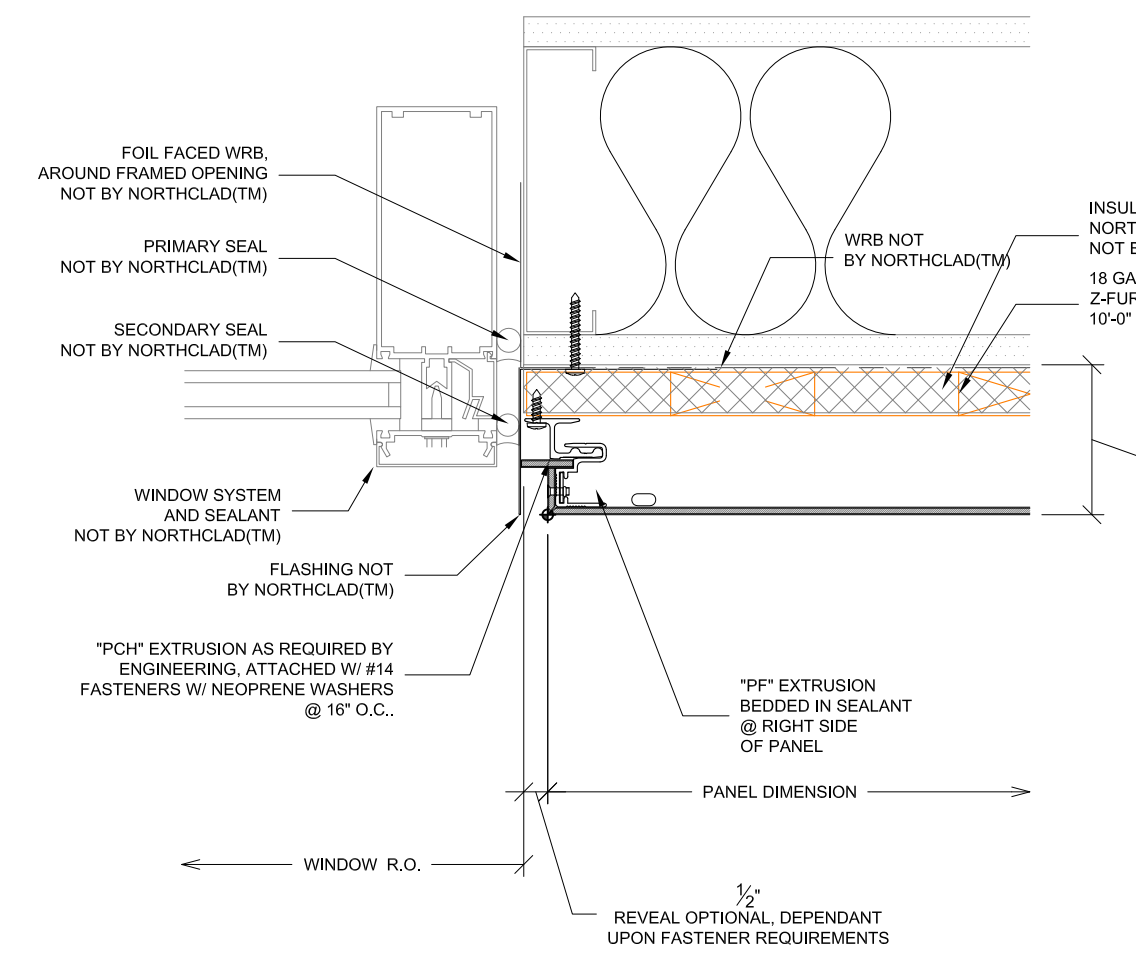
F WALL DETAILS - WINDOW SILL
A5.2 SCALE: 3" = 1'-0"



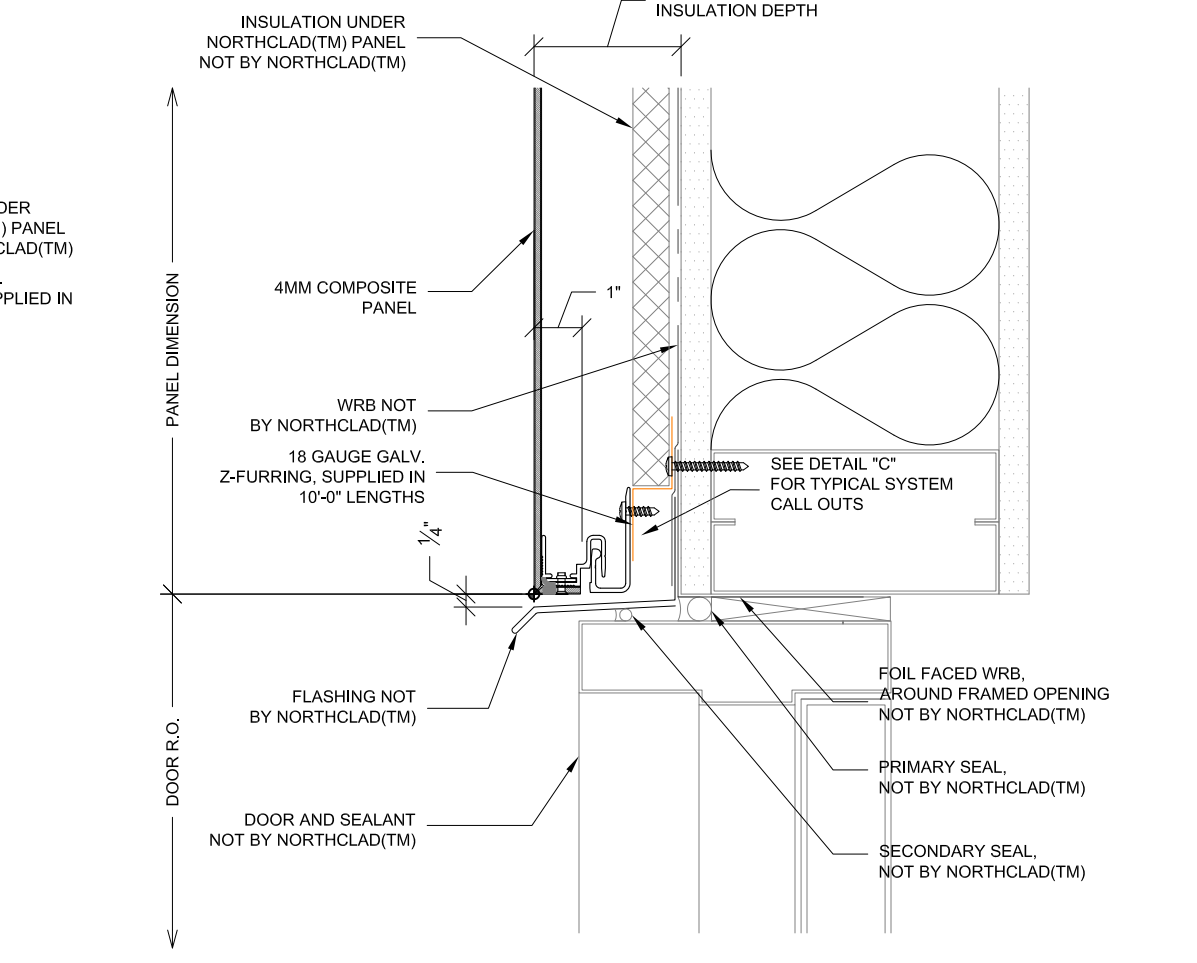
G WALL DETAILS - WINDOW HEADER
A5.2 SCALE: 3" = 1'-0"



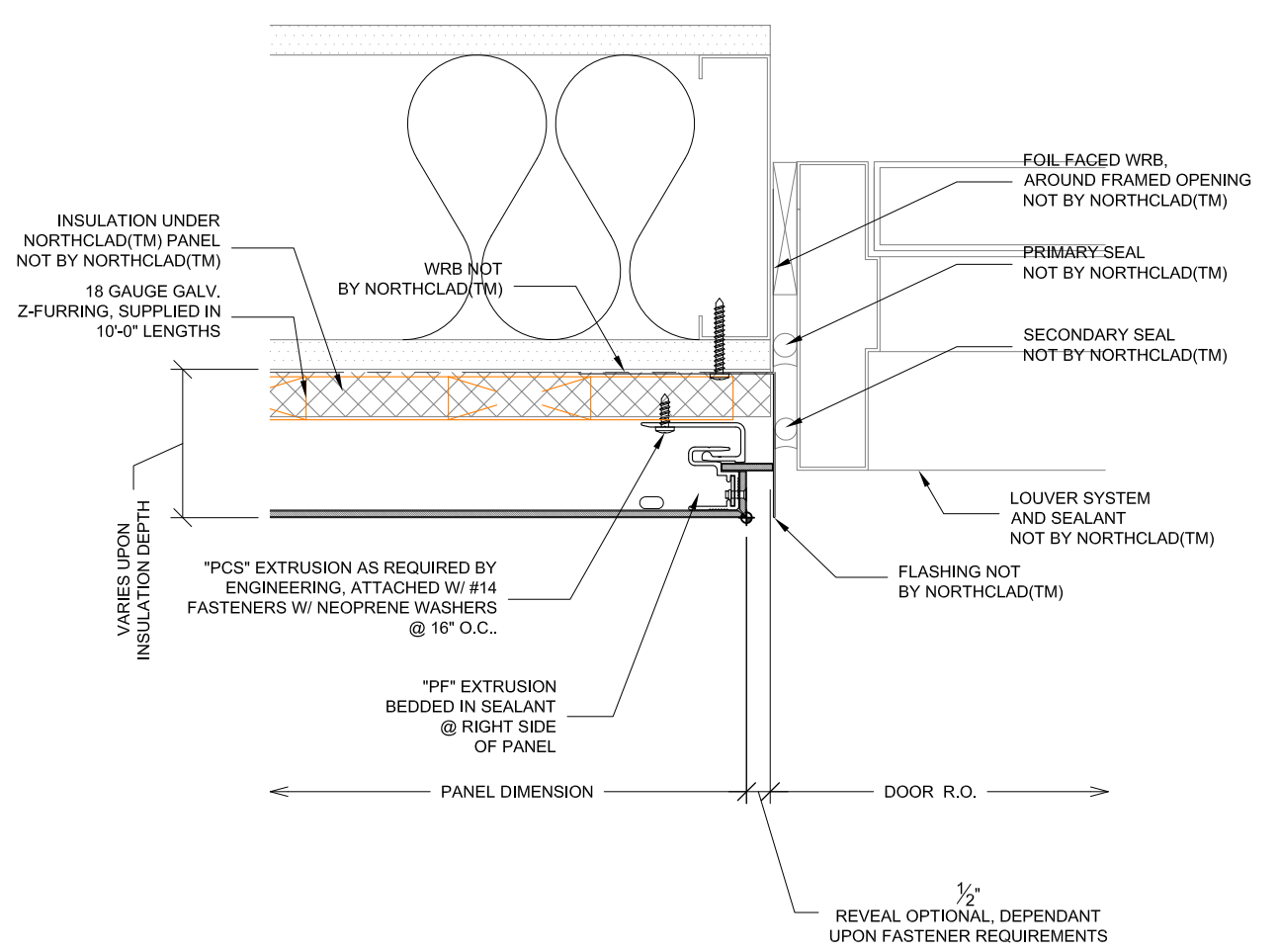
H WALL DETAILS - WINDOW LH JAMB
A5.2 SCALE: 3" = 1'-0"



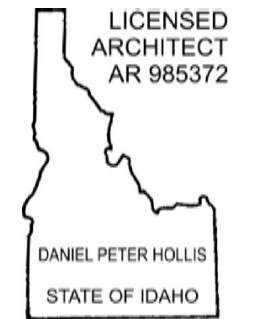
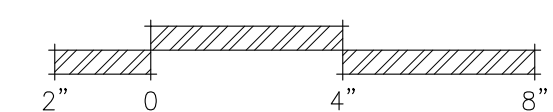
I WALL DETAILS - WINDOW RH JAMB
A5.2 SCALE: 3" = 1'-0"



K WALL DETAILS - DOOR HEADER
A5.2 SCALE: 3" = 1'-0"



L WALL DETAILS - DOOR JAMB LH
A5.2 SCALE: 3" = 1'-0"



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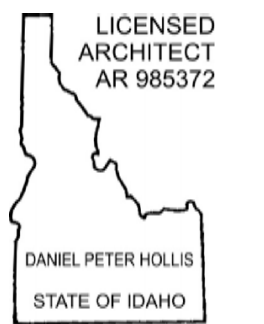
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04/07/21	100% DD
02/18/21	SCHEMATIC
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1077	JOB NO.

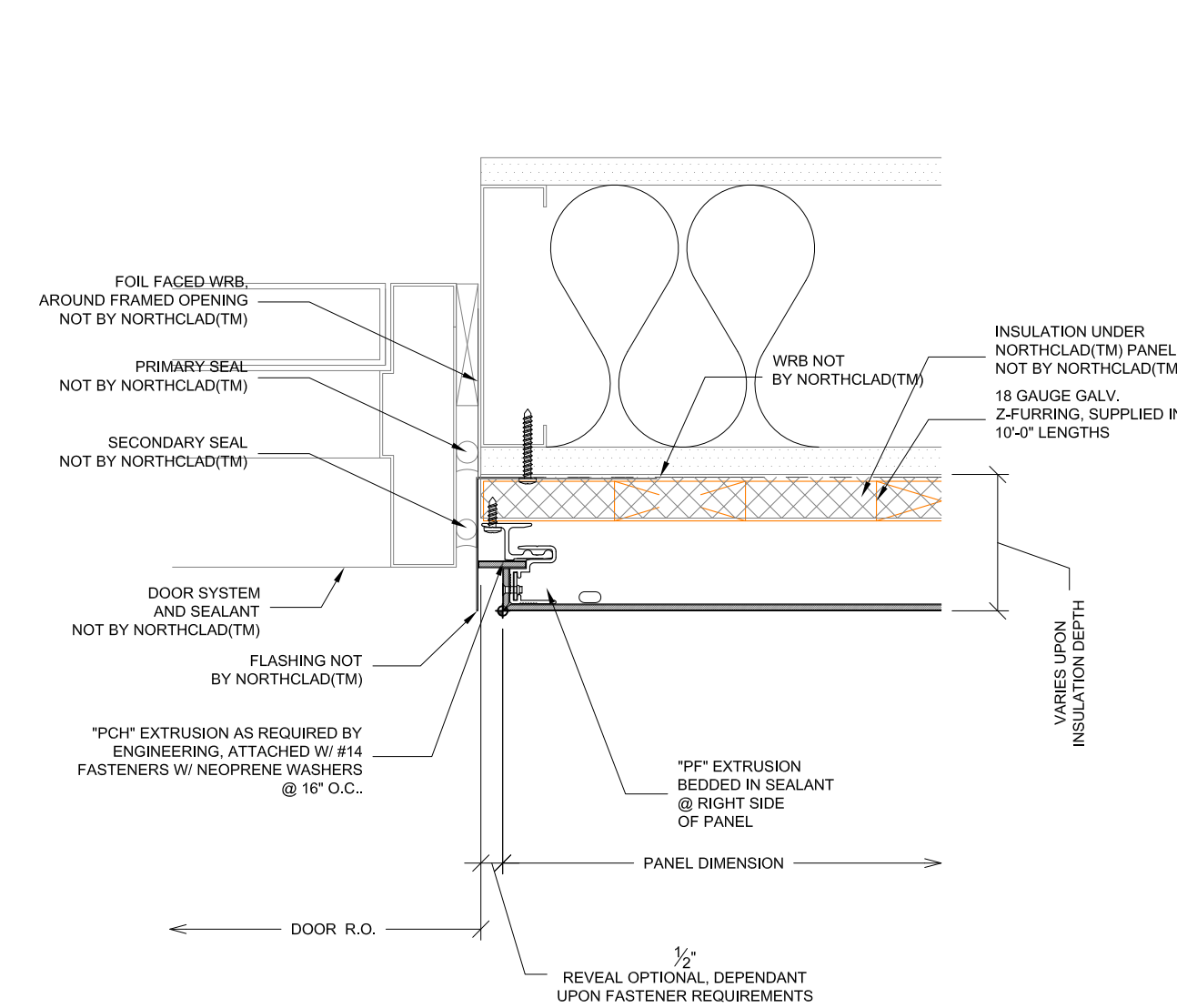
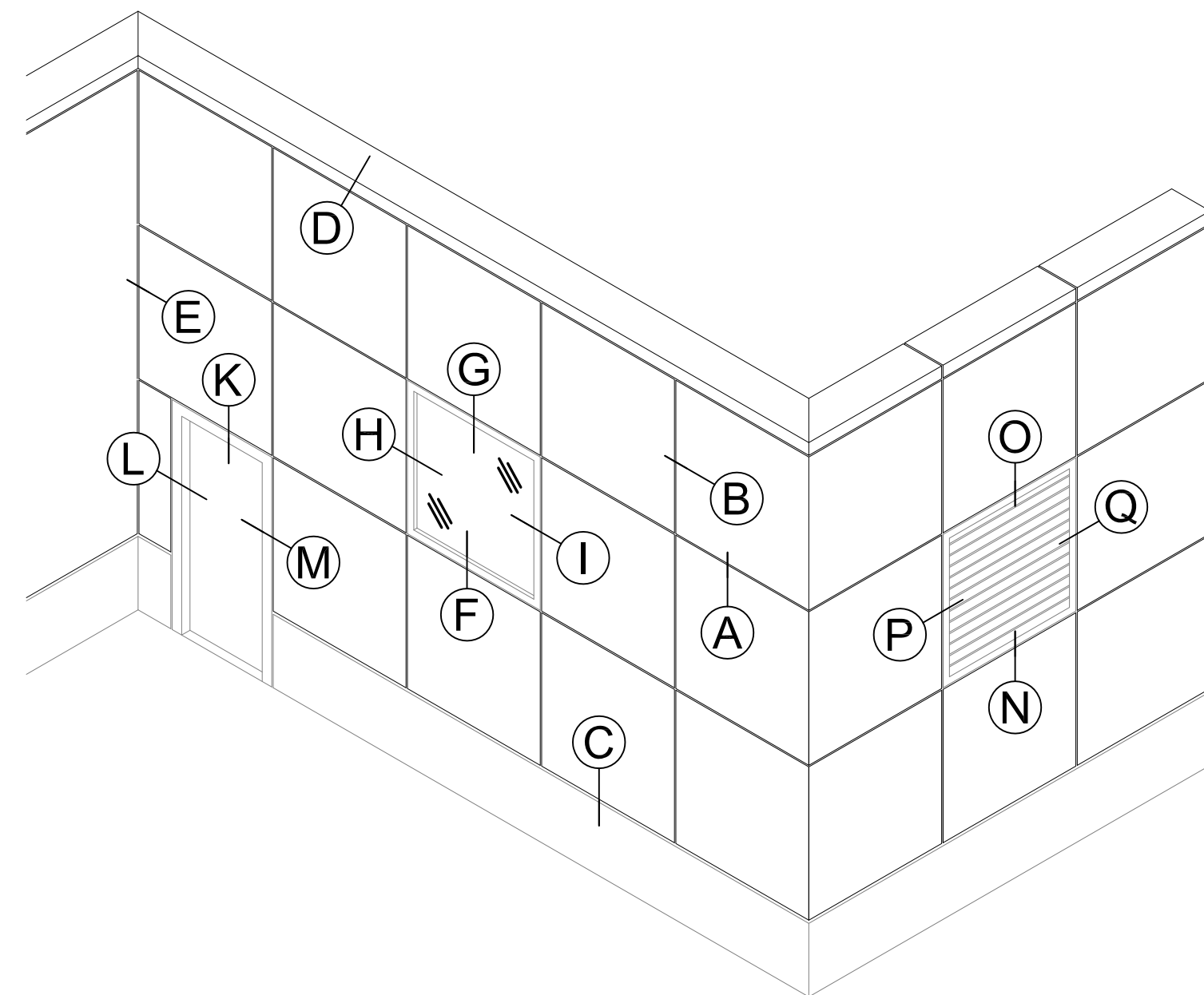
THE LOFTS @ 780 1st AVE

780 1st AVENUE,
KETCHUM, IDAHO

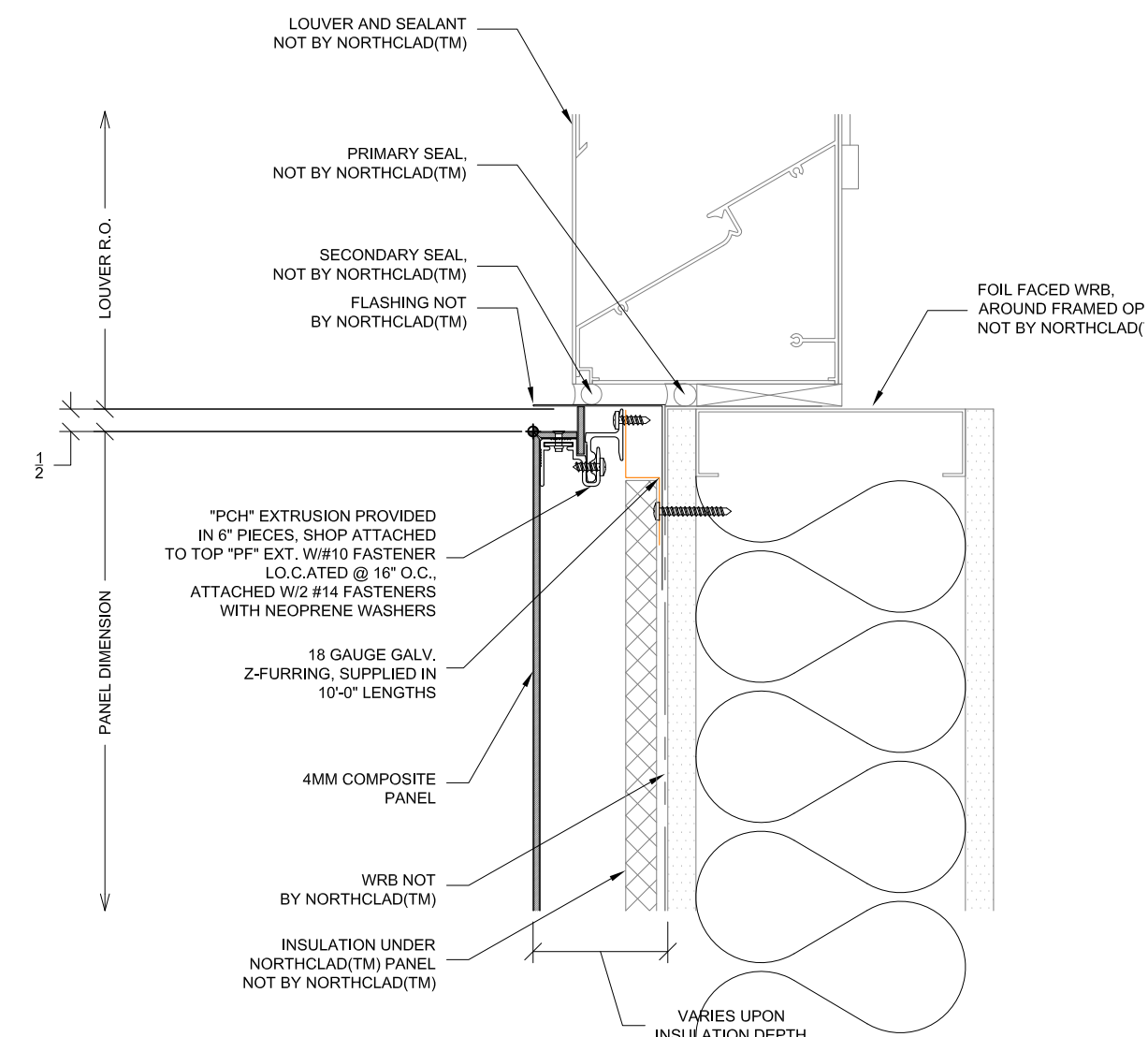
WALL SECTIONS & DETAILS



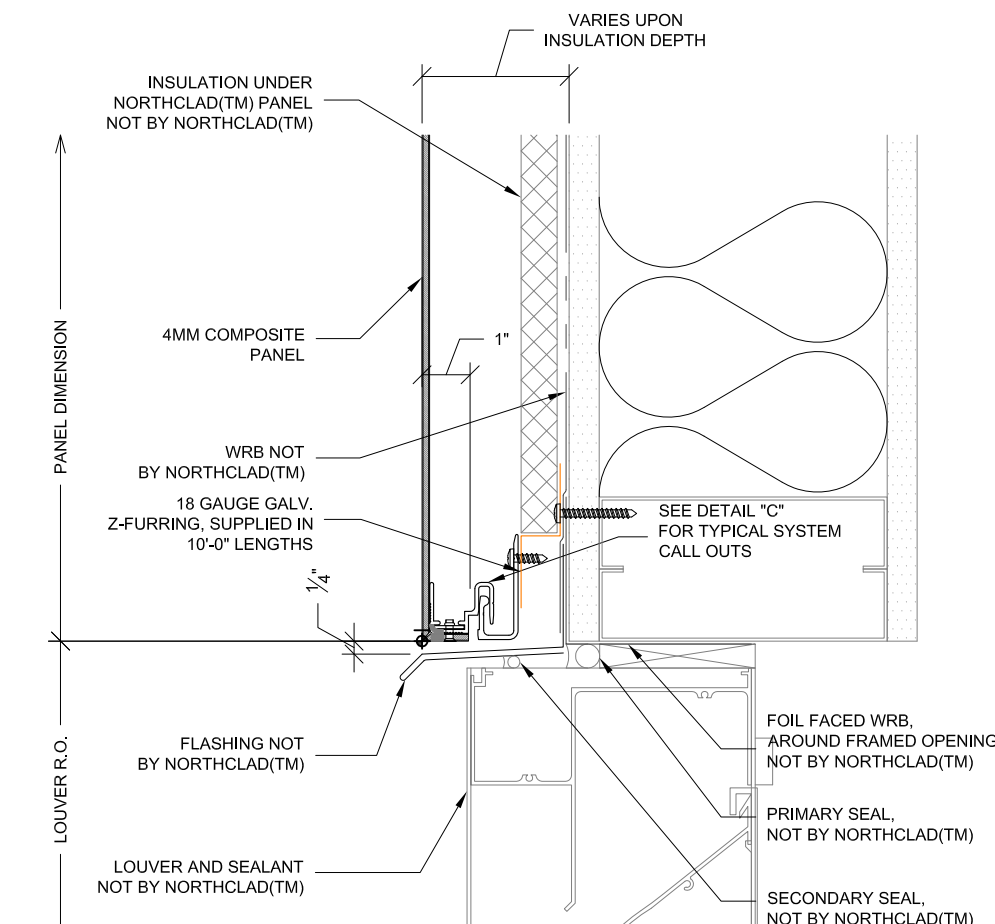
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M WALL DETAILS - DOOR JAMB RH
A5.3 SCALE: 3" = 1'-0"

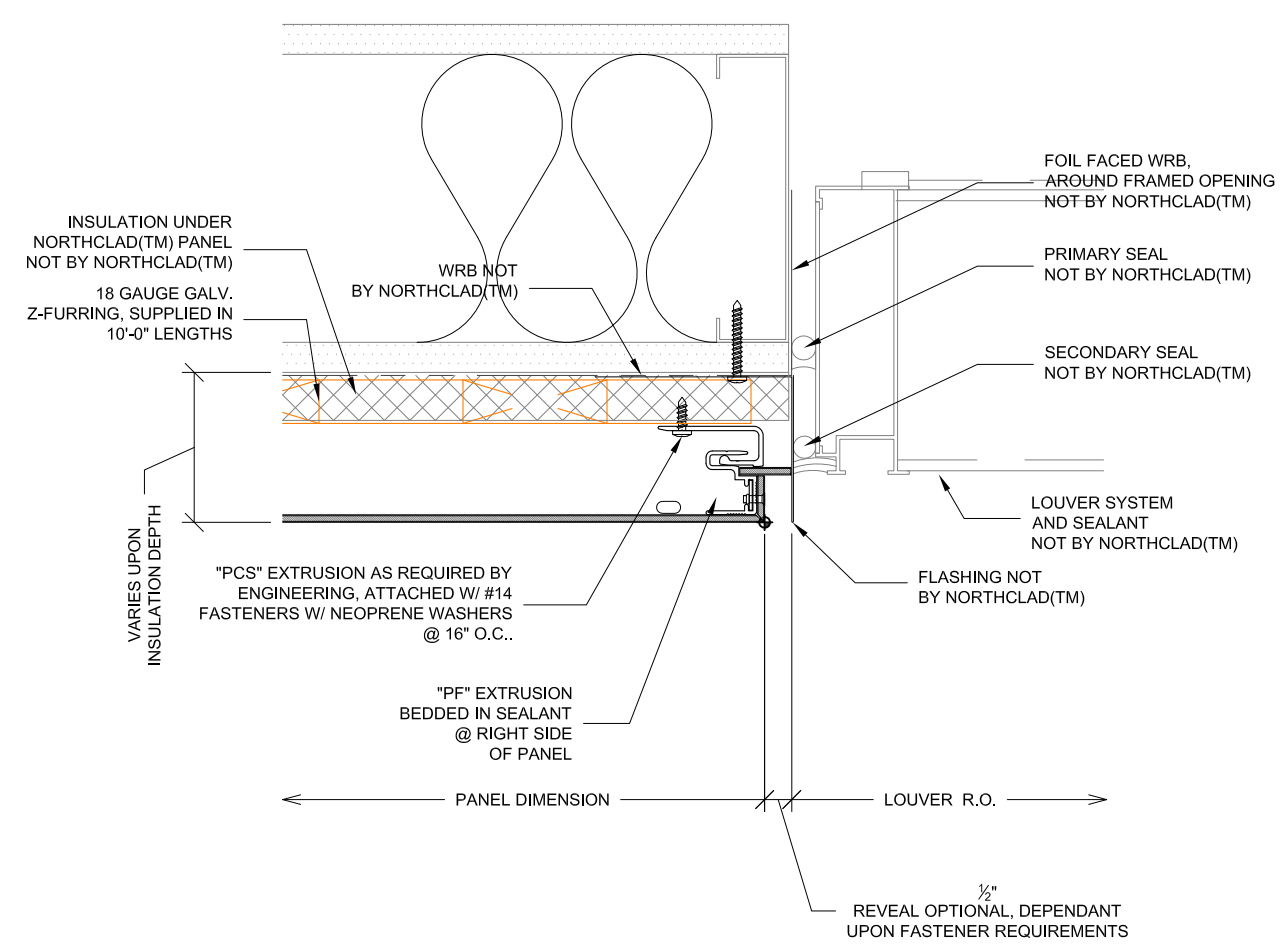


N WALL DETAILS - LOUVER SILL
A5.3 SCALE: 3" = 1'-0"

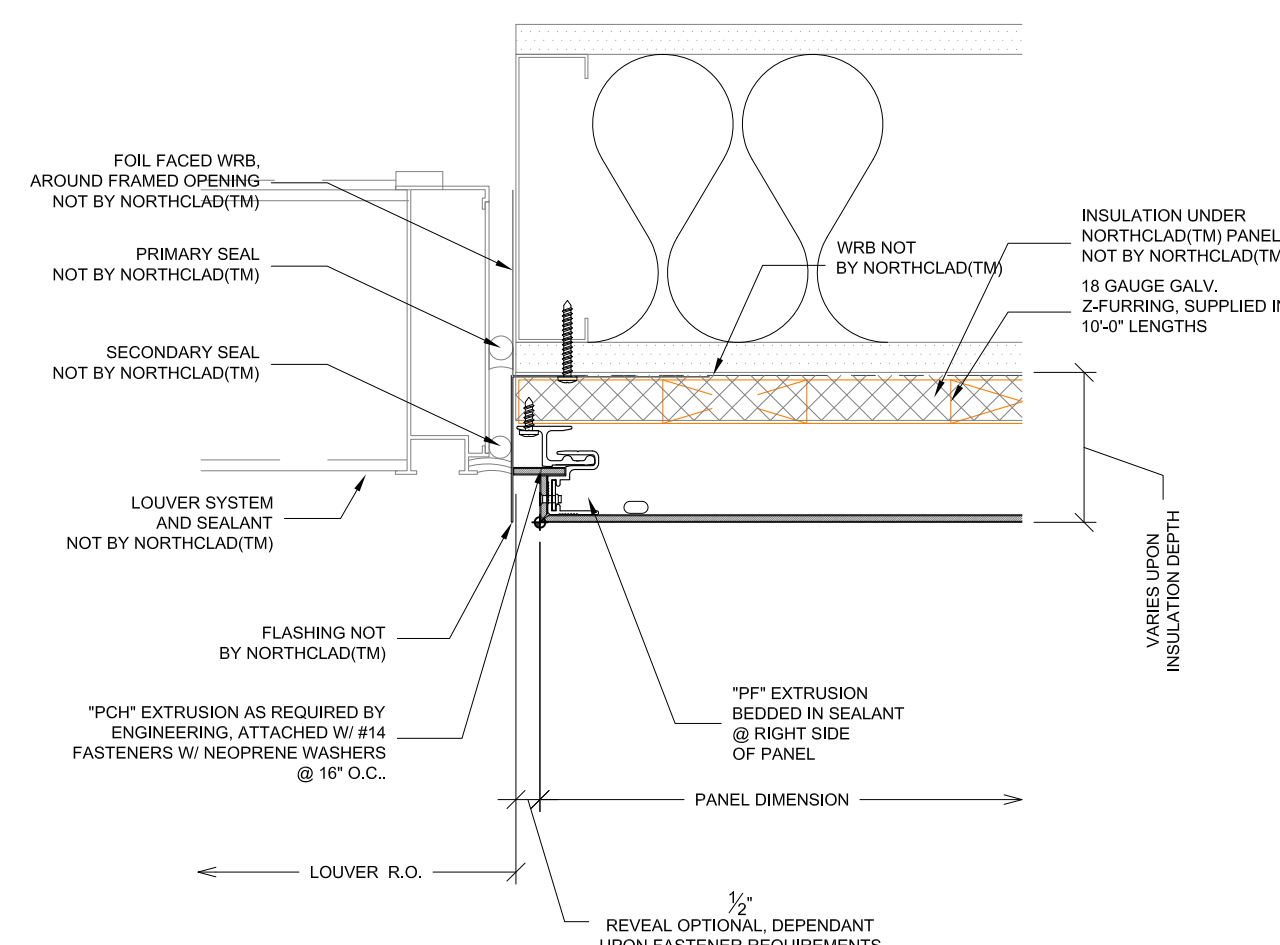


O WALL DETAILS - LOUVER HEADER
A5.3 SCALE: 3" = 1'-0"

1 WALL DETAILS - KEY
A5.3 SCALE: 1/4" = 1'-0"



P WALL DETAILS - LOUVER JAMB LH
A5.3 SCALE: 3" = 1'-0"



Q WALL DETAILS - LOUVER JAMB RH
A5.3 SCALE: 3" = 1'-0"

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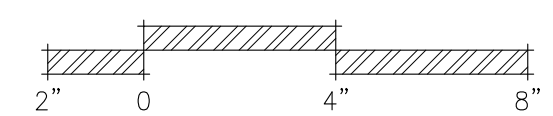
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THE LOFTS @ 780 1st AVE

780 1st AVENUE,
KETCHUM, IDAHO

WALL SECTIONS & DETAILS



MECHANICAL ABBREVIATIONS			
A/C or AC	AIR CONDITIONING	KW	KILOWATT
AF	ABOVE FINISHED FLOOR	KWH	KILOWATT HOUR
AHU	AIR HANDLING UNIT		
ASHRAE	AMERICAN SOCIETY OF HEATING, REFRIGERATION, AND AIR CONDITIONING ENGINEERS	LAV	LAVATORY
BTU	BRITISH THERMAL UNITS	LEED	LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN
BTUH	BTUS PER HOUR	LWT	LEAVING WATER TEMPERATURE
CA	COMBUSTION AIR	MAX	MAXIMUM
CC	COOLING COIL	MCA	MINIMUM CIRCUIT AMPS
CFM	AIR FLOW RATE (CUBIC FEET PER MINUTE)	MOC	MAXIMUM OVERCURRENT PROTECTION
CHWR	CHILLED WATER RETURN	MIN	MINIMUM
CHWS	CHILLED WATER SUPPLY	NC	NOISE CRITERIA
CLG	CEILING	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
CW	COLD WATER	NTS	NOT TO SCALE
DEG or °	DEGREE	OSA	OUTSIDE AIR
DIA or Ø	DIAMETER	PD	PRESSURE DROP
DB	DRY BULB	PH or Ø	PHASE
EA	EXHAUST AIR	PRV	PRESSURE REDUCING VALVE
EAT	ENTERING AIR TEMPERATURE	RA	RETURN AIR
EER	ENERGY EFFICIENCY RATIO	RPM	REVOLUTIONS PER MINUTE
ESP	EXTERNAL STATIC PRESSURE	RTU	ROOFTOP UNIT
EWT	ENTERING WATER TEMPERATURE	SA	SUPPLY AIR
FOO	FLOOR CLEANOUT	SEER	SEASONAL ENERGY EFFICIENCY RATIO
FD	FIRE DAMPER	SFD	COMBINATION SMOKE/FIRE DAMPER
FLA	FULL LOAD AMPS	SP	STATIC PRESSURE
FLR	FLOOR	SYM	SYMBOL
FPM	FEET PER MINUTE		
FT	FEET		
GA	GAUGE	T & P	TEMPERATURE AND PRESSURE
GCO	GRADE CLEANOUT	TEMP	TEMPERATURE
GPM	WATER FLOW RATE (GALLONS PER MINUTE)	TYP	TYPICAL
HC	HEATING COIL	UMC	UNIFORM MECHANICAL CODE
HP	HORSE POWER	UPC	UNIFORM PLUMBING CODE
HVAC	HEATING, VENTILATING, AIR CONDITIONING	URL	URINAL
HW	HOT WATER	VTR	VENT THROUGH ROOF
HWR	HOT WATER RETURN	V	VOLTS
HWS	HOT WATER SUPPLY		
IBC	INTERNATIONAL BUILDING CODE	W/	WITH
IECC	INTERNATIONAL ENERGY CONSERVATION CODE	WB	WET-BULB
IFC	INTERNATIONAL FIRE CODE	WC	WATER CLOSET
IFGC	INTERNATIONAL FUEL GAS CODE	WCO	WALL CLEANOUT
IMC	INTERNATIONAL MECHANICAL CODE	WH	WATER HEATER
IPC	INTERNATIONAL PLUMBING CODE		

NOTE: THIS IS A STANDARD LIST OF COMMONLY USED MECHANICAL ABBREVIATIONS. SOME OF THE ABBREVIATIONS SHOWN ABOVE MAY NOT BE USED IN THIS DRAWING PACKAGE.

COMcheck Software Version 4.1.4.3 Mechanical Compliance Certificate

Project Information

Energy Code: 2018 IECC
 Project Title: The Lofts @ 780 1st Avenue
 Location: Ketchum, Idaho
 Climate Zone: 6b
 Project Type: New Construction

Construction Site: 780 1st Avenue, Ketchum, ID
 Owner/Agent: Daniel Hollis, Hollis Partners, 220 River Street, Ketchum, ID 83343, 208-721-7160, daniel@hp-architects.com
 Designer/Contractor: Marty Quinowski, Musgrove Engineering P.A., 234 S. Whisperwood Way, Boise, ID 83719, 208-384-0585, martyq@musgrovepa.com

Additional Efficiency Package(s)
 Reduced interior lighting power. Requirements are implicitly enforced within interior lighting allowance calculations.

Mechanical Systems List

Quantity	System Type & Description
3	HVAC System 1 (Single Zone): Split System Heat Pump Heating Mode: Capacity = 42 kBtu/h, Proposed Efficiency = 8.20 HSPF, Required Efficiency = 8.20 HSPF Cooling Mode: Capacity = 36 kBtu/h, Proposed Efficiency = 18.30 SEER, Required Efficiency = 14.00 SEER Fan System: None
4	HVAC System 2 (Single Zone): Split System Heat Pump Heating Mode: Capacity = 54 kBtu/h, Proposed Efficiency = 8.20 HSPF, Required Efficiency = 8.20 HSPF Cooling Mode: Capacity = 48 kBtu/h, Proposed Efficiency = 16.50 SEER, Required Efficiency = 14.00 SEER Fan System: None
3	HVAC System 3 (Single Zone): Heating: 3 each - Unit Heater, Electric, Capacity = 17 kBtu/h No minimum efficiency requirement applies Fan System: None
1	HVAC System 4 (Single Zone): Heating: 1 each - Radiant Heater, Electric, Capacity = 10 kBtu/h No minimum efficiency requirement applies Fan System: None
2	HVAC System 5 (Single Zone): Heating: 2 each - Radiant Heater, Electric, Capacity = 14 kBtu/h No minimum efficiency requirement applies Fan System: None
1	HVAC System 7 (Single Zone): Heating: 1 each - Radiant Heater, Electric, Capacity = 17 kBtu/h No minimum efficiency requirement applies Fan System: None
2	HVAC System 8 (Single Zone): Heating: 2 each - Duct Furnace, Electric, Capacity = 17 kBtu/h No minimum efficiency requirement applies Fan System: None
9	HVAC System 9 (Single Zone): Heating: 9 each - Duct Furnace, Electric, Capacity = 20 kBtu/h No minimum efficiency requirement applies Fan System: None
2	HVAC System 10 (Single Zone): Heating: 2 each - Duct Furnace, Electric, Capacity = 27 kBtu/h No minimum efficiency requirement applies Fan System: None
1	HVAC System 11 (Single Zone): Heating: 1 each - Duct Furnace, Electric, Capacity = 34 kBtu/h No minimum efficiency requirement applies Fan System: None
11	Water Heater 1: Gas Instantaneous Water Heater, Capacity: 0 gallons, Input Rating: 200 kBtu/h w/ Circulation Pump No minimum efficiency requirement applies

Mechanical Compliance Statement

Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.4.3 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Marty Quinowski - Mechanical Designer
 Name - Title
 Signature
 5/14/2021
 Date

MECHANICAL AND PLUMBING DRAWINGS LEGEND

	FLEXIBLE DUCTWORK		THREE WAY CONTROL VALVE
	DUCTWORK		TWO WAY CONTROL VALVE
	DUCTWORK BREAK		PRESSURE REDUCING VALVE
	DUCTWORK OR PIPING RISE		GATE VALVE
	CONCENTRIC SQUARE TO ROUND TRANSITION		REDUCER
	MOTORIZED DAMPER		GLOBE VALVE
	MANUAL VOLUME DAMPER		BALL VALVE
	SPIN-IN FITTING W/ AIR EXTRACTOR AND HAND DAMPER		BUTTERFLY VALVE
	HIGH EFFICIENCY FITTING W/ HAND DAMPER		BALANCE VALVE
	SWITCH		CHECK VALVE
	THERMOSTAT		FLOOR CLEANOUT
	HUMIDISTAT		WALL CLEANOUT
	TEMPERATURE SENSOR		GRADE CLEANOUT
	CARBON DIOXIDE SENSOR		WATER HAMMER ARRESTOR
	CARBON MONOXIDE SENSOR		FLOOR DRAIN
	NITROUS OXIDE SENSOR		FLOOR SINK
	DUCT SMOKE DETECTOR		GAS PRESSURE REGULATOR W/ GAS COCK
	COMBINATION SMOKE/FIRE DAMPER		PRESSURE RELIEF VALVE
	FIRE DAMPER		VENT-THROUGH-ROOF
	SMOKE DAMPER		VENT
	EQUIPMENT CALLOUT		SOIL, WASTE, OR SANITARY SEWER
	TURNING VANES		ACID WASTE LINE
	INTAKE OR EXHAUST		ACID VENT LINE
	DIRECTION OF AIRFLOW		STORM DRAIN
	SUPPLY DIFFUSER		ROOF DRAIN LINE
	RETURN GRILLE		OVERFLOW DRAIN LINE
	EXHAUST GRILLE		CONDENSATE DRAIN LINE
	FLOOR GRILLE		DOMESTIC COLD WATER (CW)
	CEILING EXHAUST FAN		DOMESTIC HOT WATER (HW)
	TEMPERATURE GAUGE		DOMESTIC HOT WATER RETURN (HWR)
	PRESSURE GAUGE (LIQUID FILLED W/ ISOLATION VALVE)		TEMPERED WATER (TW)
	TEMPERATURE SENSOR (DUCT OR PIPING)		MEDIUM PRESSURE NATURAL GAS
	FLOW SWITCH		LOW PRESSURE NATURAL GAS
	STAINLESS STEEL BRAIDED FLEX CONNECTION		FIRE SPRINKLER LINE
	ELASTOMETRIC FLEX CONNECTOR		GEO THERMAL WATER SUPPLY
	SUCTION DIFFUSER		GEO THERMAL WATER RETURN
	Y TYPE STRAINER (1 1/2" OR LARGER PROVIDED W/ BLOW DOWN VALVE)		CHILLED WATER SUPPLY
	FLOW DIRECTION		CHILLED WATER RETURN
	DEMOLITION / EQUIPMENT TO BE REMOVED		CONDENSER WATER SUPPLY
	NEW TO EXISTING CONNECTION POINT		CONDENSER WATER RETURN
	EXISTING		HEATING WATER SUPPLY
	FUTURE		HEATING WATER RETURN
	NEW		LIQUID REFRIGERANT LINE
	REDUCED PRESSURE BACKFLOW PREVENTER		SUCTION REFRIGERANT LINE
	DOUBLE CHECK BACKFLOW PREVENTER		SLOPE PIPE IN DIRECTION OF ARROW
	UNION		PIPE ANCHOR
	AIR VENT		PIPE GUIDE
	TRIPLE DUTY VALVE		CAP

NOTE: THIS IS A LIST OF COMMONLY USED MECHANICAL AND PLUMBING SYMBOLS. SOME OF THE SYMBOLS SHOWN ABOVE MAY NOT BE USED IN THIS DRAWING PACKAGE.

ENERGY CODE COMPLIANCE

- A. COMPLIANCE WITH THE LATEST ADOPTED EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE IS REQUIRED FOR THIS PROJECT. THESE NOTES COVER MANDATORY REQUIREMENTS OF THE CODE. ADDITIONAL REQUIREMENTS ARE NOTED ON THE DRAWINGS AND IN THE SPECIFICATIONS.
- B. MINIMUM REQUIREMENTS FOR SUPPLY AND RETURN DUCTWORK INSULATION:
- R-6: DUCTS LOCATED IN UNCONDITIONED SPACES (SPACE NEITHER HEATED NOR COOLED SUCH AS ABOVE CEILING SPACES, WALL SPACES, DUCT CHASES, SOFFITS, ATTICS, CRAWL SPACES, UNHEATED BASEMENTS, AND UNHEATED GARAGES).
 - R-12: DUCTS LOCATED OUTSIDE OF THE BUILDING'S INSULATION ENVELOPE (SUCH AS ABOVE THE ATTIC INSULATION).
- TYPICAL INSULATION THICKNESS REQUIRED TO MEET THESE REQUIREMENTS:
- FIBERGLASS DUCT WRAP: R-6, R-12.
 - FIBERGLASS DUCT LINER: R-6, R-12.
- C. CONTRACTOR SHALL VERIFY WITH THE MANUFACTURER, THE R-VALUES OF THE ACTUAL INSULATION USED. R-VALUES SHALL BE INSTALLED VALUES.
- D. WHERE DUCTS USED FOR COOLING ARE EXTERNALLY INSULATED, THE INSULATION SHALL BE COVERED WITH A VAPOR RETARDER HAVING A MAXIMUM PERMEANCE OF 0.05 PERM OR ALUMINUM FOIL HAVING A MINIMUM THICKNESS OF 2 MILS. INSULATION HAVING A PERMEANCE OF 0.05 PERMS OR LESS SHALL NOT BE REQUIRED TO BE COVERED. ALL JOINTS AND SEAMS SHALL BE SEALED TO MAINTAIN THE CONTINUITY OF THE VAPOR RETARDER.
- E. ALL DUCT JOINTS, SEAMS, AND CONNECTIONS SHALL BE FASTENED AND SEALED WITH WELDS, GASKETS, ADHESIVES, MASTIC-PLUS-EMBEDDED-FABRIC SYSTEMS, OR TAPES. TAPES AND MASTICS SHALL BE LISTED AND LABELED PER UL181A OR UL181B. DUCT TAPE IS NOT PERMITTED AS A SEALANT ON ANY METAL DUCTS. DUCT CONNECTIONS TO FLANGES OR EQUIPMENT SHALL BE SEALED AND MECHANICALLY FASTENED.
- F. MINIMUM REQUIREMENTS (THICKNESS) FOR PIPING INSULATION SHALL BE AS FOLLOWS:
- FLUID NOMINAL PIPE DIAMETER
- REFRIGERANT 1/2" TO < 1 1/2" 1 1/2" TO < 4" 4" AND ABOVE
SEE SPECIFICATIONS
- THE ABOVE INSULATION IS BASED ON HAVING A CONDUCTIVITY NOT EXCEEDING 0.27 BTU-INCH/HOUR-FT²-F.
- G. DOMESTIC HOT WATER PIPING SYSTEMS SHALL BE INSULATED WITH 1" INSULATION HAVING A CONDUCTIVITY NOT EXCEEDING 0.27 BTU-INCH/HOUR-FT²-F.
- H. DOMESTIC WATER HEATERS WHICH ARE NOT PROVIDED WITH INTEGRAL HEAT TRAPS AND SERVE NONCIRCULATING SYSTEMS SHALL BE PROVIDED WITH HEAT TRAPS ON THE SUPPLY AND DISCHARGE PIPING AT THE WATER HEATER.
- I. DOMESTIC HOT WATER SYSTEMS WITH RECIRCULATION PUMPS OR ELECTRIC HEAT TRACE SHALL BE CONTROLLED WITH 7-DAY TIME CLOCKS.
- J. AN OPERATING AND MAINTENANCE MANUAL SHALL BE PROVIDED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE O&M MANUAL SHALL CONTAIN THE FOLLOWING INFORMATION AS A MINIMUM:
- EQUIPMENT CAPACITY (INPUT & OUTPUT).
 - EQUIPMENT OPERATING AND MAINTENANCE INSTRUCTIONS.
 - CONTROL SYSTEM MAINTENANCE AND CALIBRATION INFORMATION, INCLUDING WIRING DIAGRAMS, SCHEMATICS, AND CONTROL SEQUENCES.
 - CONTROL SYSTEM SETPOINTS SHALL BE SHOWN ON CONTROL DRAWINGS, AT CONTROL DEVICES, OR IN PROGRAMMING COMMENT ON DDC SYSTEMS.
 - A COMPLETE WRITTEN NARRATIVE ON HOW EACH MECHANICAL SYSTEM IS INTENDED TO OPERATE.

MECHANICAL GENERAL NOTES

- ALL MECHANICAL EQUIPMENT AND SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE (IMC) LATEST EDITION, AND ALL LOCAL & STATE CODES.
- ALL PLUMBING EQUIPMENT AND SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ADOPTED PLUMBING CODE, AND ALL LOCAL & STATE CODES.
- ALL MECHANICAL AND PLUMBING EQUIPMENT SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
- MECHANICAL CONTRACTORS SHALL RECEIVE PRIOR APPROVAL FROM THE STRUCTURAL ENGINEER BEFORE MAKING CUTS THROUGH ANY STRUCTURAL MEMBER.
- MECHANICAL CONTRACTORS SHALL COORDINATE INSTALLATION WITH CONSTRUCTION SUPERVISOR AND WITH ALL OTHER TRADES TO AVOID CONFLICTS.
- SEE MECHANICAL SCHEDULE SHEET FOR SCHEDULED CAPACITIES OF ALL MECHANICAL EQUIPMENT AND MATERIALS SPECIFIED.
- DOMESTIC WATER SERVICE IS PROVIDED WITH A DOUBLE CHECK BACKFLOW PREVENTER.
- ALL MECHANICAL EQUIPMENT TO BE PROPOSED MUST BE ON THE APPROVED LIST PRIOR TO SUBMITTALS. ALL APPROVED MANUFACTURERS MUST BE CAPABLE OF MEETING THE REQUIREMENTS OF THE SPECIFIED EQUIPMENT.
- RUNOUT AND HOOKUP SIZES TO INDIVIDUAL PLUMBING FIXTURE CAN BE FOUND ON THE PLUMBING FIXTURE SCHEDULE.
- PROVIDE REMOTE CEILING ACCESS BALANCE DAMPERS WITH CONCEALED CHROME PLATE COVERS FOR BALANCE DAMPERS LOCATED ABOVE HARD CEILINGS.
- PAINT ALL VTRS, FLUES, EXHAUST CAPS, AND OTHER MECHANICAL ITEMS ON THE ROOF TO MATCH THE ROOF COLOR.
- INSULATED FLEXIBLE DUCTWORK WILL NOT BE ALLOWED ON THIS PROJECT FOR SOUND ATTENUATION.
- MAINTAIN MINIMUM OF 10'-0" DISTANCE BETWEEN ALL FRESH AIR INTAKES AND EXHAUST OR GAS FLUE DISCHARGES.
- THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR ALL BACKFLOW DEVICES TO BE INSPECTED BY A CERTIFIED BACKFLOW TECHNICIAN BEFORE THE USE OF THE BUILDING POTABLE WATER SYSTEM.
- LOCATE ACCESS HATCHES SO AS TO PROVIDE OPTIMUM SERVICEABILITY TO EQUIPMENT AND/OR VALVING. SEE ARCHITECTURAL SPECIFICATION FOR TYPE AND COLOR. COORDINATE LOCATION WITH STRUCTURAL & LIGHTING.
- WHENEVER THERE IS A DISCREPANCY BETWEEN THE RUNOUT DUCT SIZE SHOWN ON THE PLANS AND THAT SHOWN IN THE SCHEDULE, ALWAYS USE THE LARGER OF THE TWO DUCT SIZES.



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V.208.721.7160 / V.208.721.0633

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THE LOFTS @ 780 1st AVE

780 1st AVENUE,
 KETCHUM, IDAHO

MECHANICAL COVER SHEET

M 0.0
 CATEGORY SEQUENCE



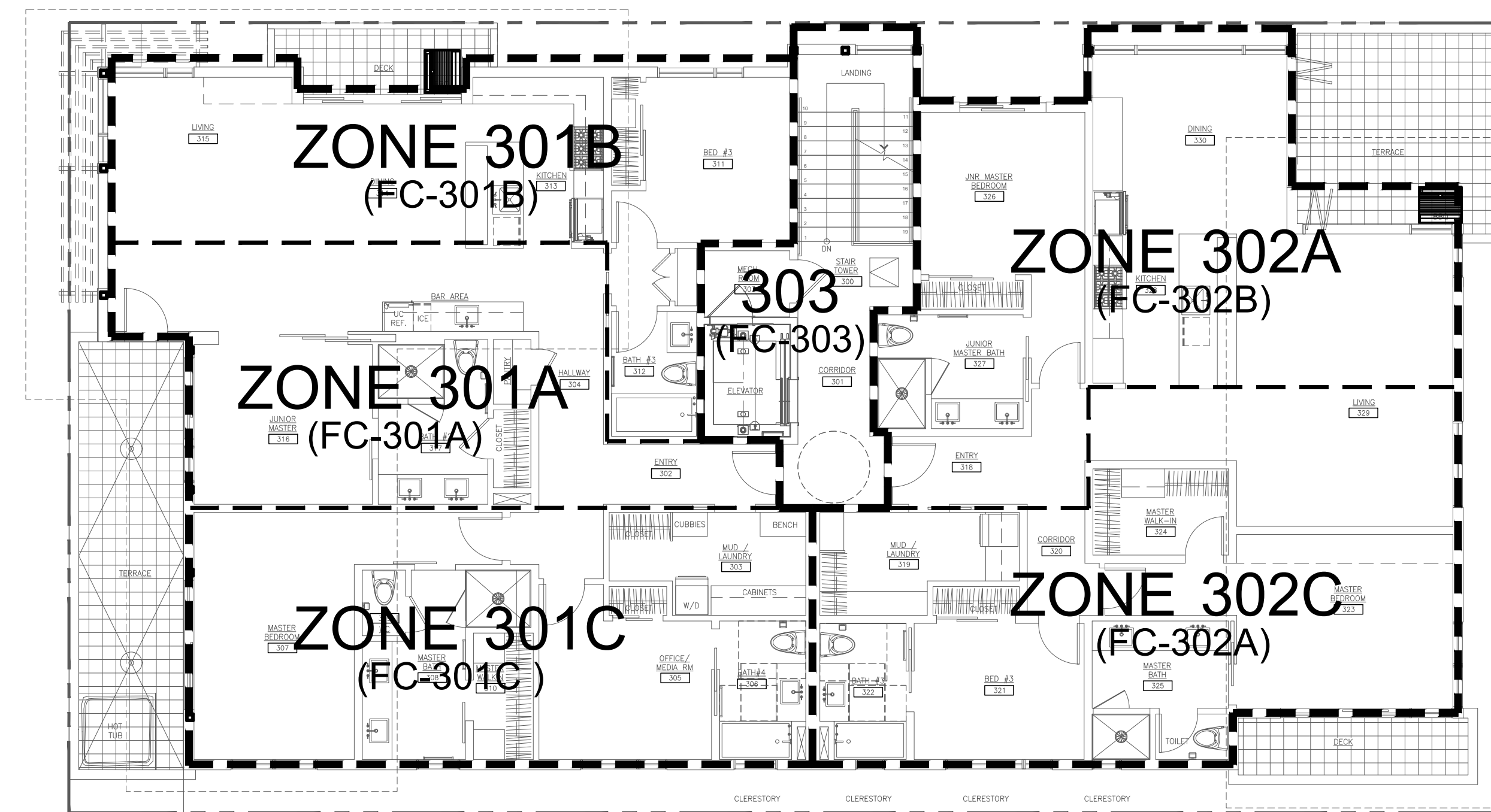
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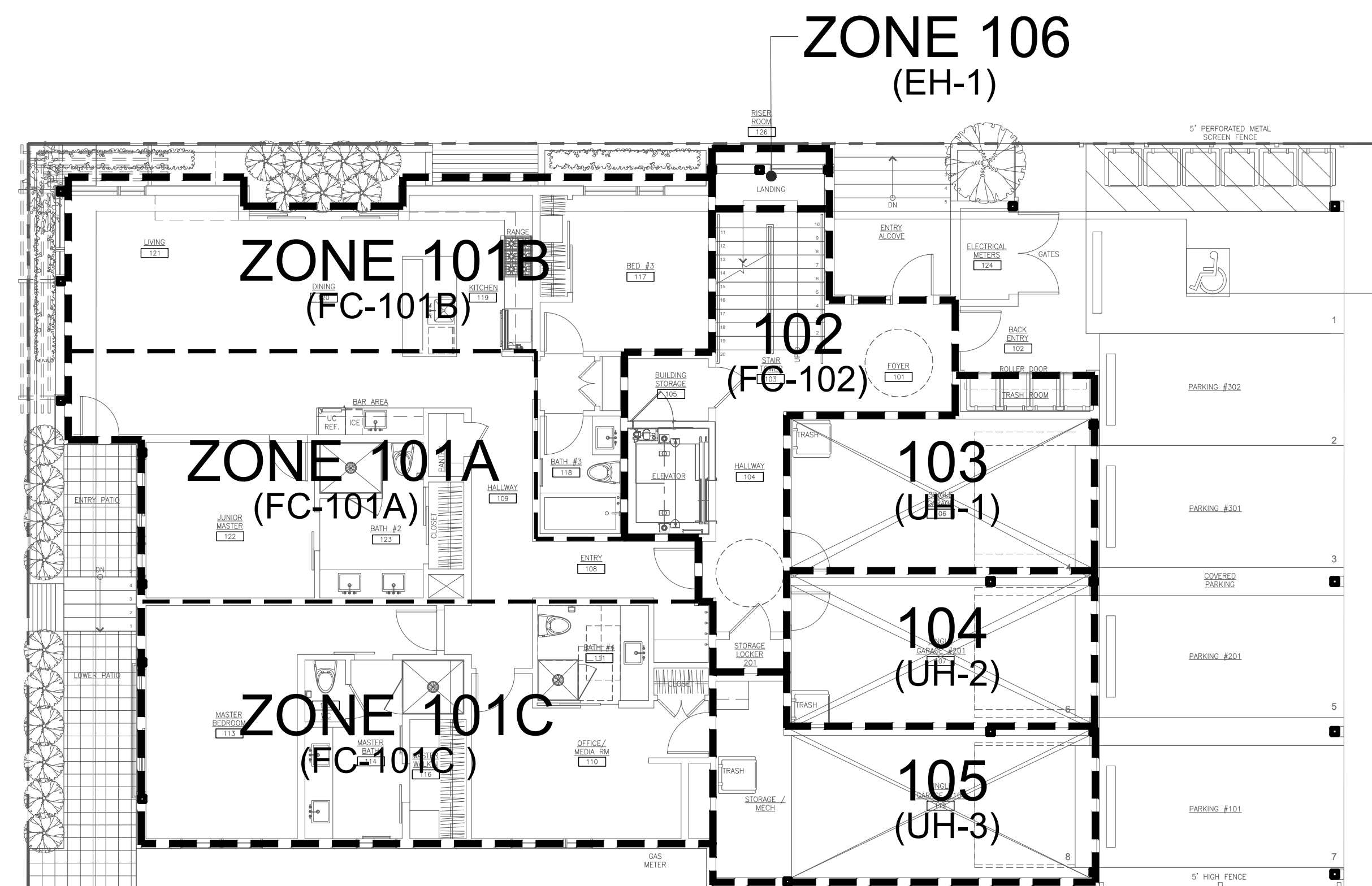
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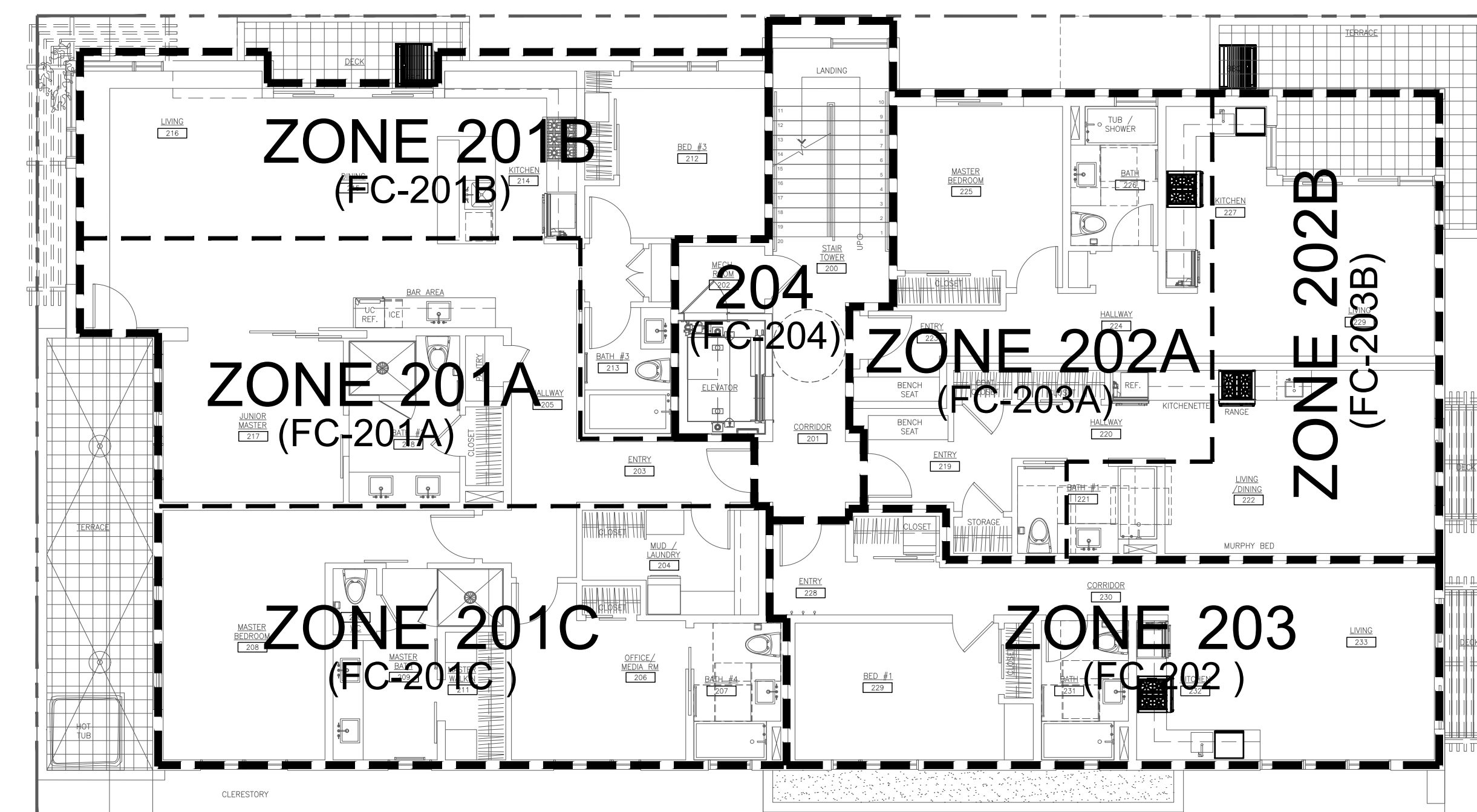
MUSGROVE ENGINEERING, PA 234 S. WHISPERWOOD WAY BOISE, IDAHO 83709											
Zone Summary											
PROJECT:	780 1st Avenue			Design Conditions	Winter -16.3		Summer 82.1				
COMPUTED BY:	MQ			DATE:	12-May-21		CHK BY:	TDN			
	Heating Load		Sensible Cooling Load		Total Cooling Load		Unit Selection Size				
Zone Reference	FLOOR SQ. FT.	BTUH	KW	BTUH	BTUH	NOMINAL TON (12000-BTUH/TON)	SQ. FT PER NOMINAL TON	NUMBER OF PEOPLE	OSA	EXHAUST	TONS
1 ZONE 101	2030	62,268	18	38,361	40,605	3.4	599.9	8	120	0	4 Tons/18 Kw
2 ZONE 102 - Entry	1000	18,628	5	9,817	9,817	0.8	1222.4	0	0	0	1 Ton/5 Kw
3 ZONE 103 - Garage	1000	12,339	4	6,478	6,478	0.5	1852.5	0	0	0	5 Kw
4 ZONE 104 - Garage	1000	11,159	3	6,126	6,126	0.5	1958.8	0	0	0	5 Kw
5 ZONE 105 - Garage	1000	13,889	4	6,832	6,832	0.6	1809.4	0	0	0	5 Kw
6 ZONE 106 - Fire Riser	1000	9,957	3	6,291	6,291	0.5	1907.5	0	0	0	3 Kw
7 ZONE 201	2000	62,084	18	39,996	42,240	3.5	568.2	8	120	0	4 Tons/18 Kw
8 ZONE 202	1205	35,071	10	18,931	20,333	1.7	711.2	5	75	0	3 Tons/10 Kw
9 ZONE 203	650	20,704	6	11,017	11,859	1.0	657.7	3	45	0	3 Tons/8 Kw
10 ZONE 204 - Stair Tower, Corridor 201	1000	12,560	4	7,742	7,742	0.6	1550.1	0	0	0	1 Ton/4 Kw
11 ZONE 301	2025	62,338	18	40,145	42,389	3.5	573.3	8	120	0	4 Tons/18 Kw
12 ZONE 302	1800	60,554	18	31,206	33,170	2.8	651.2	7	105	0	4 Tons/18 Kw
13 ZONE 303 - Stair Tower, Corridor 301	1000	12,473	4	7,619	7,619	0.6	1575.1	0	0	0	1 Ton/4 Kw
Total Loads =	16710	394,003	115	230,360	241,300	20.1	831	39	585	0	
Energy Compliance Calculations (Not Equipment Schedule)											
Equipment is selected based on next available size											



1 THIRD FLOOR MECHANICAL ZONING PLAN - HEAT PUMP
 M0.1 NOT TO SCALE



2 FIRST FLOOR MECHANICAL ZONING PLAN - HEAT PUMP
 M0.1 NOT TO SCALE



3 SECOND FLOOR MECHANICAL ZONING PLAN - HEAT PUMP
 M0.1 NOT TO SCALE

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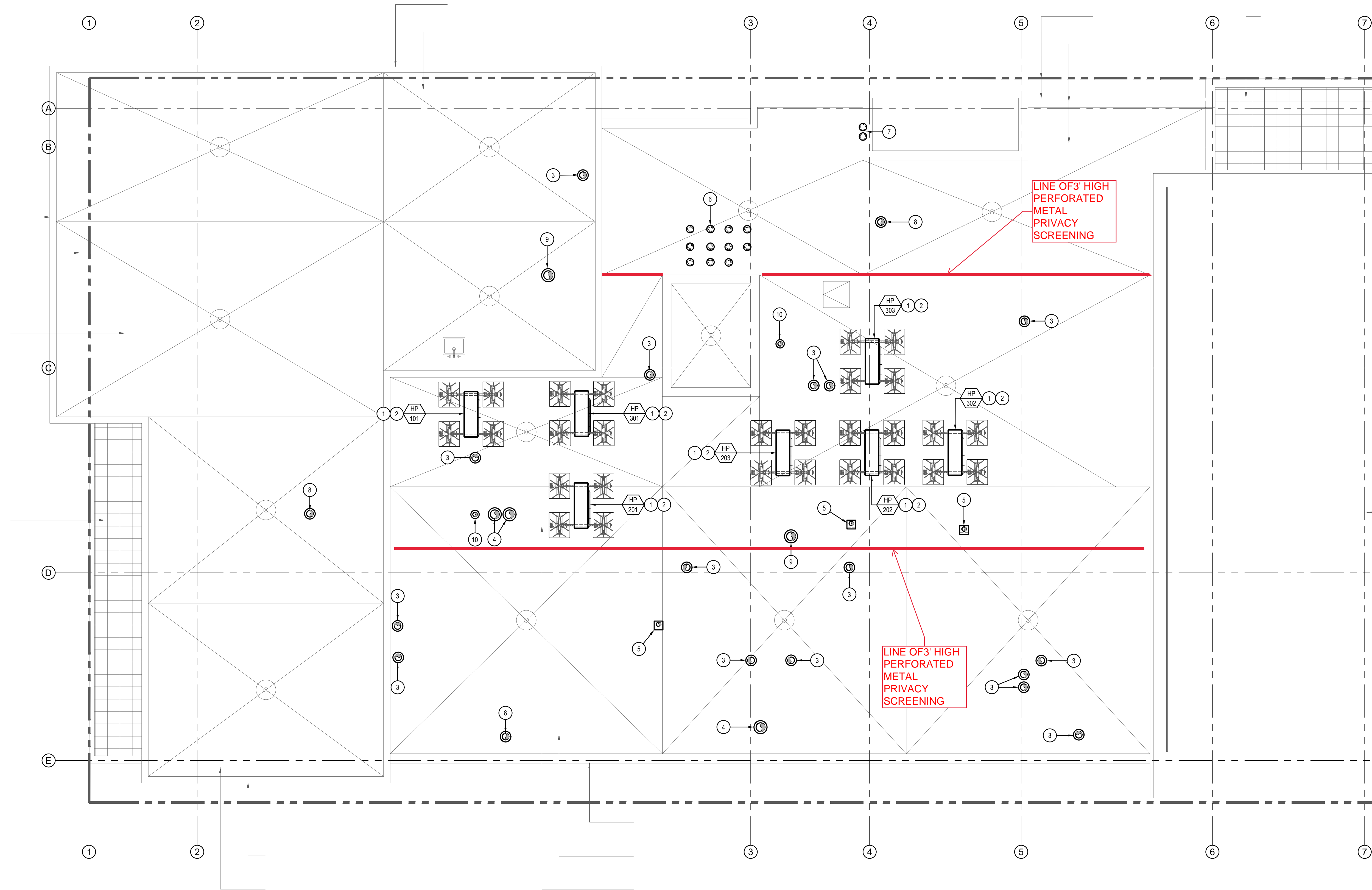
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THE LOFTS @
 780 1st AVE

780 1st AVENUE,
 KETCHUM, IDAHO

MECHANICAL
 ZONING PLANS

M 0.1
 CATEGORY SEQUENCE



KEYED NOTES:

SYMBOL USED FOR NOTE CALLOUT.

1. HEAT PUMP UNIT LOCATED ON THE ROOF. PROVIDE SCREENING AROUND UNIT AS REQUIRED BY CITY OF KETCHUM. SEE ROOFTOP HEAT PUMP UNIT PLATFORM DETAIL ON SHEET M-4.0.
2. ROUTE REFRIGERANT LINES FROM THIS OUTDOOR HEAT PUMP UNIT TO INDOOR FAN-COIL UNIT LOCATED IN UNIT CEILING SPACE. ROUTE LINES DOWN IN WALL SPACE. FIELD VERIFY EXACT ROUTING. SEE TYPICAL PIPING THRU ROOF DETAIL ON SHEET M-4.0. INSTALL REFRIGERANT PIPING PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
3. 6-INCH EXHAUST VENT CAP ON THE ROOF.
4. 8-INCH EXHAUST VENT CAP ON THE ROOF.
5. 4-INCH DRYER VENT CAP ON THE ROOF.
6. WATER HEATER CONCENTRIC VENT FOR INTAKE AND VENT PIPES. PROVIDE CLEARANCES AROUND VENTS AS REQUIRED BY MANUFACTURER'S INSTALLATION INSTRUCTIONS. (TYPICAL OF 11)
7. BOILER INTAKE AND VENT PIPES.
8. 6-INCH OUTSIDE AIR INTAKE CAP ON THE ROOF.
9. 8-INCH OUTSIDE AIR INTAKE CAP ON THE ROOF.
10. 4-INCH RADON VENT PIPE. SEE RADON MITIGATION DETAILS ON SHEET M-4.2.

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**THE LOFTS @
780 1st AVE**

780 1st AVENUE,
KETCHUM, IDAHO

**ROOF
HVAC PLAN**

M 1.3
 CATEGORY SEQUENCE

1 ROOF HVAC PLAN
 M2.4 SCALE: 1/4" = 1'-0"

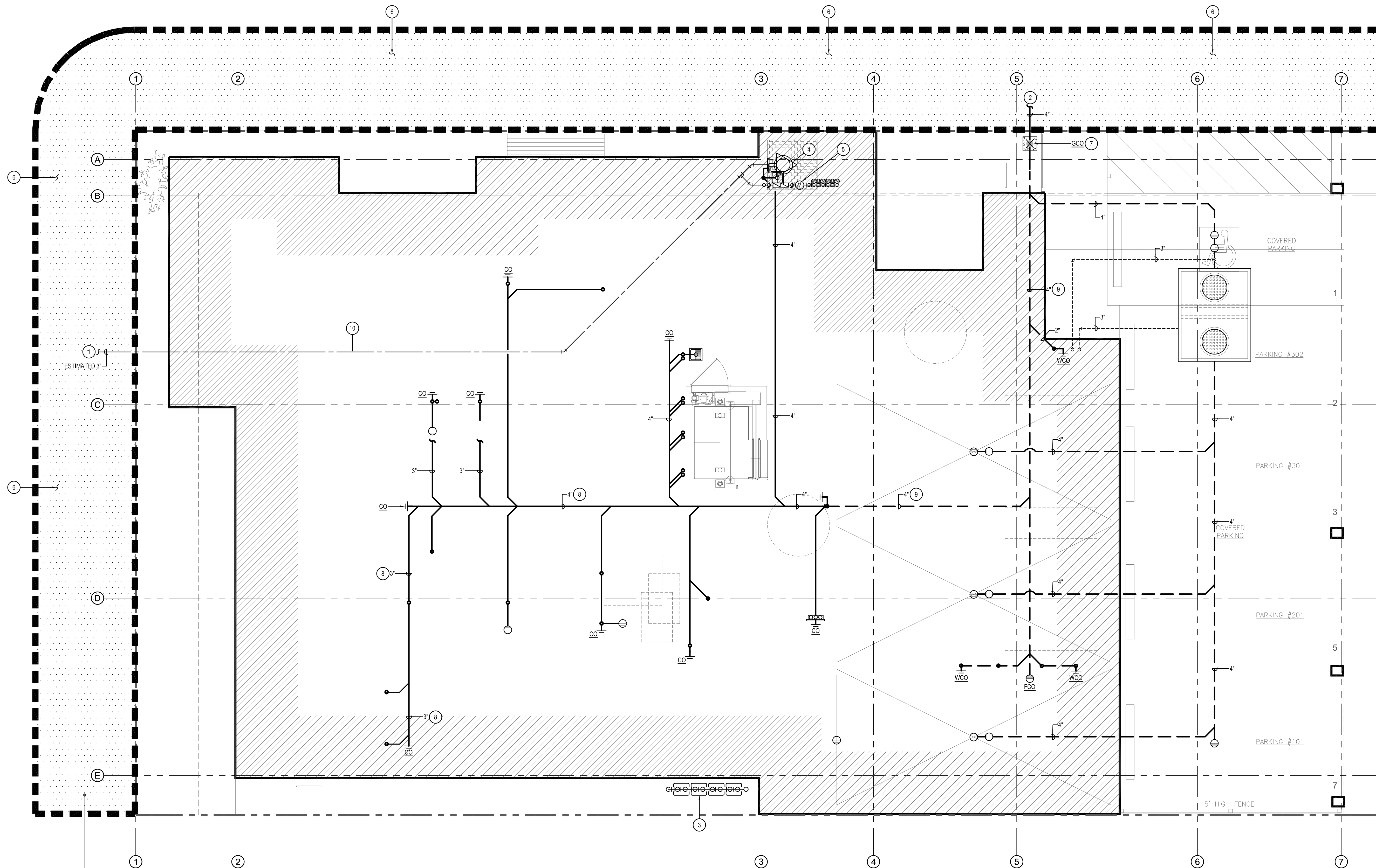


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KEYED NOTES:

- ① SYMBOL USED FOR NOTE CALLOUT.
- 1. FIREWATER LINE FROM STREET TO BUILDING. SEE CIVIL SITE PLAN FOR CONTINUATION.
- 2. 4-INCH WASTE LINE OUT TO EXISTING SANITARY SEWER LINE STUBBED INTO THE PROPERTY. SEE CIVIL SITE PLAN FOR CONTINUATION.
- 3. GAS METER BANK BY INTERMOUNTAIN GAS COMPANY.
- 4. LOCATION OF BUILDINGS FIRE SPRINKLER RISER.
- 5. BUILDING WATER METER. INSTALL METER AS SPECIFIED BY THE CITY WATER UTILITY DEPARTMENT.
- 6. AREA OF SNOW MELT SYSTEM FOR BUILDINGS SIDEWALK.
- 7. THE WASTE LINE INVERT ELEVATION AT THIS LOCATION IS 49-INCHES BELOW FINISH FLOOR (BFF). THIS INVERT ELEVATION IS BASED ON A STARTING POINT OF 2-FEET BFF WITH A LINE SLOPE OF 1/4" PER FOOT. THE PLUMBING CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND COORDINATE WITH THE SITE UTILITY CONTRACTOR PRIOR TO INSTALLATION OF ANY PIPING. CONTRACTOR SHALL CONTACT MUSGROVE ENGINEERING IF ANY CONFLICTS OR DISCREPANCIES ARE FOUND IN THE FIELD CONCERNING THIS SPECIFIED INVERT ELEVATION.
- 8. WASTE LINE ROUTED IN THE CRAWL SPACE. SLOPE LINE AT 1/4-INCH PER FOOT.
- 9. WASTE LINE SHOWN DASHED IS ROUTED BELOW CONCRETE SLAB. SLOPE LINE AT 1/4-INCH PER FOOT.
- 10. FIREWATER LINE ROUTED HIGH IN THE CRAWL SPACE.

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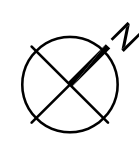
**THE LOFTS @
780 1st AVE**

780 1st AVENUE,
KETCHUM, IDAHO

**MECHANICAL
UTILITY PLAN**

P 0.0
CATEGORY SEQUENCE

1 MECHANICAL UTILITY PLAN
P0.0 SCALE: 1/4" = 1'-0"



GENERAL NOTES:

- A. CONTRACTOR SHALL COORDINATE WITH AN UNDERGROUND LOCATING SERVICE PRIOR TO COMMENCING WORK. COORDINATE WITH OTHER SITE DISCIPLINES.
- B. ROUTE CONDUITS IN COMMON TRENCH WHERE POSSIBLE REFER TO TRENCHING DETAIL.
- C. SEE ARCHITECTURAL AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- D. SITE LIGHTING AND UTILITY EQUIPMENT SHOWN IN APPROXIMATE LOCATION. COORDINATE EXACT LOCATION WITH CIVIL DRAWINGS, PROPERTY LINES, AND UTILITY COMPANIES PRIOR TO ROUGH-IN.
- E. PROVIDE PULL-LINE IN ALL EMPTY CONDUITS.

KEYED NOTES:

- # SYMBOL USED FOR NOTE CALLOUT.
- 1. (1 1/4" CONDUIT FOR PHONE SERVICE, (1/2" CONDUIT FOR CATV SERVICE AND (1 1/4" CONDUIT FOR FIBER OPTIC CABLE SERVICE. COORDINATE INSTALLATIONS REQUIREMENTS WITH UTILITIES. STUB CONDUITS 12" ABOVE FLOOR AT TT'B AND STUB CONDUITS TO NEAREST TELEPHONE UTILITY PEDESTAL. COORDINATE UTILITY LOCATION PRIOR TO ROUGH-IN. PROVIDE CONDUIT AS REQUIRED. MARK LOCATION WITH MONUMENT MARKER. PROVIDE PULL-LINE WITH EACH CONDUIT.
- 2. PAD MOUNTED TRANSFORMER AND PAD BY IDAHO POWER COMPANY. MAINTAIN REQUIRED CLEARANCES.
- 3. UNDERGROUND SECONDARY BY IDAHO POWER COMPANY. COORDINATE INSTALLATION WITH IDAHO POWER.
- 4. IDAHO POWER SECONDARY JUNCTION BOX INSTALLED BY IDAHO POWER. COORDINATE INSTALLATION WITH IDAHO POWER.
- 5. EXISTING COX FIBER OPTIC CABINET TO REMAIN. COORDINATE TERMINATION WITH COX COMMUNICATIONS.
- 6. EXISTING CENTURY LINK PEDESTAL TO REMAIN. COORDINATE TERMINATION WITH CENTURY LINK.
- 7. EXISTING CENTURY LINK PEDESTAL
- 8. EXISTING IDAHO POWER SECONDARY JUNCTION BOX TO REMAIN. PROTECT DURING CONSTRUCTION.
- 9. CITY OF KETCHUM STANDARD STREET LIGHT: SOLARONE RFS INSTALLED BY ELECTRICAL CONTRACTOR. COORDINATE INSTALLATION REQUIREMENTS WITH DALE CURTIS, DIRECTOR OF SALES (208) 473-2709.

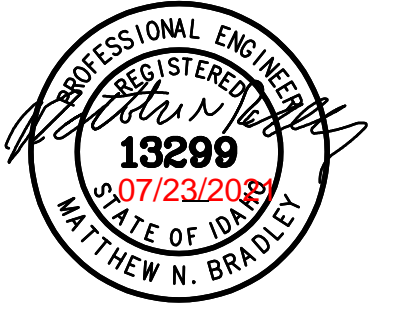


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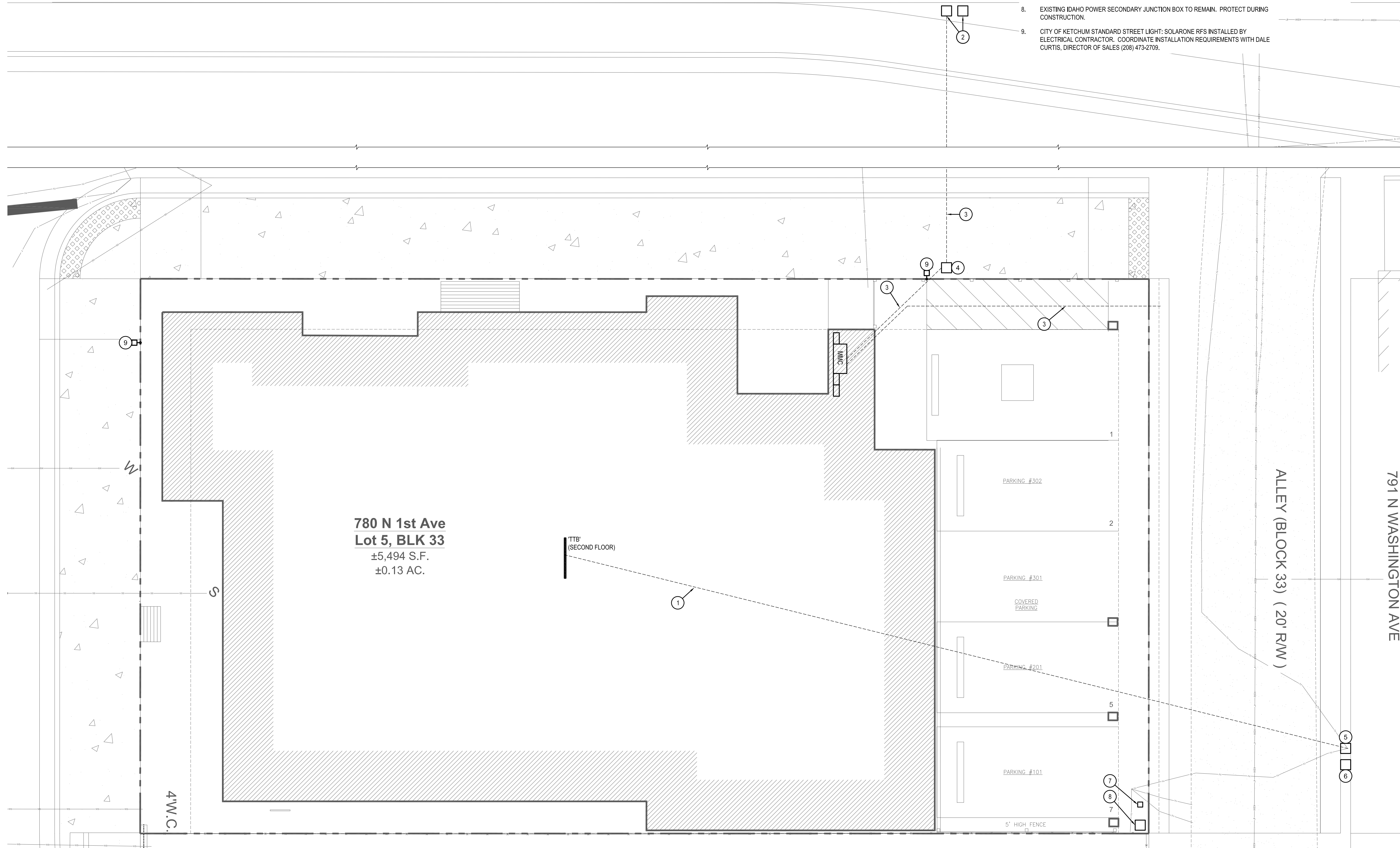
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THE LOFTS @ 780 1st AVE

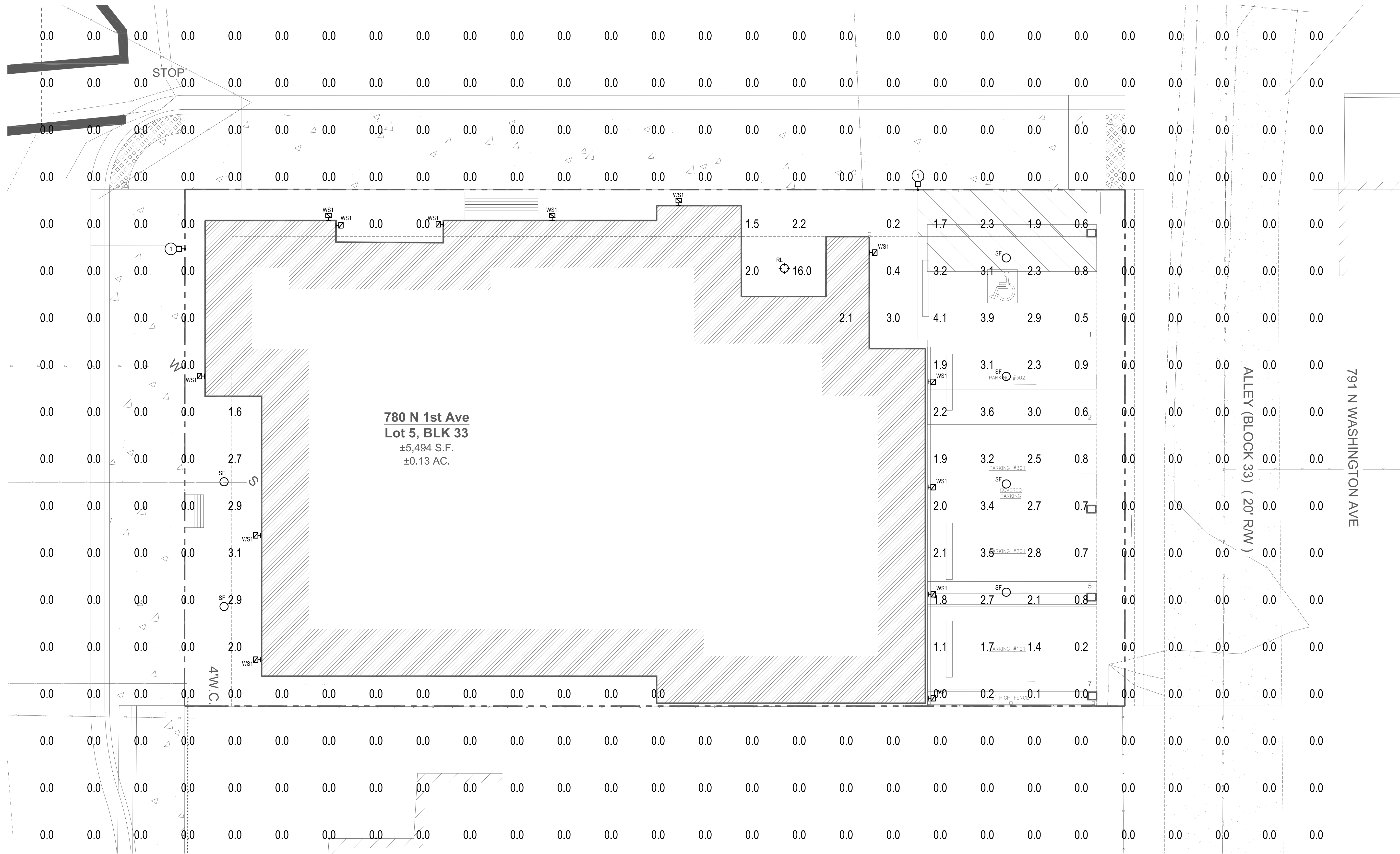
780 1st AVENUE,
 KETCHUM, IDAHO

ELECTRICAL SITE PLAN

E 1.0
 CATEGORY SEQUENCE



1 ELECTRICAL SITE PLAN
 E1.0 SCALE: 1" = 5'



**780 N 1st Ave
 Lot 5, BLK 33**
 ±5,494 S.F.
 ±0.13 AC.

1 SITE PHOTOMETRY PLAN
 E1.1 SCALE: 1" = 5'

KEYED NOTES:

- # SYMBOL USED FOR NOTE CALLOUT.
- 1. CITY OF KETCHUM STANDARD STREET LIGHT; SOLARONE RFS INSTALLED BY ELECTRICAL CONTRACTOR. COORDINATE INSTALLATION REQUIREMENTS WITH DALE CURTIS, DIRECTOR OF SALES (208) 473-2709.

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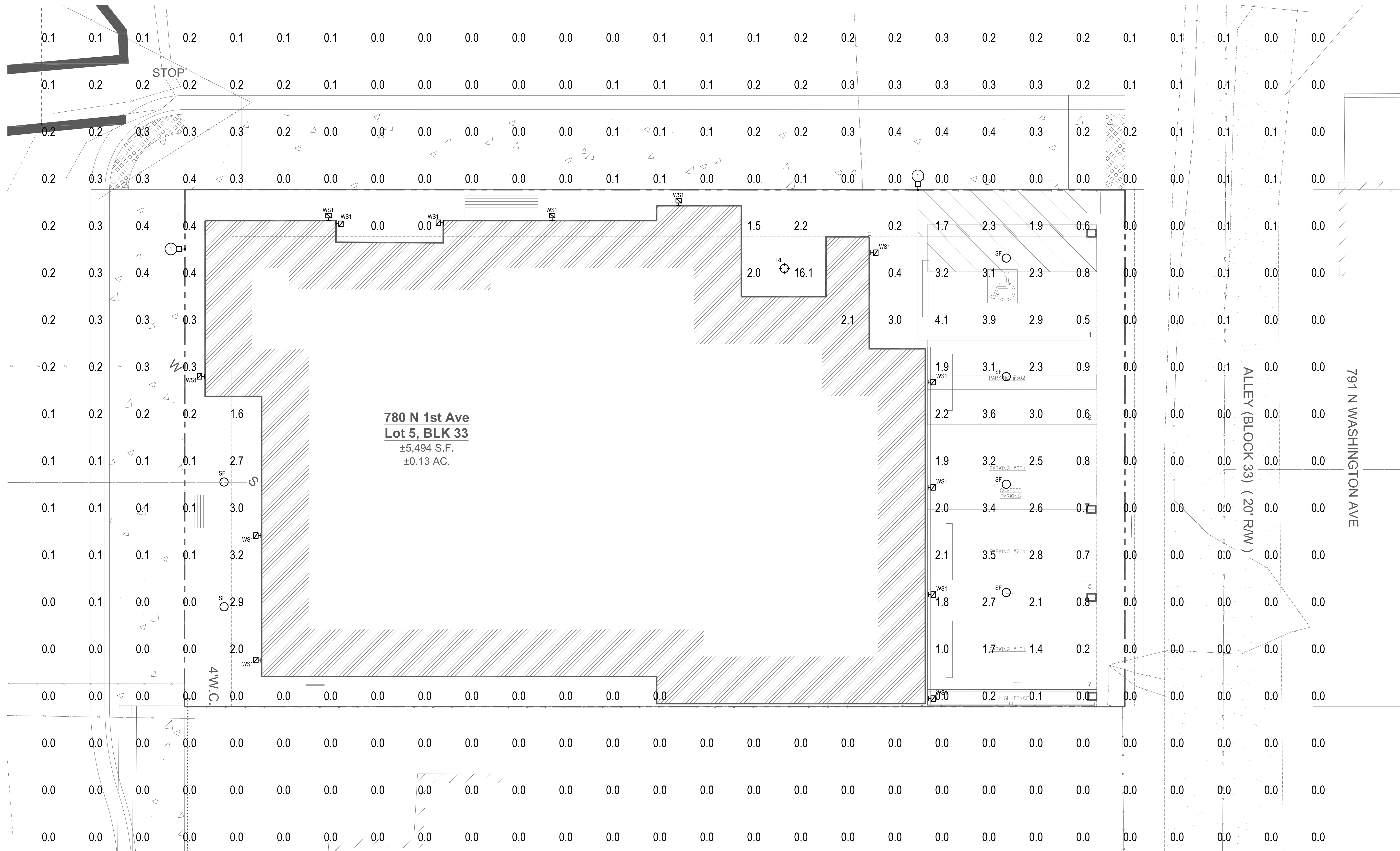
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**THE LOFTS @
 780 1st AVE**

780 1st AVENUE,
 KETCHUM, IDAHO

**SITE
 PHOTOMETRY PLAN**

E 1.1
 CATEGORY SEQUENCE



**780 N 1st Ave
 Lot 5, BLK 33**
 ±5,494 S.F.
 ±0.13 AC.

1 SITE PHOTOMETRY PLAN WITH STREET LIGHTS
 E1.2 SCALE: 1" = 5'

KEYED NOTES:

- # SYMBOL USED FOR NOTE CALLOUT.
- 1. CITY OF KETCHUM STANDARD STREET LIGHT: SOLARONE RFS INSTALLED BY ELECTRICAL CONTRACTOR. COORDINATE INSTALLATION REQUIREMENTS WITH DALE CURTIS, DIRECTOR OF SALES (208) 473-2709.

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**THE LOFTS @
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780 1st AVENUE,
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**SITE
 PHOTOMETRY PLAN**

E 1.2
 CATEGORY SEQUENCE



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LED recessed ceiling downlight - narrow beam

BEGA

Application
 Designed for down lighting stairwells, canopies, passages, and other interior and exterior locations featuring a symmetrical narrow beam light distribution.

Materials
 Luminaire housing constructed of die cast marine grade, copper free (60.5% copper content) A380.0 aluminum alloy
 Clear safety glass
 Reflector made of pure anodized aluminum
 High temperature silicone gasket
 Stainless steel screw clamp
 Concealed steel rough in ceiling pan with through wiring box
 NRTL listed to North American Standards, suitable for wet locations
 Protection class IP65
 Weight: 1.4 lbs

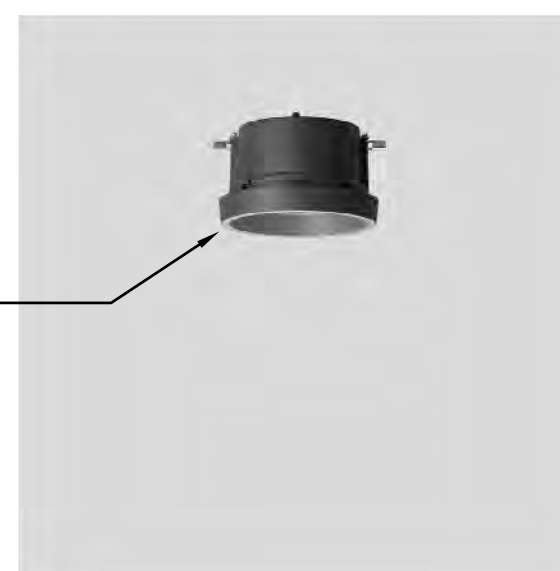
Electrical
 Operating voltage 120-277VAC
 Minimum start temperature -20°C
 LED module wattage 12.7W
 System wattage 16.5W
 Controllability 0-10V dimming down to 0.1%
 Color rendering index Ra > 90
 Luminaire lumens 1070 lumens (8000K)
 Lifetime at Ta = 15°C 360,000 h (L70)
 Lifetime at Ta = 35°C 270,000 h (L70)

LED color temperature
 4000K - Product number = K4
 5000K - Product number = K5
 5000K - Product number = K5 (EXPRESS)
 2700K - Product number = R27

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) PAL:
 Bronze (BRZ) Silver (SLV) GUS:



LED recessed ceiling downlight - narrow beam

LED	β	A	B	C
8828S	12.7°W	1.7"	0.9"	3 1/8"

β - Beam angle
 BEGA 1000 BEGA Way, Chippewa, CA 95013 (925) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaires data are subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com or copyright BEGA 2019

LED ceiling mounted downlight - wide beam

BEGA

Application
 This compact LED ceiling mounted downlight is designed for down lighting stairwells, canopies, passages, and other interior and exterior locations featuring a symmetrical wide beam light distribution.

Materials
 Luminaire housing constructed of die cast marine grade, copper free (60.5% copper content) A380.0 aluminum alloy
 Clear safety glass
 Reflector made of pure anodized aluminum
 High temperature silicone gasket
 NRTL listed to North American Standards, suitable for wet locations
 Protection class IP65
 Weight: 2.2 lbs

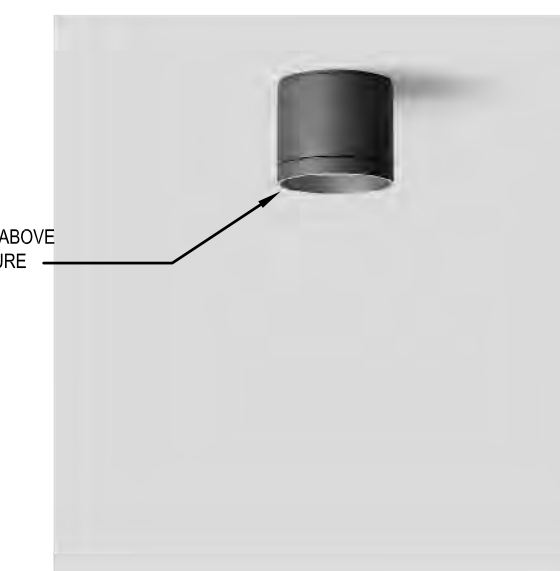
Electrical
 Operating voltage 120-277VAC
 Minimum start temperature -30°C
 LED module wattage 4.9W
 System wattage 7.1W
 Controllability 0-10V dimmable
 Color rendering index Ra > 90
 Luminaire lumens 582 lumens (8000K)
 Lifetime at Ta = 15°C >500,000 h (L70)
 Lifetime at Ta = 40°C 450,000 h (L70)

LED color temperature
 4000K - Product number = K4
 5000K - Product number = K5
 5000K - Product number = K5 (EXPRESS)
 2700K - Product number = R27

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) PAL:
 Bronze (BRZ) Silver (SLV) GUS:



LED ceiling mounted downlight - wide beam

LED	β	A	B	C
8877	4.9°W	90"	0	4 1/8"

β - Beam angle
 BEGA 1000 BEGA Way, Chippewa, CA 95013 (925) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaires data are subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com or copyright BEGA 2019

LED recessed wall - directed light

BEGA

Application
 Designed for low mounting heights for interior and exterior locations, the asymmetrical distribution provides light in a forward orientation and is suitable for lighting ground surfaces, building entrances, and stairways.

Materials
 Luminaire housing and fasciole constructed of die cast marine grade, copper free (60.5% copper content) A380.0 aluminum alloy
 Clear safety glass
 Reflector made of pure anodized aluminum
 High temperature silicone gasket
 Mechanically captive stainless steel fasteners
 Stainless steel screw clamp
 Painted aluminum installation housing
 NRTL listed to North American Standards, suitable for wet locations
 Protection class IP45
 Weight: 0.8 lbs

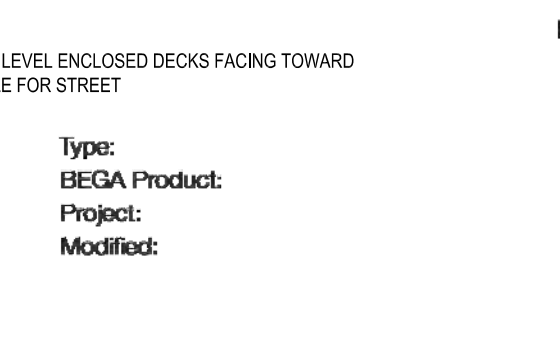
Electrical
 Operating voltage 24VDC (remote power supply req.)
 LED module wattage 2.1W
 System wattage 3.1W
 Controllability Ra > 80
 Color rendering index Ra > 80
 Luminaire lumens 43 lumens (8000K)
 Lifetime at Ta = 25°C 50,000 h (L70)

LED color temperature
 4000K - Product number = K4
 5000K - Product number = K5
 5000K - Product number = K5 (EXPRESS)
 2700K - Product number = R27

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) PAL:
 Bronze (BRZ) Silver (SLV) GUS:



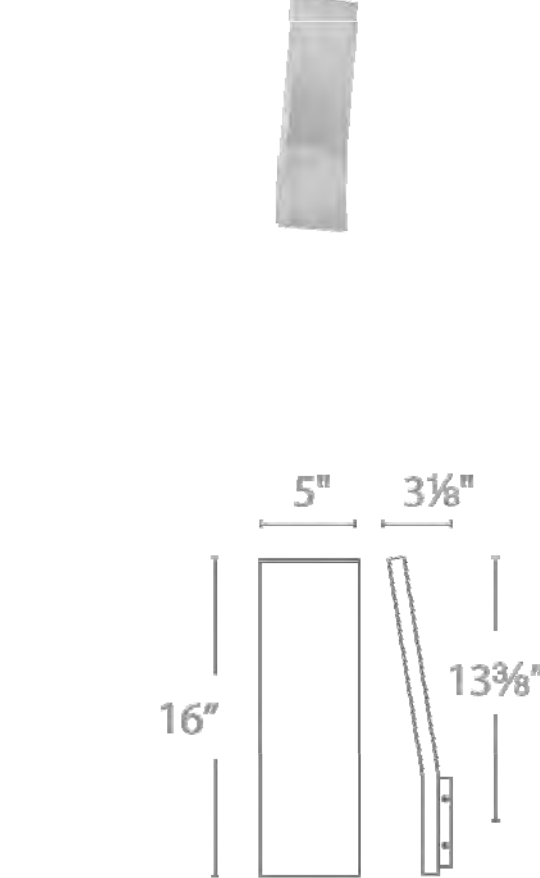
LED recessed wall - directed light

LED	β	A	B	C
22280	2.1°W	3 1/8"	3 1/8"	4"

β - Beam angle
 BEGA 1000 BEGA Way, Chippewa, CA 95013 (925) 684-0533 info@bega-us.com

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Blade WS-W11716



Blade WS-W11716

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Diffused Lumens
<input type="checkbox"/> WS-W11716 10"	3000K	2 AL Brushed Aluminum	15.2W	1112	893
<input type="checkbox"/> WS-W11716 10"	5000K	2 BR Black	15.2W	1112	893

Example: WS-W11716-BK
 *For 277V special order, add an "S" before the finish: WS-W11716-S-BK

For custom requests please contact custom@modernforms.com

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 Central Distribution Center: 1600 Distribution Ct., Idaho Springs, CO, 80432
 Western Distribution Center: 1750 Archibald Avenue, Ontario, CA 91760

MODERN FORMS

Project:	Location:	Fixture Type:	Catalog Number:

AVAILABLE FINISHES:

<input type="checkbox"/> Black (BLK)	<input type="checkbox"/> White (WHT)	<input type="checkbox"/> PAL:
<input type="checkbox"/> Bronze (BRZ)	<input type="checkbox"/> Silver (SLV)	<input type="checkbox"/> GUS:

REVISION DATE REV #1 06/09/21

REVISION	DATE	DESCRIPTION
D. REVIEW	07/16/21	
PRE-AP #4	07/01/21	
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PROGRESS	04/30/21	
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CHECKED BY	MNB	
DATE	03/31/21	
JOB NO.	1077	

THE LOFTS @ 780 1st AVE

780 1st AVENUE,
 KETCHUM, IDAHO

EXTERIOR LIGHTING CUTSHEETS

E 1.3
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GENERAL LIGHTING NOTES:

A. REFER TO ARCHITECTS LIGHTING PLAN FOR DIMENSIONAL LIGHTING LAYOUT.



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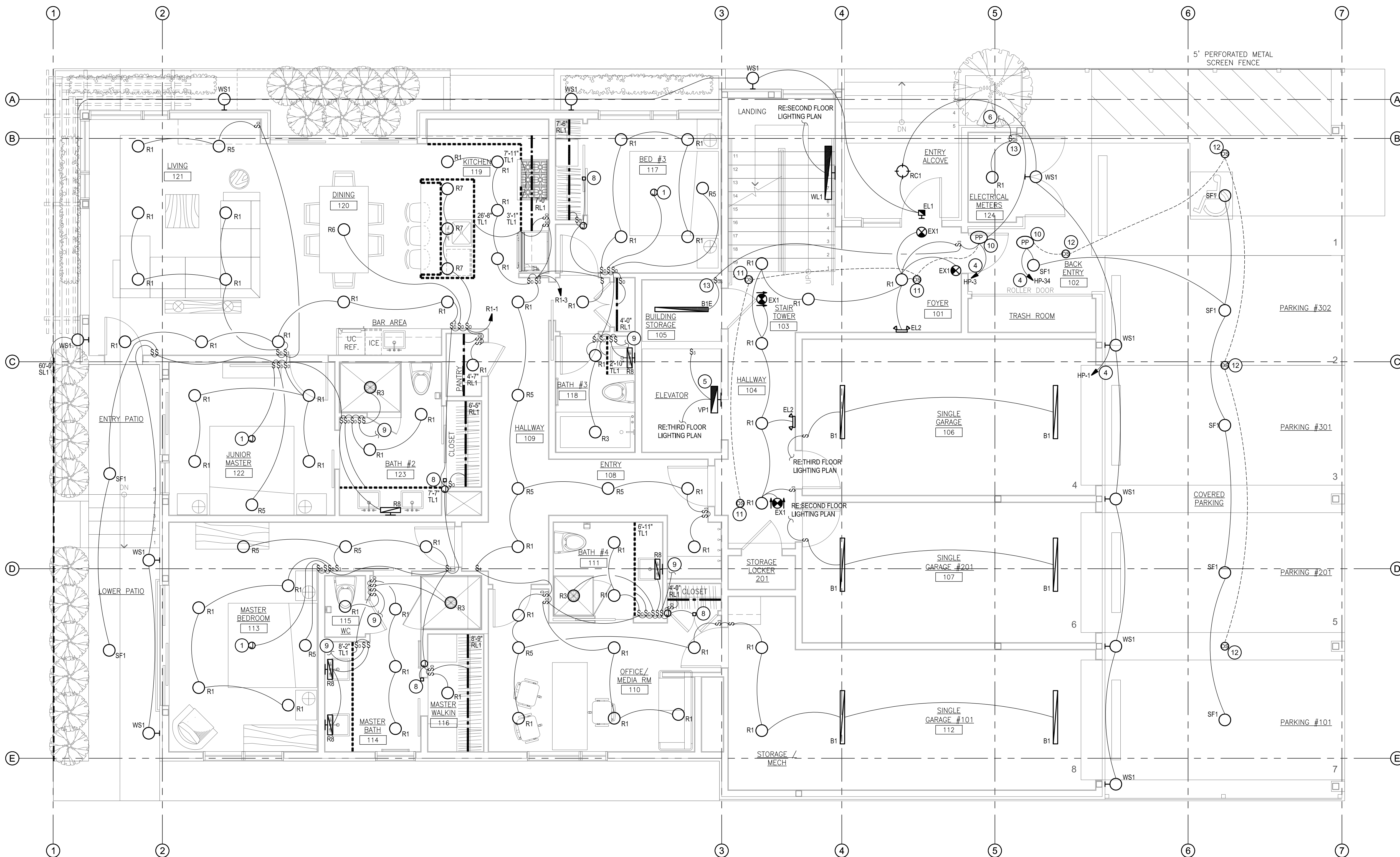
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 KETCHUM, ID 83343

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KEYED NOTES:

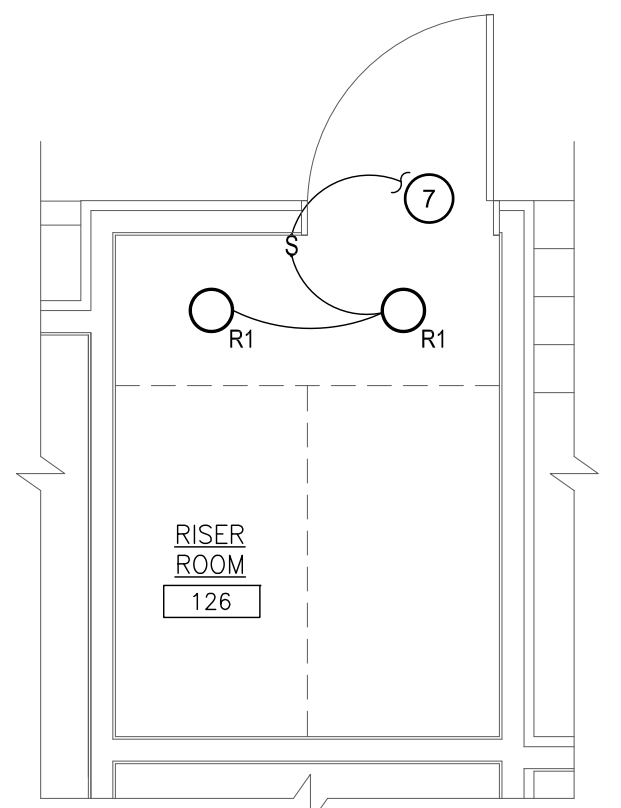
SYMBOL USED FOR NOTE CALLOUT.

1. PROVIDE A J-BOX THAT IS RATED FOR A CEILING FAN. COORDINATE WITH OWNER PRIOR TO ROUGH-IN.
2. PROVIDE SWITCH FOR CEILING FAN. PROVIDE CONDUCTORS TO FAN JUNCTION BOX AS REQUIRED. COORDINATE WITH OWNER PRIOR TO ROUGH-IN.
3. LIGHTING CONTROL PANEL. RE: LIGHTING CONTROL ZONE SCHEDULE.
4. ROUTE CIRCUIT THROUGH LIGHTING CONTROL PANEL. RE: LIGHTING CONTROL ZONE SCHEDULE DWG E6.0.
5. MOUNT FIXTURE AND ASSOCIATED SWITCH ABOVE THE LOWEST LEVEL OF ENTRY INTO THE ELEVATOR PIT.
6. TO FIRE RISER ROOM 126.
7. TO STORAGE LOCKER 125.
8. INSTALL CLASS 2 MAGNETIC DOOR SWITCH. FUNCTIONAL DEVICES CLC106 OR EQUAL FOR CLOSET DOORS.
9. TO EXHAUST FAN, SEE DRAWING E3.0.
10. INSTALL POWER PACK COMPATIBLE WITH OCCUPANCY SENSOR.
11. INSTALL SMALL MOTION, SINGLE TECHNOLOGY, LOW VOLTAGE OCCUPANCY SENSOR. INTERCONNECT WITH LOW VOLTAGE CABLE. SEE MANUFACTURERS INSTALLATION MANUAL.
12. INSTALL SMALL MOTION, SINGLE TECHNOLOGY, LOW VOLTAGE, LOW TEMP. HIGH HUMIDITY OCCUPANCY SENSOR. INTERCONNECT WITH LOW VOLTAGE CABLE. SEE MANUFACTURERS INSTALLATION MANUAL.
13. INSTALL SINGLE TECHNOLOGY OCCUPANCY SENSOR.



1 FIRST FLOOR LIGHTING PLAN
 E2.0 SCALE: 1/4" = 1'-0"

2 FIRE RISER ROOM LIGHTING PLAN
 E2.0 SCALE: 1/4" = 1'-0"



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THE LOFTS @ 780 1st AVE

780 1st AVENUE,
 KETCHUM, IDAHO

FIRST FLOOR LIGHTING PLAN

E 2.0
 CATEGORY SEQUENCE

GENERAL LIGHTING NOTES:

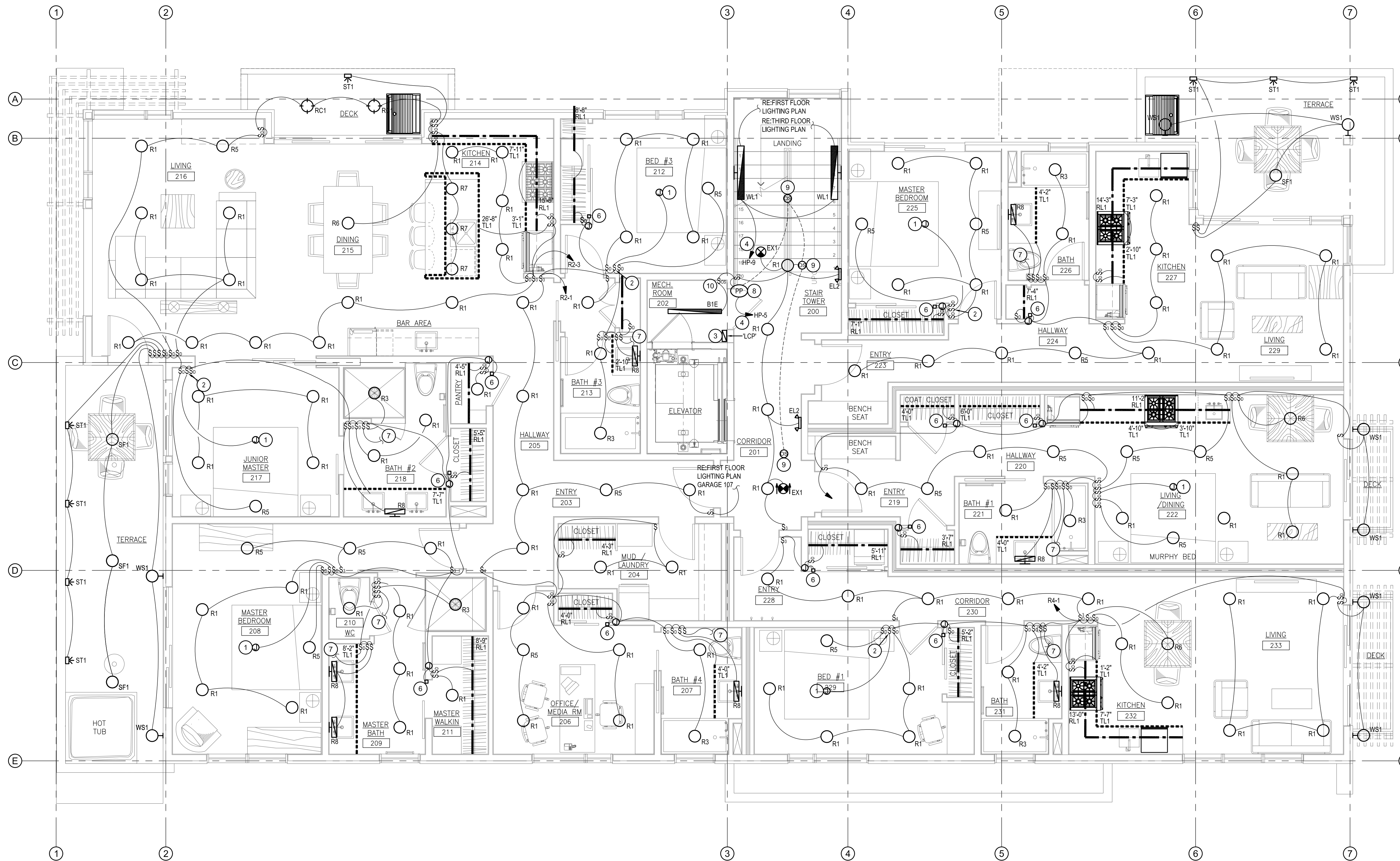
A. REFER TO ARCHITECTS LIGHTING PLAN FOR DIMENSIONAL LIGHTING LAYOUT.

KEYED NOTES:

SYMBOL USED FOR NOTE CALLOUT.

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2. PROVIDE SWITCH FOR CEILING FAN. PROVIDE CONDUCTORS TO FAN JUNCTION BOX AS REQUIRED. COORDINATE WITH OWNER PRIOR TO ROUGH-IN.
3. LIGHTING CONTROL PANEL. RE: LIGHTING CONTROL ZONE SCHEDULE.
4. ROUTE CIRCUIT THROUGH LIGHTING CONTROL PANEL. RE: LIGHTING CONTROL ZONE SCHEDULE DWG E6.0.
5. MOUNT FIXTURE AND ASSOCIATED SWITCH ABOVE THE LOWEST LEVEL OF ENTRY INTO THE ELEVATOR PIT.
6. INSTALL CLASS 2 MAGNETIC DOOR SWITCH. FUNCTIONAL DEVICES CLC106 OR EQUAL FOR CLOSET DOORS.
7. TO EXHAUST FAN, SEE DRAWING E3.0.
8. INSTALL POWER PACK COMPATIBLE WITH OCCUPANCY SENSOR.
9. INSTALL SMALL MOTION, SINGLE TECHNOLOGY, LOW VOLTAGE OCCUPANCY SENSOR. INTERCONNECT WITH LOW VOLTAGE CABLE. SEE MANUFACTURERS INSTALLATION MANUAL.
10. INSTALL SINGLE TECHNOLOGY OCCUPANCY SENSOR.

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1 SECOND FLOOR LIGHTING PLAN
 E2.1 SCALE: 1/4" = 1'-0"

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THE LOFTS @ 780 1st AVE

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SECOND FLOOR LIGHTING PLAN

E 2.1
 CATEGORY SEQUENCE

GENERAL LIGHTING NOTES:

A. REFER TO ARCHITECTS LIGHTING PLAN FOR DIMENSIONAL LIGHTING LAYOUT.

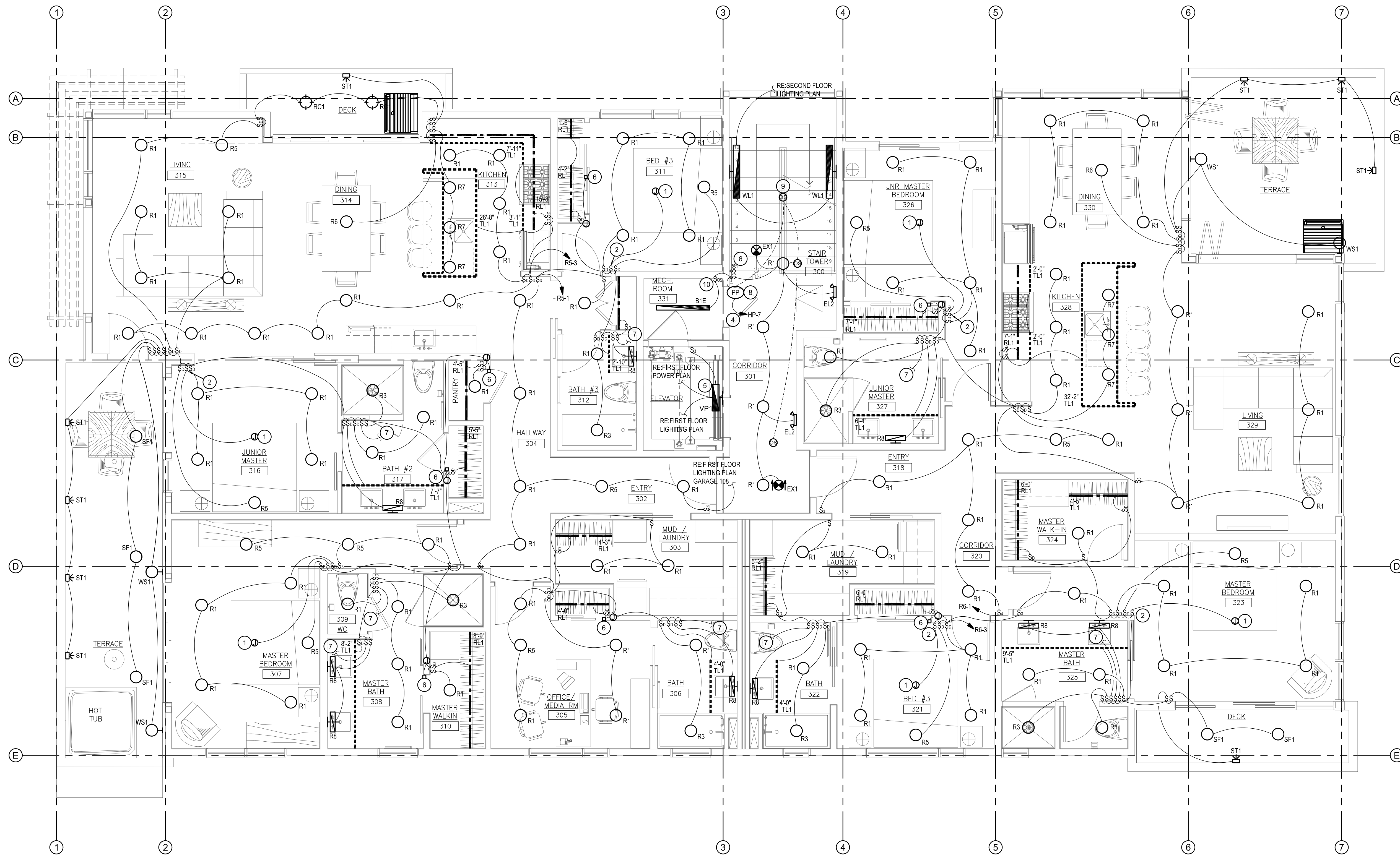
KEYED NOTES:

SYMBOL USED FOR NOTE CALLOUT.

1. PROVIDE A J-BOX THAT IS RATED FOR A CEILING FAN. COORDINATE WITH OWNER PRIOR TO ROUGH-IN.
2. PROVIDE SWITCH FOR CEILING FAN. PROVIDE CONDUCTORS TO FAN JUNCTION BOX AS REQUIRED. COORDINATE WITH OWNER PRIOR TO ROUGH-IN.
3. LIGHTING CONTROL PANEL. RE: LIGHTING CONTROL ZONE SCHEDULE.
4. ROUTE CIRCUIT THROUGH LIGHTING CONTROL PANEL. RE: LIGHTING CONTROL ZONE SCHEDULE DWG E6.0.
5. MOUNT FIXTURE AND ASSOCIATED SWITCH ABOVE THE LOWEST LEVEL OF ENTRY INTO THE ELEVATOR PIT.
6. INSTALL CLASS 2 MAGNETIC DOOR SWITCH. FUNCTIONAL DEVICES CLC106 OR EQUAL FOR CLOSET DOORS.
7. CONNECT TO EXHAUST FAN, SEE DRAWING E3.0.
8. INSTALL POWER PACK COMPATIBLE WITH OCCUPANCY SENSOR.
9. INSTALL SMALL MOTION, SINGLE TECHNOLOGY, LOW VOLTAGE OCCUPANCY SENSOR. INTERCONNECT WITH LOW VOLTAGE CABLE. SEE MANUFACTURERS INSTALLATION MANUAL.
10. INSTALL SINGLE TECHNOLOGY OCCUPANCY SENSOR.

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1 THIRD FLOOR LIGHTING PLAN
 E2.2 SCALE: 1/4" = 1'-0"

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PROGRESS	04/30/21	
100% DD	04/07/21	
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**THE LOFTS @
 780 1st AVE**

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 KETCHUM, IDAHO

**THIRD FLOOR
 LIGHTING PLAN**

E 2.2
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GENERAL LIGHTING NOTES:

A. REFER TO ARCHITECTS LIGHTING PLAN FOR DIMENSIONAL LIGHTING LAYOUT.



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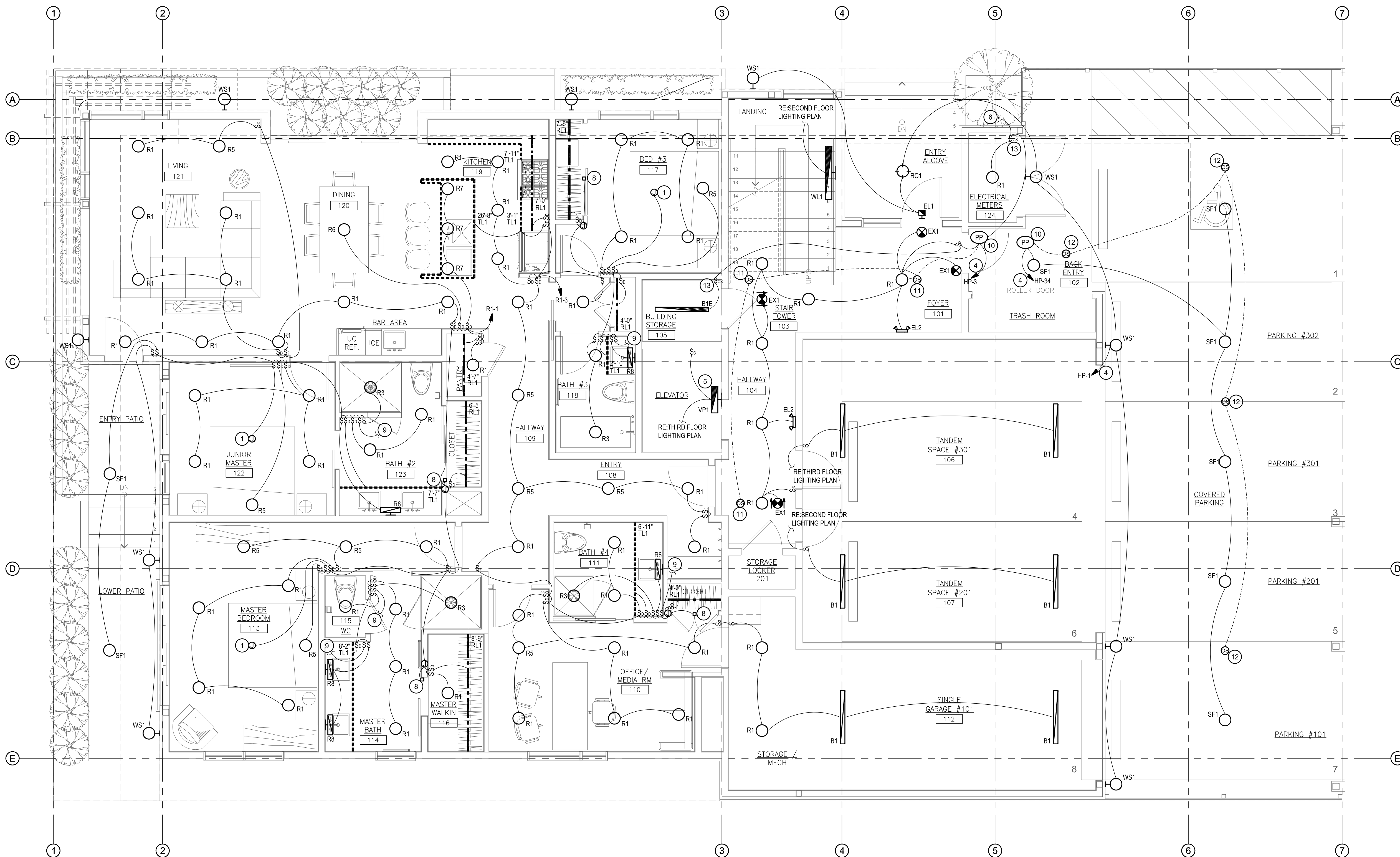
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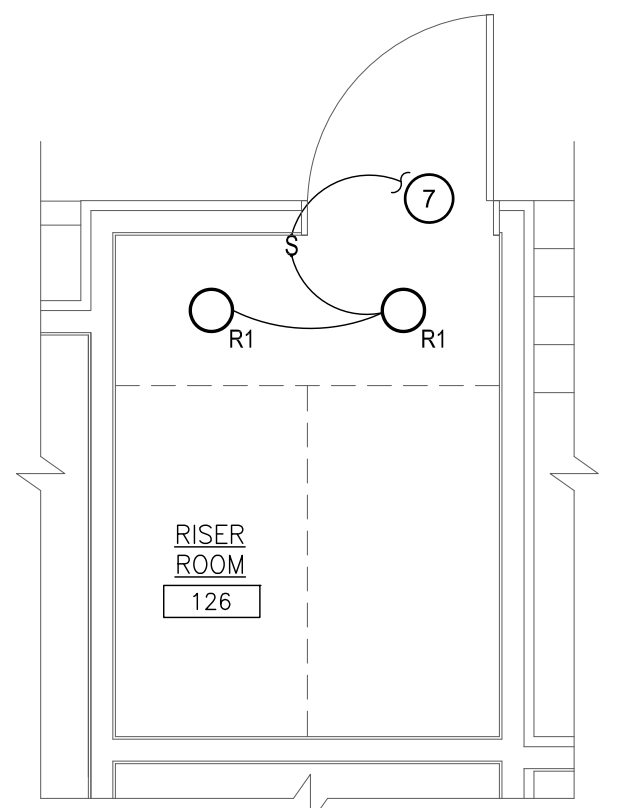
KEYED NOTES:

SYMBOL USED FOR NOTE CALLOUT.

1. PROVIDE A J-BOX THAT IS RATED FOR A CEILING FAN. COORDINATE WITH OWNER PRIOR TO ROUGH-IN.
2. PROVIDE SWITCH FOR CEILING FAN. PROVIDE CONDUCTORS TO FAN JUNCTION BOX AS REQUIRED. COORDINATE WITH OWNER PRIOR TO ROUGH-IN.
3. LIGHTING CONTROL PANEL. RE: LIGHTING CONTROL ZONE SCHEDULE.
4. ROUTE CIRCUIT THROUGH LIGHTING CONTROL PANEL. RE: LIGHTING CONTROL ZONE SCHEDULE DWG E6.0.
5. MOUNT FIXTURE AND ASSOCIATED SWITCH ABOVE THE LOWEST LEVEL OF ENTRY INTO THE ELEVATOR PIT.
6. TO FIRE RISER ROOM 126.
7. TO STORAGE LOCKER 125.
8. INSTALL CLASS 2 MAGNETIC DOOR SWITCH. FUNCTIONAL DEVICES CLC106 OR EQUAL FOR CLOSET DOORS.
9. TO EXHAUST FAN, SEE DRAWING E3.0.
10. INSTALL POWER PACK COMPATIBLE WITH OCCUPANCY SENSOR.
11. INSTALL SMALL MOTION, SINGLE TECHNOLOGY, LOW VOLTAGE OCCUPANCY SENSOR. INTERCONNECT WITH LOW VOLTAGE CABLE. SEE MANUFACTURERS INSTALLATION MANUAL.
12. INSTALL SMALL MOTION, SINGLE TECHNOLOGY, LOW VOLTAGE, LOW TEMP. HIGH HUMIDITY OCCUPANCY SENSOR. INTERCONNECT WITH LOW VOLTAGE CABLE. SEE MANUFACTURERS INSTALLATION MANUAL.
13. INSTALL SINGLE TECHNOLOGY OCCUPANCY SENSOR.



1 FIRST FLOOR LIGHTING PLAN
E2.0 SCALE: 1/4" = 1'-0"



2 FIRE RISER ROOM LIGHTING PLAN
E2.0 SCALE: 1/4" = 1'-0"

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THE LOFTS @ 780 1st AVE

780 1st AVENUE,
KETCHUM, IDAHO

FIRST FLOOR LIGHTING PLAN

E 2.0
CATEGORY SEQUENCE

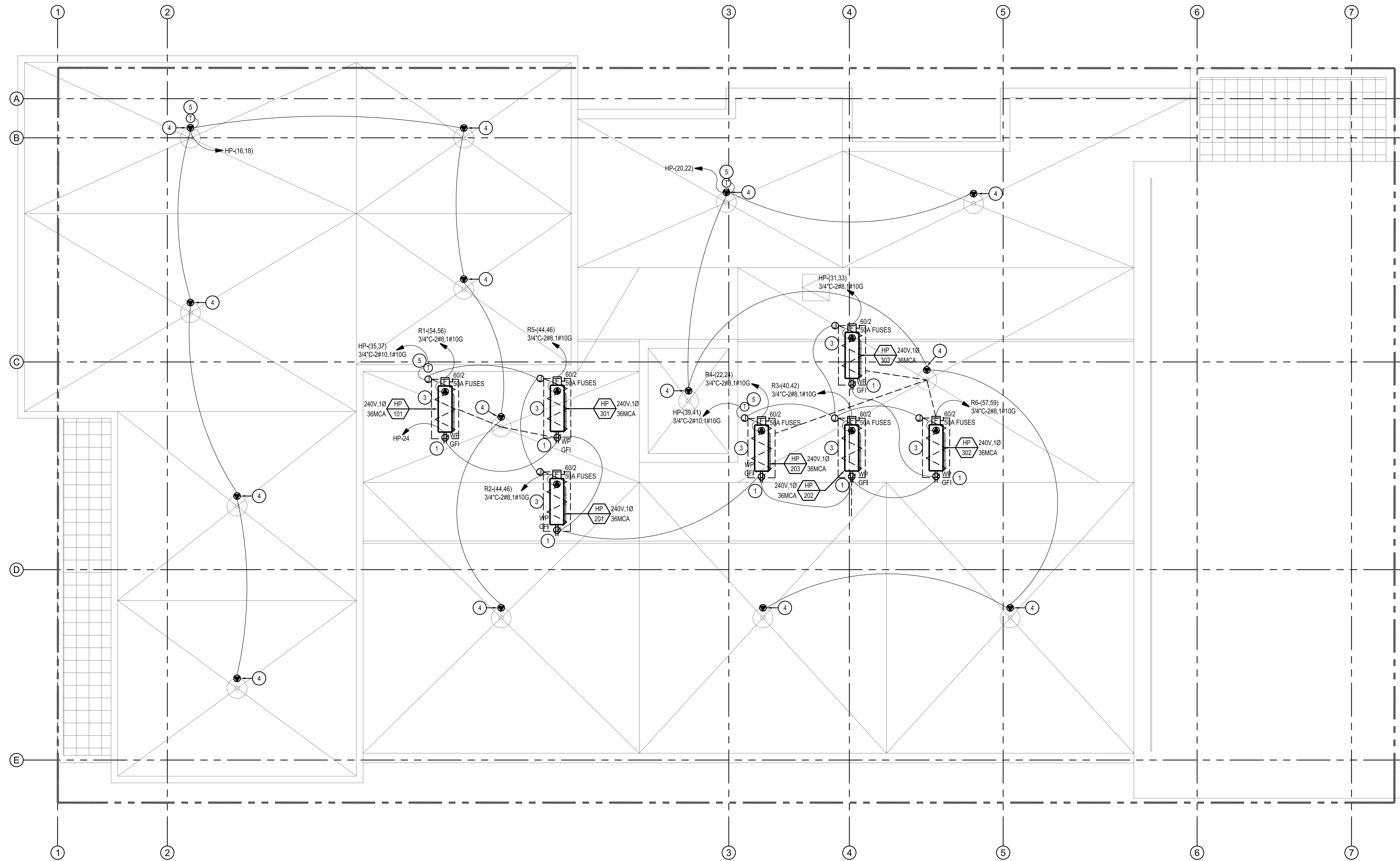
KEYED NOTES:

SYMBOL USED FOR NOTE CALLOUT.

1. MOUNT RECEPTACLE ON RIGID CONDUIT 12" ABOVE ROOF DECK OR ON MECHANICAL UNIT WHERE APPLICABLE.
2. FIELD COORDINATE DISCONNECT AND EQUIPMENT LOCATION WITH MECHANICAL CONTRACTOR TO MAINTAIN ALL REQUIRED CLEARANCES.
3. PROVIDE AND INSTALL HEAT TAPE TO COVER THE AREA INDICATED AROUND THE BASE OF EACH OF THE HEAT PUMPS THEN TO THE NEAREST ROOF DRAIN. COORDINATE WITH MECHANICAL CONTRACTOR. UTILIZE RECHHEIM ICESSTOP 12WFT OR EQUAL HEAT TAPE. PROVIDE PENTAIR AMC-1A FOR EACH CIRCUIT.
4. CONNECTION FOR ROOF DRAIN HEAT TAPE. INSTALL HEAT TAPE AROUND ROOF DRAIN AND OVERFLOW DRAIN DOWNSPOUT. EXTEND HEAT TAPE 4' DOWN THE DRAIN PIPE INTO BUILDING ENVELOPE. WHERE DRAIN DOES NOT ENTER BUILDING ENVELOPE, INSTALL HEAT TAPE DOWN DRAIN TO GRADE. MAKE ALL CONNECTIONS. RE: HEAT TAPE CABLING DETAIL.
5. INSTALL HEAT TRACE THERMOSTAT 12" ABOVE ROOF DECK ON RIGID CONDUIT, NVENT AMC-1A OR EQUAL.

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1 ROOF MECHANICAL POWER PLAN
 E3.3 SCALE: 1/4" = 1'-0"

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THE LOFTS @ 780 1st AVE

780 1st AVENUE,
 KETCHUM, IDAHO

ROOF MECHANICAL POWER PLAN

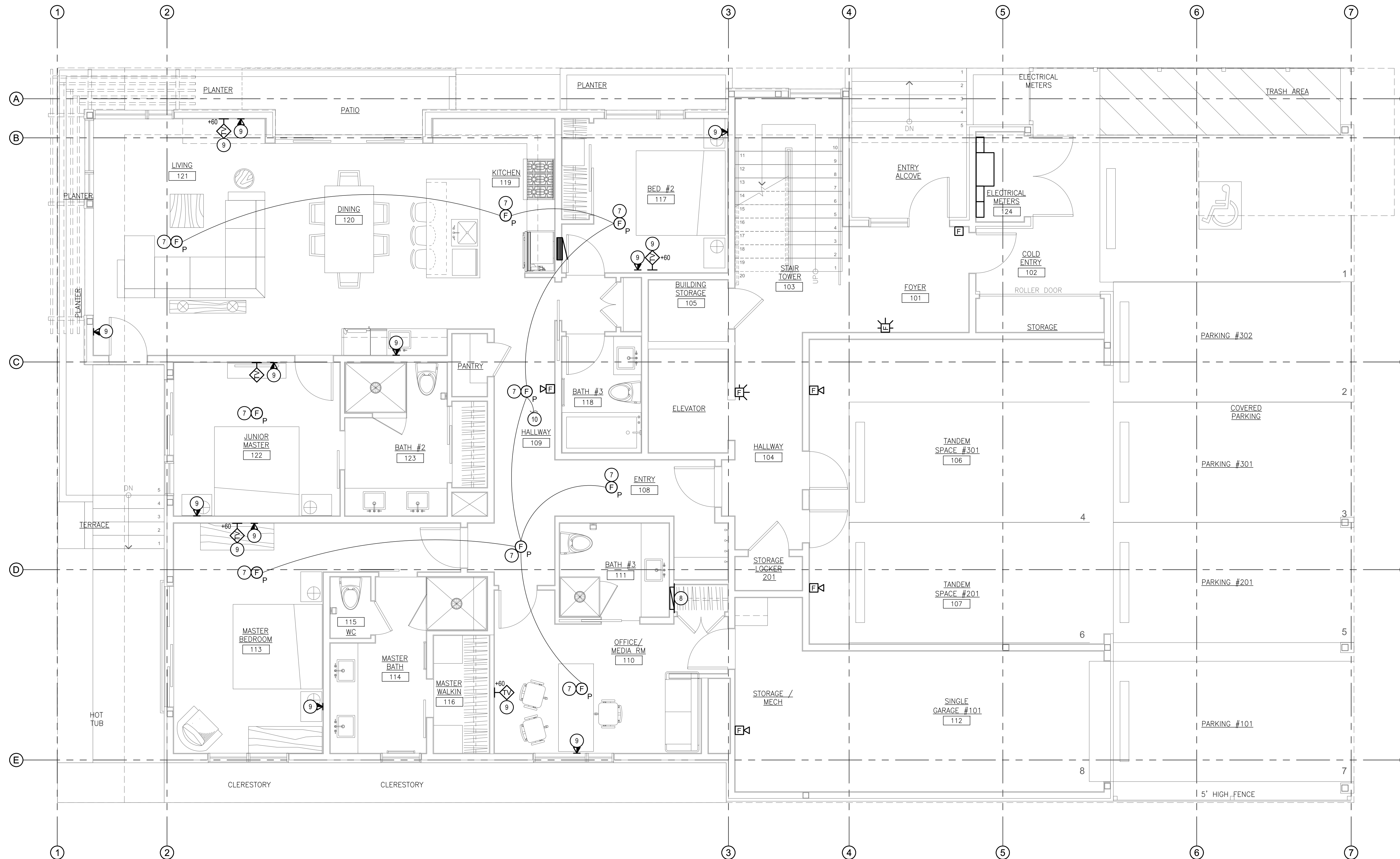
E 3.3
 CATEGORY SEQUENCE



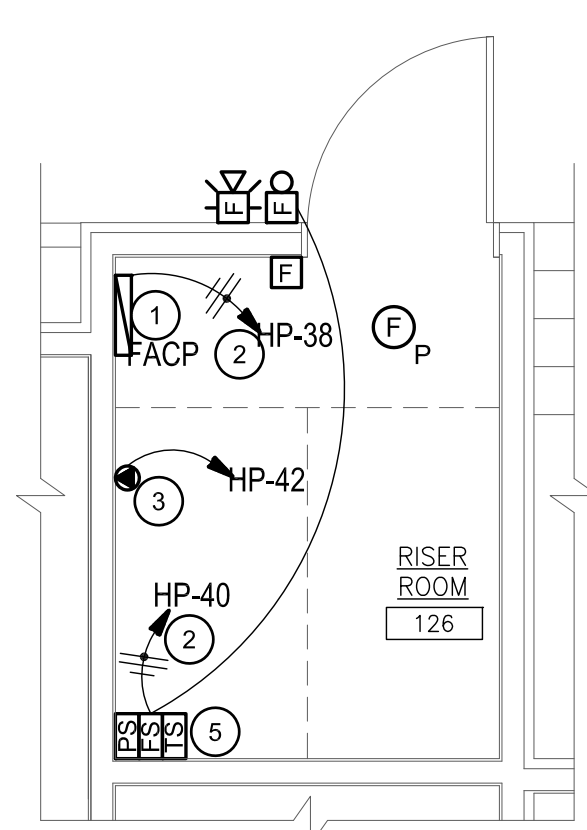
KEYED NOTES:

SYMBOL USED FOR NOTE CALLOUT.

1. FIRE ALARM CONTROL PANEL.
2. PROVIDE RED HANDLED, LOCKOUT TYPE CIRCUIT BREAKER IN PANEL AT POSITION INDICATED.
3. CONNECTION FOR DRY SYSTEM COMPRESSOR. COORDINATE WITH FIRE SPRINKLER CONTRACTOR.
4. TELEPHONE TERMINAL BOARD. RETELEPHONE TERMINAL BOARD DETAIL. PROVIDE 2 DEDICATED PHONE LINES TO FACP.
5. COORDINATE QUANTITY OF TAMPER SWITCHES, FLOW SWITCHES AND PRESSURE SWITCHES WITH FIRE SPRINKLER CONTRACTOR. PROVIDE ALL REQUIRED MONITOR MODULES.
6. CONNECTION FOR DRY SYSTEM COMPRESSOR. COORDINATE WITH SPRINKLER CONTRACTOR.
7. STAND ALONE 120 VOLT COMBINATION CARBON MONOXIDE/SMOKE DETECTOR WITH INTEGRAL SOUNDER CONNECTED SUCH THAT ALL DETECTORS IN EACH INDIVIDUAL UNIT ALARM WHEN ONE DEVICE HAS AN ALARM CONDITION.
8. FLUSH MOUNTED STRUCTURED WIRING PANEL. PROVIDE (1)1" CONDUIT WITH (2)RG6 AND (2)CAT5E TO NEAREST TTB. PROVIDE ALL TERMINATIONS AND TESTING.
9. PROVIDE AND INSTALL 3/4" ENT FROM EACH DEVICE WITH (1)BLUE CAT6 FOR DATA, (1)WHITE CAT6 FOR PHONE AND (1)RG6 TO THE STRUCTURED WIRING PANEL.
10. DOWN TO HALLWAY RECEPTACLE.



1 FIRST FLOOR SPECIAL SYSTEMS PLAN
 E5.0 SCALE: 1/4" = 1'-0"



2 FIRE RISER ROOM SPECIAL SYSTEMS PLAN
 E2.0 SCALE: 1/4" = 1'-0"

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PERMIT SUBMITTAL	09/22/21
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**THE LOFTS @
780 1st AVE**

780 1st AVENUE,
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**FIRST FLOOR
SPECIAL SYSTEMS
PLAN**

E 5.0
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645 West 25th Street
Idaho Falls, ID 83402
208.533.2662
www.musgrovepa.com
Project No. 21086



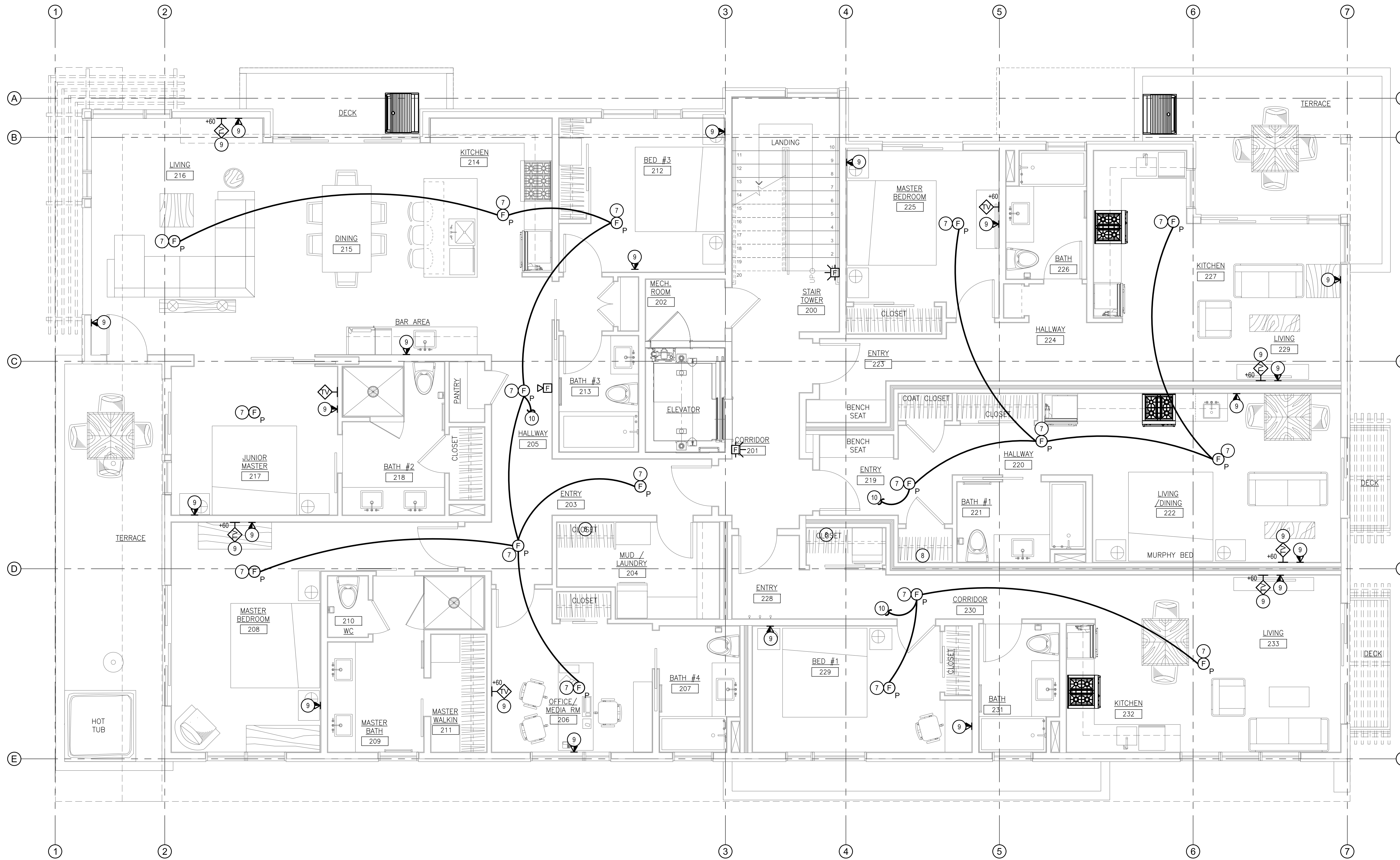
PO BOX 1769 [post]
SUN VALLEY, ID 83353
220 River St. E [courier]
KETCHUM, ID 83343

V.208.721.7160 / V.208.721.0633

KEYED NOTES:

SYMBOL USED FOR NOTE CALLOUT.

1. FIRE ALARM CONTROL PANEL.
2. PROVIDE RED HANDED, LOCKOUT TYPE CIRCUIT BREAKER IN PANEL AT POSITION INDICATED.
3. CONNECTION FOR DRY SYSTEM COMPRESSOR. COORDINATE WITH FIRE SPRINKLER CONTRACTOR.
4. TELEPHONE TERMINAL BOARD. RETELEPHONE TERMINAL BOARD DETAIL. PROVIDE 2 DEDICATED PHONE LINES TO FAC.
5. COORDINATE QUANTITY OF TAMPER SWITCHES, FLOW SWITCHES AND PRESSURE SWITCHES WITH FIRE SPRINKLER CONTRACTOR. PROVIDE ALL REQUIRED MONITOR MODULES.
6. CONNECTION FOR DRY SYSTEM COMPRESSOR. COORDINATE WITH SPRINKLER CONTRACTOR.
7. STAND ALONE 120 VOLT COMBINATION CARBON MONOXIDE/SMOKE DETECTOR WITH INTEGRAL SOUNDER CONNECTED SUCH THAT ALL DETECTORS IN EACH INDIVIDUAL UNIT ALARM WHEN ONE DEVICE HAS AN ALARM CONDITION.
8. FLUSH MOUNTED STRUCTURED WIRING PANEL. PROVIDE (1)1" CONDUIT WITH (2)RG6 AND (2)CAT5E TO NEAREST TTB. PROVIDE ALL TERMINATIONS AND TESTING.
9. PROVIDE AND INSTALL 3/4" ENT FROM EACH DEVICE WITH (1)BLUE CAT6 FOR DATA, (1)WHITE CAT6 FOR PHONE AND (1)RG6 TO THE STRUCTURED WIRING PANEL.
10. DOWN TO HALLWAY RECEPTACLE.



1 SECOND FLOOR POWER PLAN
E4.1 SCALE: 1/4" = 1'-0"

OWNERSHIP OF DOCUMENTS: This document and design incorporated herein as an instrument of professional service, is the property of Hollis Partners Architects, AIA, and is not to be used, in whole or in part, for any other project without the written authorization of Hollis Partners Architects, LLC.

REVISION DATE	REV #1	06/09/21
D. REVIEW	07/16/21	
PRE-AP #4	07/01/21	
100% CD	05/14/21	
PROGRESS	04/30/21	
100% DD	04/07/21	
ISSUE/DATE	SCHMATIC	02/18/21
DRAWN BY	DBH	
CHECKED BY	MNB	
DATE	03/31/21	
JOB NO.	1077	

THE LOFTS @ 780 1st AVE

780 1st AVENUE,
KETCHUM, IDAHO

SECOND FLOOR SPECIAL SYSTEMS PLAN

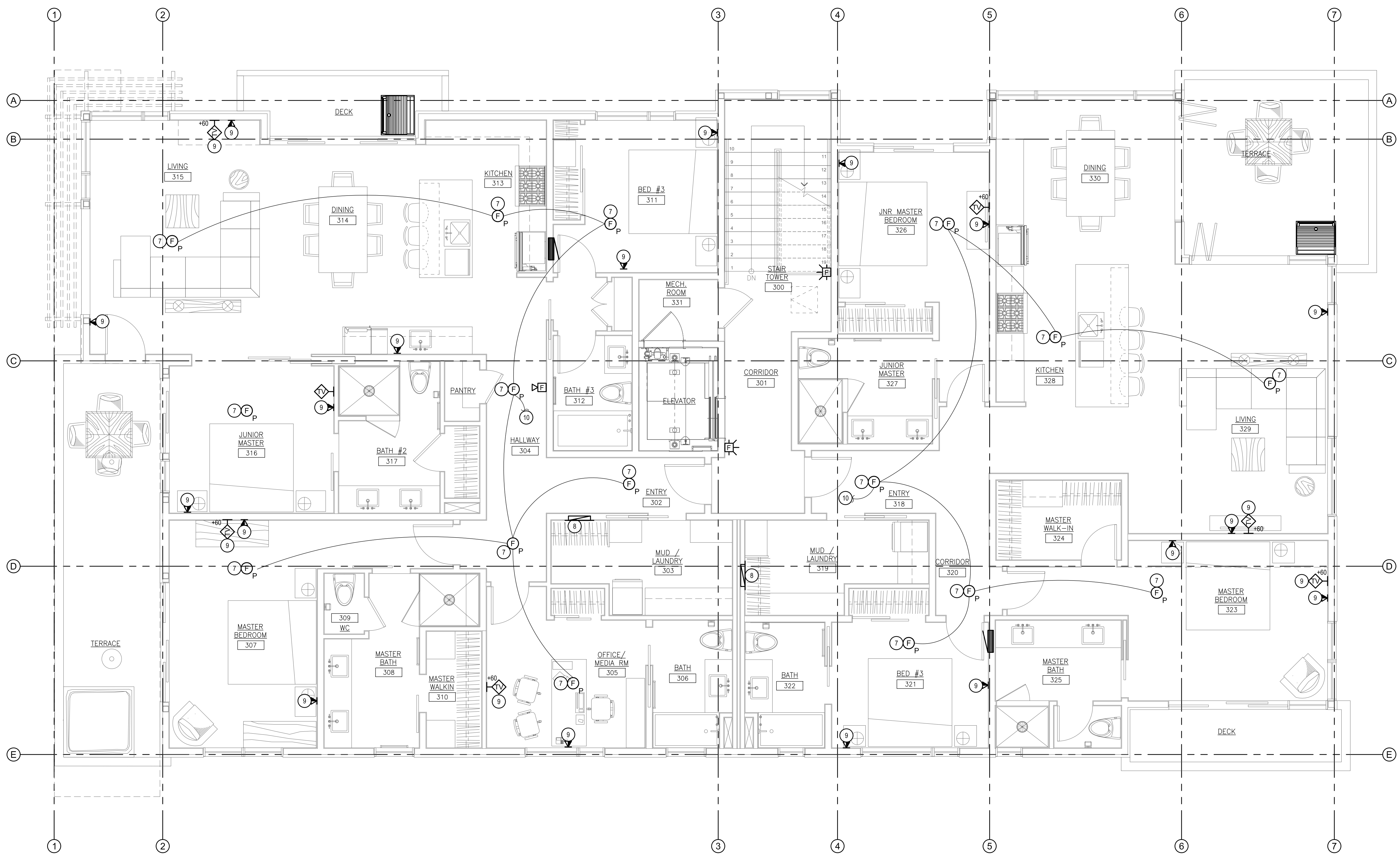
E 5.1

CATEGORY SEQUENCE

KEYED NOTES:

- # SYMBOL USED FOR NOTE CALLOUT.
1. FIRE ALARM CONTROL PANEL.
 2. PROVIDE RED HANDLED, LOCKOUT TYPE CIRCUIT BREAKER IN PANEL AT POSITION INDICATED.
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 8. FLUSH MOUNTED STRUCTURED WIRING PANEL. PROVIDE (1)1" CONDUIT WITH (2)RG6 AND (2)CAT5E TO NEAREST TTB. PROVIDE ALL TERMINATIONS AND TESTING.
 9. PROVIDE AND INSTALL 3/4" ENT FROM EACH DEVICE WITH (1)BLUE CAT5 FOR DATA, (1)WHITE CAT5 FOR PHONE AND (1)RG6 TO THE STRUCTURED WIRING PANEL.
 10. DOWN TO HALLWAY RECEPTACLE.

PO BOX 1769 [post]
 SUN VALLEY, ID 83353
 220 River St. E [courier]
 KETCHUM, ID 83343
 V.208.721.7160 / V.208.721.0633



1 THIRD FLOOR SPECIAL SYSTEMS PLAN
 E5.2 SCALE: 1/4" = 1'-0"

OWNERSHIP OF DOCUMENTS: This document, and the ideas and designs incorporated herein, is the property of HollisPartners Architects, AIA, and is not to be used, in whole or in part, for any other project without the written authorization of HollisPartners Architects, LLC.

REVISION DATE	REV #1	06/09/21
D. REVIEW	07/16/21	
PRE-AP #4	07/01/21	
100% CD	05/14/21	
PROGRESS	04/30/21	
100% DD	04/07/21	
ISSUE/DATE	SCHEMATIC	02/18/21
DRAWN BY	DBH	
CHECKED BY	MNB	
DATE	03/31/21	
JOB NO.	1077	

THE LOFTS @ 780 1st AVE

780 1st AVENUE,
 KETCHUM, IDAHO

THIRD FLOOR SPECIAL SYSTEMS PLAN



City of Ketchum
Planning & Building

**CERTIFIED
COMPLETE**

8-23-21 *mf*

OFFICIAL USE ONLY	
App No:	P21-038
Date Recd:	4-9-21
By:	<i>mf</i>
Fee Paid:	3150 ⁰⁰
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: The Lofts at 780 1st Avenue			
Owner of Record: SV Ventures, LLC			
Address of Owner: PO Box 5023, Ketchum, ID 83340			
Representative of Owner: Galena Engineering			
Legal Description: Ketchum Lot 5 Block 33			
Street Address: 780 N 1st Avenue			
SUBDIVISION INFORMATION			
Number of Lots/Parcels: 6 Residential Condominium Units			
Total Land Area: +/- 5,496 sf (0.13 acres)			
Current Zoning District: Community Core (CC) Mixed Use Subdistrict			
Proposed Zoning District: N/A			
Overlay District: N/A			
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:			
Easements to be dedicated on the final plat: None.			
Briefly describe the improvements to be installed prior to final plat approval: Certificate of Occupancy per 16.04.070C1a			
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.

Sarah P...

04/09/2021


Applicant Signature

Date

Instrument # 682094

HAILEY, BLAINE, IDAHO
04-30-2021 2:01:15 PM No. of Pages: 2
Recorded for: TITLEONE - TWIN FALLS
JOLYNN DRAGE Fee: \$15.00
Ex-Officio Recorder Deputy: GWB
Electronically Recorded by Simplifile

Sun Valley Title

 A TitleOne Company

Order Number: 20395710

Warranty Deed

For value received,

Richard Saiya, Trustee of the DSI Trust, dated November 13, 2007, as amended, as to an undivided 50% interest and Brigitte M. Saiya, Trustee of the Brimoni Grossa Trust dated February 25, 2004, as amended, as to an undivided 50% interest

the grantor, does hereby grant, bargain, sell, and convey unto

SV Ventures, LLC, an Idaho limited liability company

whose current address is PO Box 5023, Ketchum ID 83340_

the grantee, the following described premises, in Blaine County, Idaho, to wit:

Lot 5, Block 33
of the VILLAGE OF KETCHUM, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded as Instrument No. 302967, records of Blaine County, Idaho.

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 and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, 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.

Order Number: 20395710

Dated: April 27, 2021

The DSI Trust, dated November 13, 2007, as amended

X Richard Saiya
By: Richard Saiya, Trustee

The Brimoni Grossa Trust dated February 25, 2004, as amended

X Brigitte M. Saiya
By: Brigitte M. Saiya, Trustee

State of Calif, County of Riverside, ss.

On this 29th day of April, 2021, before me, the undersigned, a notary public in and for said state personally appeared Richard Saiya, known or identified to me to be the person whose name is subscribed to the within instrument, as trustee of The DSI Trust and acknowledged to me that he/she executed the same as trustee.

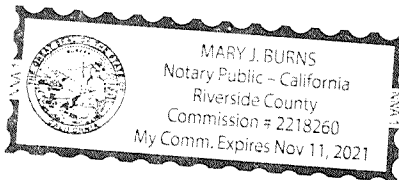
Mary J. Burns
Notary Public
Residing In: Palm Desert, Ca 92260
My Commission Expires: 11-11-2021
(seal)



State of Calif, County of Riverside, ss.

On this 29th day of April, 2021, before me, the undersigned, a notary public in and for said state personally appeared Brigitte M. Saiya, known or identified to me to be the person whose name is subscribed to the within instrument, as trustee of The Brimoni Grossa Trust and acknowledged to me that he/she executed the same as trustee.

Mary J. Burns
Notary Public
Residing In: Palm Desert, Ca 92260
My Commission Expires: 11-11-2021
(seal)



File Number: 20395710

Contact Information

We would like to thank you for your business and we appreciate the opportunity to serve you. The title commitment has been sent to the parties listed below.

If you have any closing questions, please contact your Escrow team:

Alison Warner	Beth Landes
ali@sunvalleytitle.com	beth.landes@sunvalleytitle.com
(208)726-9341	

TitleOne Corporation dba Sun Valley Title State License: 712444

If you have any title questions, please contact your Title Officer:

Nick Busdon	Sun Valley Title Address:
nbusdon@sunvalleytitle.com	271 1st Avenue North, PO Box 2365
(208)726-9341	Ketchum, ID 83340

Agents / Brokers and Transaction Coordinators

Matt Bogue
Paul Kenny & Matt Bogue Real
Estate LLC
matt@kenny-bogue.com
(208)720-7948

Matt Bogue
matt@kenny-bogue.com
(208)720-7948

Matt Gelso
mgelso@kenny-bogue.com
(530) 448-9470

Paul Kenny
paul@kenny-bogue.com
(208) 726-1918

Reid Sanborn
Engel & Volkers Sun Valley
reid.sanborn@evusa.com
(208)720-8244

Jessica Blake
jessica.blake@evusa.com

Matt Bogue
matt@kenny-bogue.com
(208)720-7948

Theresa Curnow
theresa.curnow@engelvoelkers.com



COMMITMENT FOR TITLE INSURANCE
Issued by
TITLE RESOURCES GUARANTY COMPANY

Title Resources Guaranty Company, a Texas corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 180 days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

IN WITNESS WHEREOF, Title Resources Guaranty Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

[Handwritten signature]

An authorized signature

Title Resources Guaranty Company
By: [Signature]
President/CEO
Michael Gayden
Secretary



CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org/>.

Privacy Policy Notice

Rev. 10-23-2017

FACTS	WHAT DOES SUN VALLEY TITLE DO WITH YOUR PERSONAL INFORMATION?	
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.	
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> • Social Security number and account balances • Payment history and credit card or other debt • Checking account information and wire transfer instructions <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>	
How?	All financial companies need to share customers’ personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers’ personal information; the reasons Sun Valley Title chooses to share; and whether you can limit this sharing.	
Reasons we can share your personal information	Does Sun Valley Title share?	Can you limit this sharing?
For our everyday business purposes – such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes- to offer our products and services to you	No	We don’t share
For joint marketing with other financial companies	No	We don’t share
For our affiliates’ everyday business purposes- information about your transactions and experiences	Yes	No
For our affiliates’ everyday business purposes- information about your creditworthiness	No	We don’t share
For our affiliates to market to you	No	We don’t share
For nonaffiliates to market to you	No	We don’t share
Questions?	Go to http://www.sunvalleytitle.com/Legal/Privacy	

Page 2	
Who we are	
Who is providing this notice?	Sun Valley Title
What we do	
How does Sun Valley Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.
How does Sun Valley Title collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> • Apply for insurance or pay insurance premiums • Provide your mortgage information or show your driver's license • Give us your contact information <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only</p> <ul style="list-style-type: none"> • Sharing for affiliates' everyday business purposes – information about your creditworthiness • Affiliates from using your information to market to you • Sharing for nonaffiliates to market to you <p>State laws and individual companies may give you additional rights to limit sharing.</p>
Definitions	
Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • <i>Our affiliates include companies that are owned in whole or in part by Realogy Holdings Corp., such as Better Homes and Gardens® Real Estate, CENTURY 21®, Coldwell Banker®, Coldwell Banker Commercial®, The Corcoran Group®, ERA®, Sotheby's International Realty®, ZipRealty®, NRT LLC, Cartus and Title Resource Group.</i>
Nonaffiliates	<p>Companies not related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • <i>Sun Valley Title does not share with nonaffiliates so they can market to you.</i>
Joint Marketing	<p>A formal agreement between nonaffiliated financial companies that together market financial products or service to you.</p> <ul style="list-style-type: none"> • <i>Sun Valley Title does not share with nonaffiliated financial companies for joint marketing purposes.</i>
Other Important Information	
For European Union Customers	Please see our Privacy Policy located at http://www.sunvalleytitle.com/Legal/Privacy

For our California Customers

Please see our notice about the California Consumer Protection Act located at <http://www.sunvalleytitle.com/Legal/Privacy>

FACTS	WHAT DOES TITLE RESOURCES GUARANTY COMPANY DO WITH YOUR PERSONAL INFORMATION?	
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.	
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> • Social Security number and account balances • Payment history and credit card or other debt • Checking account information and wire transfer instructions <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>	
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons TITLE RESOURCES GUARANTY COMPANY chooses to share; and whether you can limit this sharing.	
Reasons we can share your personal information	Does TITLE RESOURCES GUARANTY COMPANY share?	Can you limit this sharing?
For our everyday business purposes – such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes- to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes- information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes- information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For nonaffiliates to market to you	No	We don't share
Questions?	Go to https://www.trgc.com/privacypolicy	

Who we are	
Who is providing this notice?	TITLE RESOURCES GUARANTY COMPANY
What we do	
How does TITLE RESOURCES GUARANTY COMPANY protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.
How does TITLE RESOURCES GUARANTY COMPANY collect my personal information?	We collect your personal information, for example, when you <ul style="list-style-type: none"> • Apply for insurance or pay insurance premiums • Provide your mortgage information or show your driver's license • Give us your contact information We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only <ul style="list-style-type: none"> • Sharing for affiliates' everyday business purposes –information about your creditworthiness • Affiliates from using your information to market to you • Sharing for nonaffiliates to market to you State laws and individual companies may give you additional rights to limit sharing.
Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. <ul style="list-style-type: none"> • <i>Our affiliates include companies that are owned in whole or in part by Realty Holdings Corp., such as Better Homes and Gardens® Real Estate, CENTURY 21®, Coldwell Banker®, Coldwell Banker Commercial®, The Corcoran Group®, ERA®, Sotheby's International Realty®, ZipRealty®, NRT LLC, Cartus and Title Resource Group.</i>
Nonaffiliates	Companies not related by common ownership or control. They can be financial and nonfinancial companies. <ul style="list-style-type: none"> • TITLE RESOURCES GUARANTY COMPANY does not share with nonaffiliates so they can market to you.
Joint Marketing	A formal agreement between nonaffiliated financial companies that together market financial products or service to you. <ul style="list-style-type: none"> • TITLE RESOURCES GUARANTY COMPANY does not share with nonaffiliated financial companies for joint marketing purposes.
Other Important Information	
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For our California Customers	Please see our notice about the California Consumer Protection Act located at https://www.trgc.com/privacypolicy



COMMITMENT FOR TITLE INSURANCE
Issued by
TITLE RESOURCES GUARANTY COMPANY

Issuing Office: TitleOne Corporation dba Sun Valley Title
ALTA® Universal ID: 1065022
Commitment Number: 20395710

SCHEDULE A

1. Commitment Date: December 23, 2020 at 07:30 AM

2. Policy or Policies to be issued:

X ALTA Owners Policy (6/17/06)	<i>Standard Coverage</i>	Policy Amount:	\$1,400,000.00
Proposed Insured:		Premium:	\$3,855.00
Galena Peak Partners LLC and/or as assigns			

3. The estate or interest in the land described or referred to in this Commitment is:
Fee Simple

4. Title to the estate or interest in the Land is at the Commitment Date vested in:
Brigitte M. Saiya, Trustee of the Brimoni Grossa Trust dated February 25, 2004, as to an undivided 50% interest and Richard Saiya, trustee of the DSI Trust, dated November 13, 2007, as to an undivided 50% interest

5. The Land described as follows:
See Attached Schedule C

Title Resources Guaranty Company
TitleOne Corporation dba Sun Valley Title

By:

Nick Busdon, Authorized Signatory

Title Resources Guaranty Company

By:

President/CEO

Secretary



This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Title Resources Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

TRGC Form: Comm16 ALTA Commitment Form Adopted 6-17-2006 Revised 08-01-2016 Technical Corrections 04-02-2018

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SCHEDULE B, PART I
Requirements

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. NOTE: According to the available records, the purported address of said land is:

780 N 1st Ave, Ketchum, ID 83340
6. Necessary conveyance to the proposed insured.
7. Note: In the event this transaction fails to close, or this commitment is cancelled, a cancellation fee will be charged to comply with the State of Idaho Department of Insurance regulations.
8. The Company will require delivery of and approval by the Company of an Indemnity and Affidavit as to Debts, Liens and Possession, prior to the issuance of the policy.
9. The Company will require a copy of the Operating Agreement and other related documents for Galena Peak Partners LLC, showing the power and authority of the party or parties who plan to execute the forthcoming conveyance or mortgage on behalf of said limited liability company.

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TRGC Form: Comm16 ALTA Commitment Form Adopted 6-17-2006 Revised 08-01-2016 Technical Corrections 04-02-2018

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SCHEDULE B, PART II
Exceptions

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. If the Company's requirements are satisfied, Exceptions 1 through 7 will be removed on Enhanced/Extended coverage policies.

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. Rights or claims of parties in possession not shown by the public records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records.
4. Easements, or claims of easements, not shown by the public records.
5. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and 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 to title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
7. Taxes or special 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 to such proceedings whether or not shown by the records of such agency, or by the public records.
8. Taxes for the year 2019 are paid in full.
Parcel Number: RPK00000330050
Original Amount: \$2,305.78
9. Taxes, including any assessments collected therewith, for the year 2020 which are due and payable, but not delinquent.
Parcel Number: RPK00000330050
Original Amount: \$2,089.54
Without homeowner's exemption
10. Water and sewer charges, if any, for the City of Ketchum.
11. Easements, reservations, restrictions, and dedications as shown on the official plat of Ketchum Townsite.
12. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded June 12, 1947 as Instrument No. [91734](#).
13. Right of way for ditches, tunnels, telephone, and distribution lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code.

(End of Exceptions)

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Title Resources Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

TRGC Form: Comm16 ALTA Commitment Form Adopted 6-17-2006 Revised 08-01-2016 Technical Corrections 04-02-2018

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SCHEDULE C

Legal Description:

Lot 5, Block 33 of the VILLAGE OF KETCHUM, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded as Instrument No. 302967, records of Blaine County, Idaho.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Title Resources Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

TRGC Form: Comm16 ALTA Commitment Form Adopted 6-17-2006 Revised 08-01-2016 Technical Corrections 04-02-2018

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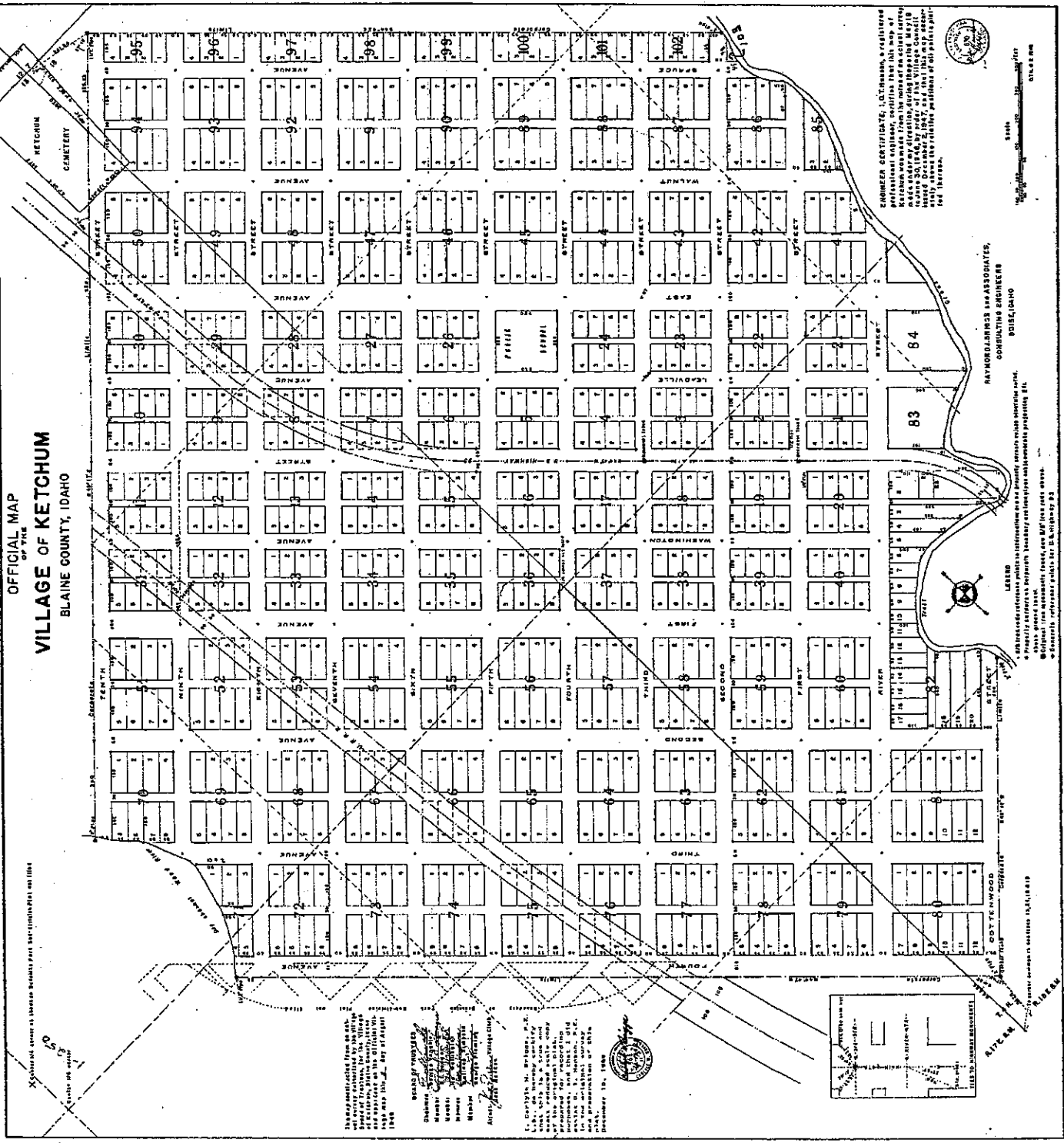


302967

STATE OF IDAHO
 COUNTY OF BLAINE
 City of Ketchum
 AT 4-03
 2-13
 RECORDED
 BY [Signature]
 FEES \$ 11.00



THIS MAP IS A MECHANICAL REPRODUCTION OF THAT ON FILE IN THE OFFICE OF THE COUNTY CLERK AND LIABILITY FOR VARIATION, IF ANY, WITH ANOTHER OR RE-SHOWN.



ENGINEER CERTIFICATE: L. C. CRAMER, a registered professional engineer, certifies that this map of the Village of Ketchum, Blaine County, Idaho, was prepared and filed in accordance with the provisions of the Act of March 30, 1946, by order of the Village Council, and that the same is a true and correct copy of the original map as filed in the office of the County Clerk of Blaine County, Idaho.



REPRODUCED BY ASSOCIATES,
 CONSULTING ENGINEERS
 BOISE, IDAHO

THIS MAP IS A MECHANICAL REPRODUCTION OF THAT ON FILE IN THE OFFICE OF THE COUNTY CLERK AND LIABILITY FOR VARIATION, IF ANY, WITH ANOTHER OR RE-SHOWN.



Parcel Number

RPK00000330050

Property Year

2021

Legal Description
 KETCHUM
 LOT 5 BLK 33
 5500SF

Base Code Area 003-001
 Incr Code Area 003-014
 Project Name
 KETCHUM 003-001

Property Address
 780 N 1ST AVE
 KETCHUM ID 83340

Parcel Status Active
 Property Type Real Property
 Sub Type

Owner/Contact Name	Type	Relationship	Owner%	HOE
SAIYA RICHARD TRUSTEE	OWNER	TRUSTEE1	0.00%	
DSI TRUST	OWNER	TRUST	50.00%	
SAIYA BRIGITTE M TRUSTE	OWNER	TRUSTEE1	0.00%	
BRIMONI GROSSA TRUST	OWNER	TRUST	50.00%	

Mailing Address
 633 QUARRY RD
 SAN CARLOS CA 94070

Land Group
 KETCHUM TOWNSITE
 Township 4N Range 17E Section 13
 Location Code ERES
 Parcel Type
 Zoning

Associated Parcels
 None

Building Permits
 None

Reappraisal Year 2019
 Inspection Date 03/05/2019
 Appraiser Initials TLR

Parcel Exemption: None

CB: No NC: No

Tax Certification District Roll Type Units Amount

Instrument 555819 Eff Date 02/20/2008 Action Ownership Source 2008 Target Comments

SCC	CHARACTERISTIC			ROLLS			ACRES	VALUATION SUMMARY			URBAN RENEWAL	
	Type	Suffix	Description	Assessed	Occupancy	Status	Quantity	Assessed Value	Exemption Amount	Net Taxable Value	Net Taxable Base	Net Taxable Incr
20	LAND			PRIMARY	NO	O	0.126	\$ 357,500	\$ --	\$ 357,500	\$ 330,000	\$ 27,500
TOTALS:							0.126	\$ 357,500	--	\$ 357,500	\$ 330,000	\$ 27,500

ROLL STATUS: 0 Open, Subject to Change

**BLAINE COUNTY TREASURER****JOHN DAVID DAVIDSON**

219 1ST AVE SOUTH SUITE 102

HAILEY ID 83333

TELEPHONE: (208) 788-5530

TAX MASTER INQUIRY

PARCEL NUMBER

RPK00000330050

TAX CODE AREA

003-001

LEGAL DESCRIPTION

KETCHUM

LOT 5 BLK 33

5500SF

PRIMARY PROPERTY ADDRESS

780 N 1ST AVE

KETCHUM ID 83340

SAIYA RICHARD TRUSTEE
DSI TRUST
633 QUARRY RD
SAN CARLOS CA 94070

BALANCE DUE	INTEREST DATE 12/17/2020
\$ 2,089.54	BALANCE AS OF 12/17/2020 1:25 pm
TOTAL	

Tax Year Assessment Roll

Bill Number: 333823

2020	PRIMARY	FIRST HALF	SECOND HALF	FULL YEAR		
TAX / CERTIFICATION						
Charges	\$	1,044.77	\$	1,044.77	\$	2,089.54
Adjustments	\$	0	\$	0	\$	0
Payments	\$	0	\$	0	\$	0
LATE CHARGE						
Charges/Adjustments	\$	0	\$	0	\$	0
Payments	\$	0	\$	0	\$	0
FEES						
Charges/Adjustments	\$	0	\$	0	\$	0
Payments	\$	0	\$	0	\$	0
INTEREST						
Charges/Adjustments	\$	0	\$	0	\$	0
Payments	\$	0	\$	0	\$	0
AMOUNT DUE	\$	1,044.77	\$	1,044.77	\$	2,089.54

VALUATION	
TAXABLE VALUE:	\$ 357,500

CHARGES		
Tax Code Area:	003-001	Levy: 0.005844856
Tax Charge:	\$	2,089.54
Certifications:	\$	0
TOTAL CHARGES:	\$	2,089.54

The amount due shown here is as of 1:25 pm on December 17, 2020, with interest calculated to December 17, 2020.

SAIYA RICHARD TRUSTEE

633 QUARRY RD
SAN CARLOS CA 94070-0000

Bank Code Details

Code Area 003001 Districts

Values Property Description

Interest Date 12/17/202

Total Due

Year	Amount Due Full Year	Amount Due 1st Half	Amount Due 2nd Half	Tax/Cert Chg Full Year	Tax/Cert Pay Full Year	Tax/Cert Adj Full Year	Late Charge Full Year	Fees Full Year
2020	2089.54	1044.77	1044.77	2089.54	0.00	0.00	0.00	0.00
2019	0.00	0.00	0.00	2305.78	-2305.78	0.00	0.00	0.00
2018	0.00	0.00	0.00	2222.64	-2222.64	0.00	0.00	0.00
2017	0.00	0.00	0.00	2297.38	-2297.38	0.00	0.00	0.00
2016	0.00	0.00	0.00	2313.70	-2313.70	0.00	0.00	0.00
2015	0.00	0.00	0.00	2487.64	-2487.64	0.00	0.00	0.00
2014	0.00	0.00	0.00	2423.16	-2423.16	0.00	0.00	0.00
2013	0.00	0.00	0.00	2387.88	-2387.88	0.00	0.00	0.00
2012	0.00	0.00	0.00	3061.10	-3061.10	0.00	0.00	0.00

Public Pre-Paid | Tax Summary

Year	Transaction Date	Prepaid Amount	Packet #	Payment Status	Reversed Amount	Reversed Date	Reversed #	Paye Intent

**ARTICLES OF INCORPORATION
OF
THE RESIDENCES AT SEVEN EIGHTY 1ST AVE OWNERS ASSOCIATION, INC.**

The undersigned, for the purpose of forming a nonprofit corporation under the laws of the State of Idaho in compliance with the Idaho Nonprofit Corporation Act (Title 30, Chapter 30, Idaho Code), do hereby certify, declare, and adopt these Articles of Incorporation of The Residences at Seven Eighty 1st Ave Owners Association, Inc. (“**Articles**”):

ARTICLE I
NAME

The name of the corporation is The Residences at Seven Eighty 1st Ave Owners Association, Inc. (the “**Association**”).

ARTICLE II
TERM

The period of existence and duration of the life of the Association is perpetual.

ARTICLE III
NONPROFIT

The Association is a nonprofit, membership corporation.

ARTICLE IV
REGISTERED AGENT

Reid Sanborn, whose street address is 291 N. First Ave., Ketchum, Idaho 83340, is hereby appointed as the initial registered agent of the Association.

ARTICLE V
PURPOSE AND POWERS OF THE ASSOCIATION

The Association is formed to exercise all powers and privileges, and to perform all of the duties and obligations, of the Association as set forth in the Condominium Declaration for The Residences at Seven Eighty 1st Ave, as the same shall hereinafter be recorded in the real property records of Blaine County, Idaho, as may be amended from time to time according to its terms (the “**Declaration**”). The Declaration is incorporated by this reference as if fully set forth herein. Capitalized terms used and not defined in these Articles have the meanings set forth in the Declaration. The Association does not contemplate pecuniary gain or profit to the Members. The Association is formed for the purpose of acting as the “management body” of the Project in accordance with the Condominium Act.

ARTICLE VI
MEMBERSHIP & VOTING RIGHTS

Member” means each Person holding a membership in the Association, including Grantor. Every Owner of a Unit is a Member of the Association and has one (1) membership for each Unit in the Project owned by such Owner. If the Owner of a Unit shall be more than one (1) Person, all such Persons shall have a membership in the Association and be deemed Members, but the voting rights in the Association attributable to that Unit may not be split and shall be exercised by one (1) representative selected by such

Persons as they, among themselves, may determine. In the event such Persons are unable to agree among themselves on any matter put to a vote as to how the vote shall be cast, such Persons shall not be entitled to vote on the matter in question. If only one such Person casts a vote, it will thereafter be conclusively presumed for all purposes that such Person was acting with the authority and consent of all other co-Owners of such Unit. To this end, only one (1) vote is allocated to each Unit, regardless of the number of Persons that hold an ownership interest in such Unit. Memberships in the Association shall be appurtenant to the Unit owned by such Owner. The memberships in the Association shall not be transferred, pledged, assigned or alienated in any way except upon the transfer of Owner's title to a Unit and then only to the transferee of such title. Any attempt to make a prohibited membership transfer shall be void and will not be reflected on the books of the Association. The Association shall have two (2) classes of membership as follows:

(a) Class A Members. "**Class A Members**" shall be the Owners of the Units, with the exception of the Grantor for so long as the Class B Member exists. Upon the Class B Member Termination Date (defined below), at all meetings of the Association each Member will be entitled to one (1) vote for each Unit owned by such Member. Prior to the Class B Termination Date, Class A Members are not entitled to vote.

(b) Class B Member. The "**Class B Member**" is Grantor, who shall be the sole voting Member of the Association entitled to vote the collective voting power of the Association from the period commencing on the Effective Date and expiring on the Class B Member Termination Date (the "**Initial Development Period**"). The Class B Member shall cease to exist upon the earlier to occur of the following: (a) Grantor no longer owns any Units within the Project; or (b) Grantor informs the Board, in a writing recorded in the real property records of Blaine County, Idaho, that Grantor no longer wishes to exercise its rights as the Class B Member (as applicable, the "**Class B Member Termination Date**").

ARTICLE VII BOARD OF DIRECTORS

The business and affairs of the Association is managed and controlled by the Board of Directors (the "**Board**"). The Board will consist of not less than three (3) directors and no more than five (5) directors. Directors need not be Owners. The names and addresses of the persons who are to act in the capacity of initial directors until the selection of their respective successors are as follows:

Reid Sanborn	291 N. First Ave. Ketchum, Idaho 83340
Garrison Belles	100 Sun Valley Rd. #1497 Ketchum, ID 83340
Jon Gilmour	PO Box 5973 Ketchum, Idaho 83340

ARTICLE VIII DISSOLUTION

The Association will only be dissolved at an annual meeting, or a special meeting of the Association called for that purpose, by the affirmative votes of eighty-five percent (85%) or more of the total voting power of the Association. Upon dissolution of the Association, other than incident to a merger or consolidation, the real and personal property of the Association will be distributed as follows: (i) dedicated to an appropriate public agency to be used for purposes similar to those for which the Association was

created; or (ii) granted, conveyed, and assigned to a nonprofit corporation, association, trust, or other organization to be devoted to such similar purposes.

ARTICLE IX
AMENDMENTS

These Articles may be amended at any annual meeting, or any special meeting of the Association called for that purpose, by the affirmative vote of sixty-five percent (65%) or more of the total voting power of the Association. No amendment that is inconsistent with the provisions of the Declaration will be valid.

ARTICLE X
INCORPORATOR

The name and address of the incorporator of the Association is:

Reid Sanborn
291 N. First Ave.
Ketchum, Idaho 83340

IN WITNESS WHEREOF, these Articles are executed effective this ____ day of _____,
2020.

Reid Sanborn, Incorporator

A CONDOMINIUM PLAT SHOWING THE LOFTS AT 780 1ST AVENUE

WHEREIN THE BUILDING ON LOT 5, BLOCK 33, KETCHUM TOWNSITE IS CONVERTED TO CONDOMINIUMS
LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

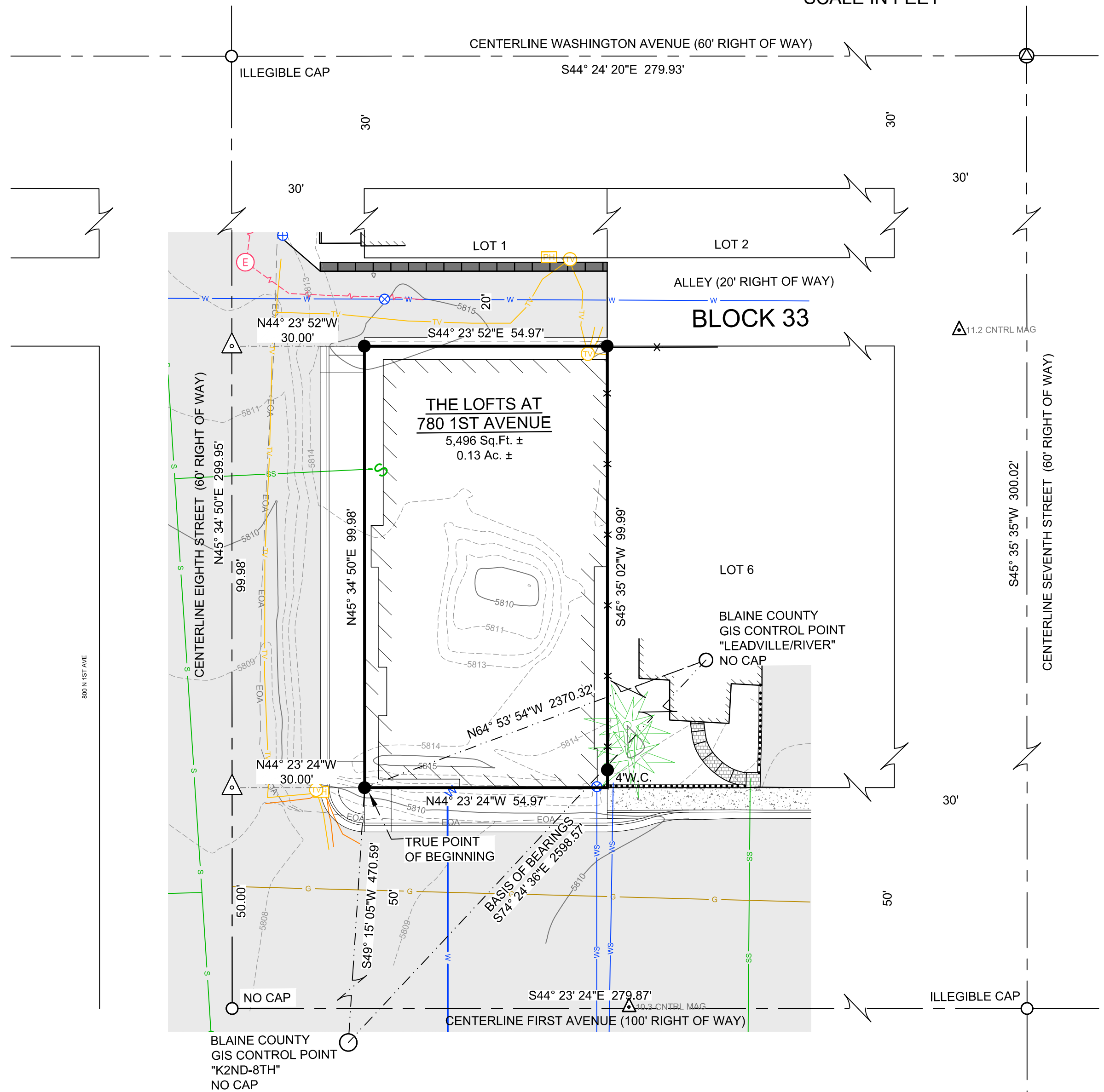
SEPTEMBER 2021

SCALE: 1" = 20'



LEGEND

	Property Line		Building
	Adjoiner's Lot Line		Asphalt
	Centerline of Right of Way		Retaining Wall
	Fence Line		Conifer Tree
	GIS Tie Line		Gas Main
	Survey Tie Line		Cable TV Buried
	Calculated Point, Not Set		Cable TV Riser
	Found Aluminum Cap on 5/8" Rebar		Buried Telephone Line
	Found 5/8" Rebar		Telephone Riser
	Found 1/2" Rebar		Buried Power Line
	Set 5/8" Rebar, P.L.S. 16670		Power Manhole
	5' Contour Interval		Sewer Main
	1' Contour Interval		Sewer Service
	Curb & Gutter		Sewer Manhole
	FNC = Fence Line		Water Main
			Water Service
			Water Valve
			Witness Corner



SURVEY NARRATIVE & NOTES

- The purpose of this survey is to show the monuments found and set during the boundary retracement of Lot 5, Block 33, Ketchum Townsite and to condominiumize said property as shown hereon. The boundary shown is based on found centerline monuments and the Plat of the Village of Ketchum, Instrument Number 302967, records of Blaine County, Idaho. All found monuments have been accepted. The missing property corners were reset by block breakdown and proportioning record distances. Vertical Datum is NAVD 1988.
- 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.
- Dimensions shown hereon will be subject to slight variations, owing to normal construction tolerances.
- Horizontal or sloping planes shown hereon are top of finished subfloor and bottom of finished ceiling; vertical planes are finished surfaces of interior walls. Some structural members extend into units, limited common areas and parking spaces.
- Property shown hereon is subject to terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided by applicable Condominium Law or the Condominium Declaration recorded under Instrument Number _____, records of Blaine County, Idaho. Consult the Condominium Declarations for the definition of common and limited common area.
- All area outside of units that is not designated as limited common is common area. areas of "common" or "limited common" are shown by diagram.
- Building ties are to the interior corners of unit walls.
- Utility easements necessary to allow for access and maintenance of utilities serving units other than the unit they are located in are hereby granted by this plat.
- The current zoning is CC, Mixed Use. Refer to the City of Ketchum Zoning Ordinance for specific information about this zone.
- The owner is SV Ventures, LLC. The surveyor/representation is Mark E. Phillips, Galena Engineering, Inc., 317 N. River St., Hailey, Idaho 83333.
- This development is subject to an Exceedance Agreement recorded under Instrument Number # _____.

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

Date _____ South Central District Health Dept., EHS



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

THE LOFTS AT 780 1ST AVENUE

GALENA ENGINEERING, INC.
HAILEY, IDAHO

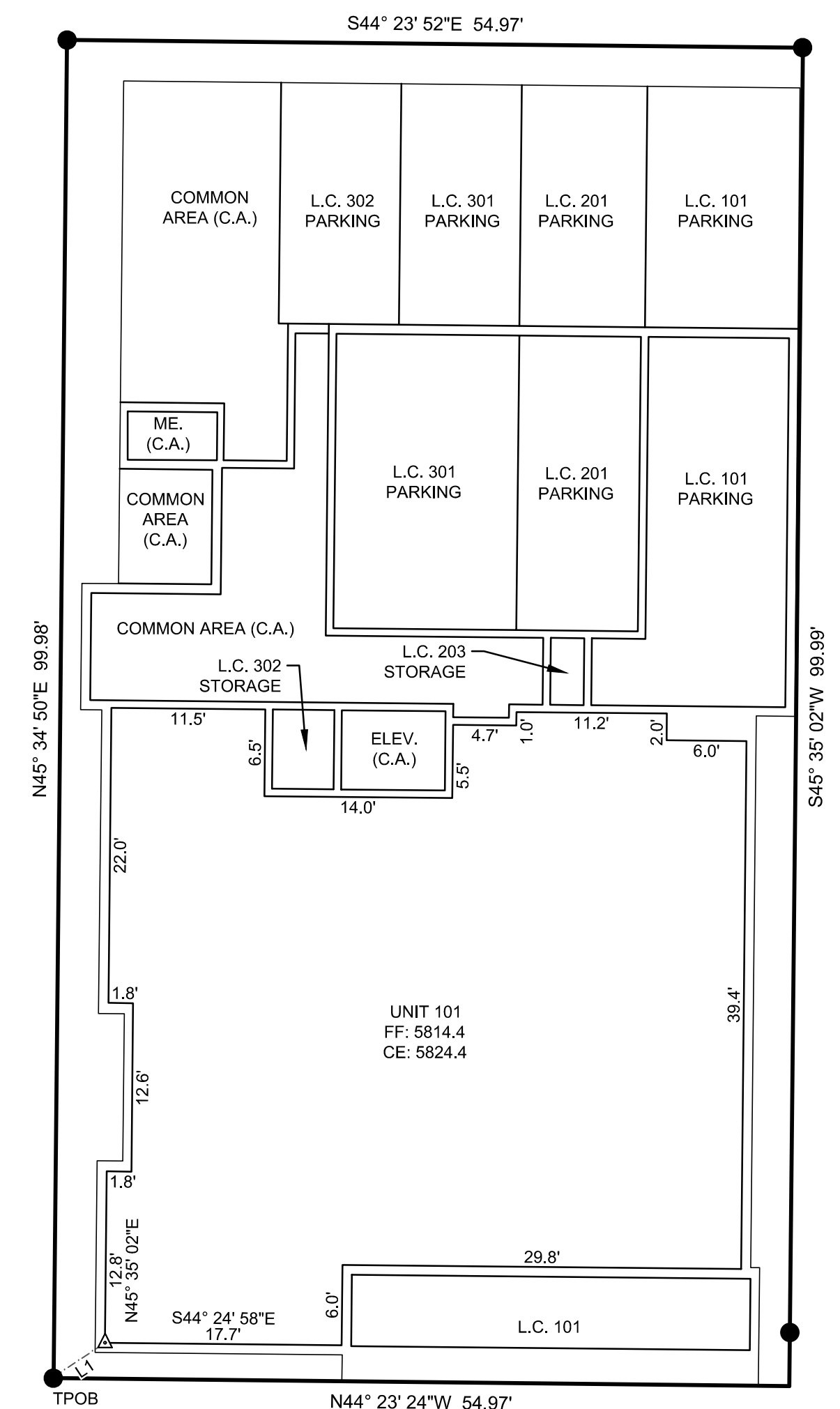
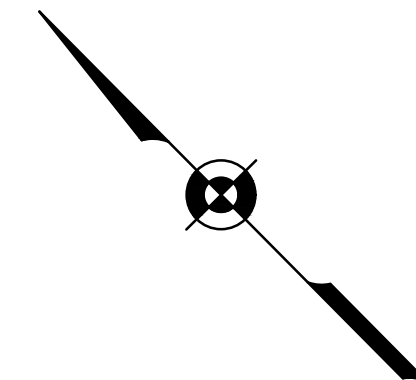
SHEET 1 OF 3
Job No. 3559-02

Ketchum File No. 921-038

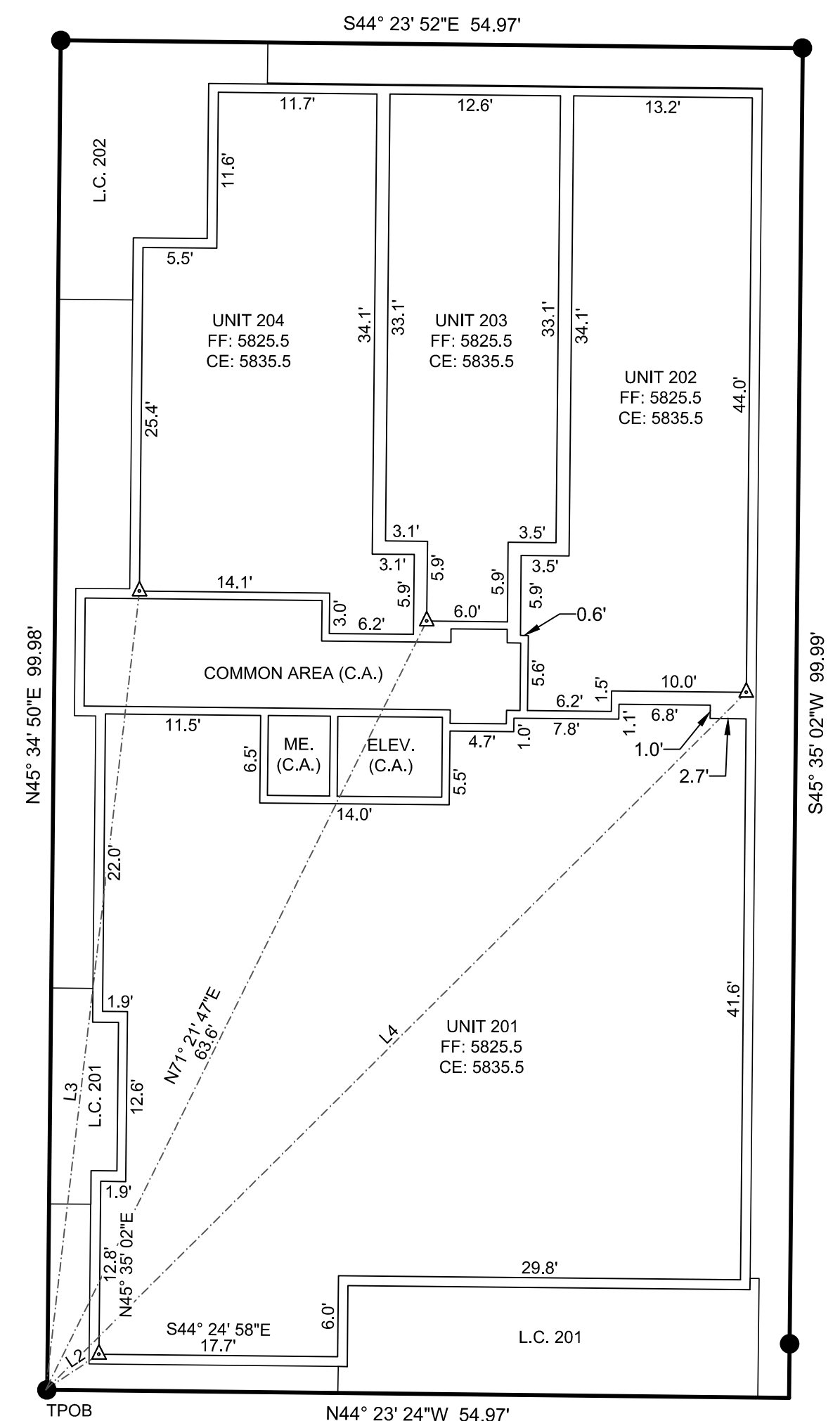
A CONDOMINIUM PLAT SHOWING THE LOFTS AT 780 1ST AVENUE SEPTEMBER 2021



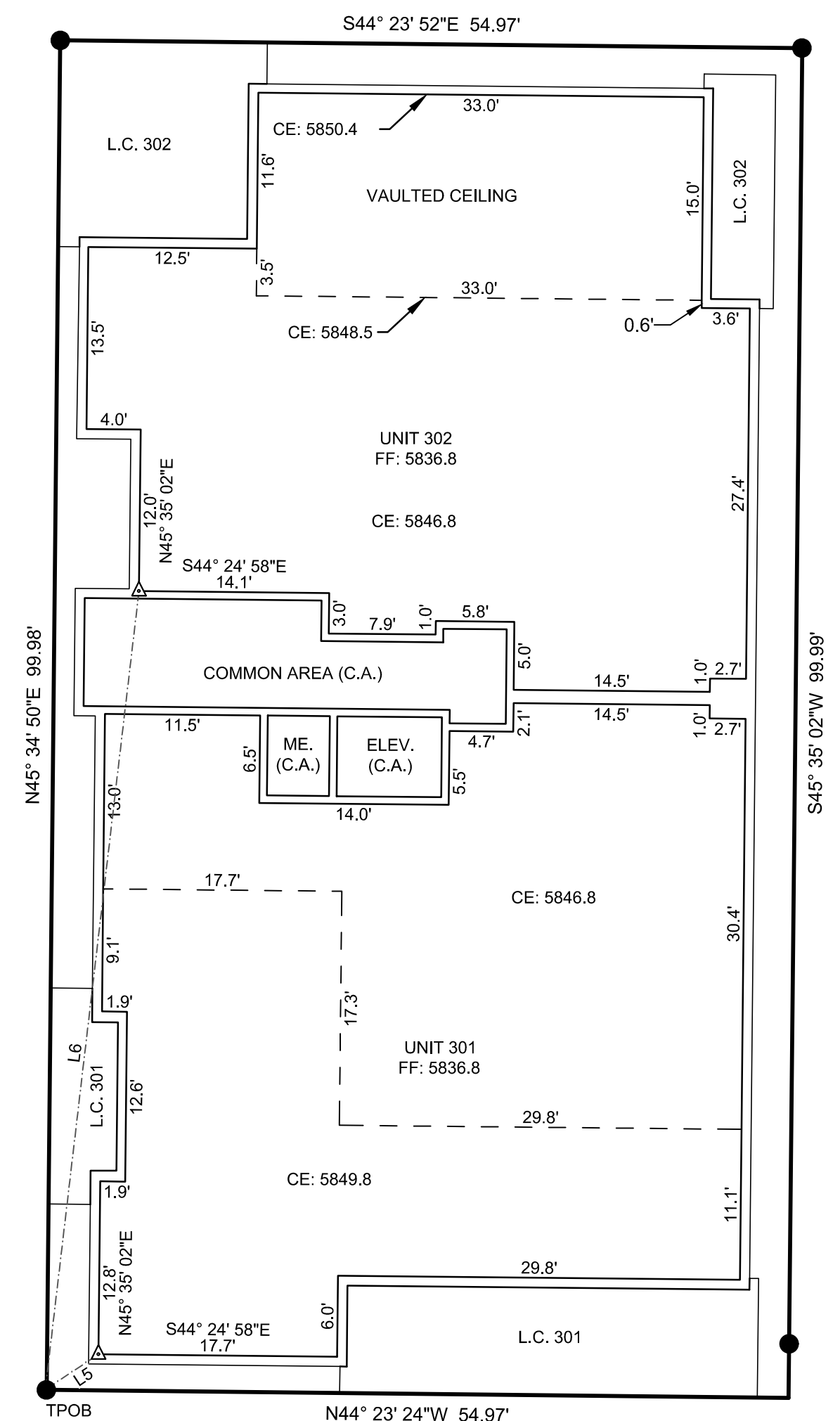
SCALE: 1" = 10'



FIRST FLOOR
UNIT 101



SECOND FLOOR
UNITS 201, 202, & 203



THIRD FLOOR
UNITS 301 & 302

LEGEND

- Property Line
- - - Ceiling Break Lines
- · - · - Building Tie Lines
- △ TPOB = True Point of Beginning
- Unit Tie point
- Set 5/8" Rebar
- CE = Ceiling Elevation
- FF = Finished Floor Elevation
- L.C. = Limited Common
- C.A. = Common Area
- ME. = Mechanical Room
- ELEV. = Elevator

Line Table		
Line #	Direction	Length
L1	S78°40'46"E	4.7'
L2	S78°40'46"E	4.7'
L3	N51°41'30"E	59.6'
L4	S89°52'17"E	73.2'
L5	S78°40'46"E	4.7'
L6	N51°41'30"E	59.6'



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

THE LOFTS AT 780 1ST AVENUE
GALENA ENGINEERING, INC.
HAILEY, IDAHO
SHEET 2 OF 3
Job No. 3559-02
Ketchum File No. 921-038

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 13, T.4N., R.17E., B.M., City of Ketchum, Blaine County, Idaho, more particularly described as follows:

Lot 5, Block 33, 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.

SV Ventures, LLC, an Idaho Limited Liability Company

Reid Sanborn, Registered Agent

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss

On this _____ day of _____, 2021, before me, a Notary Public in and for said State, personally appeared Reid Sanborn, known or identified to me to be a member of the limited liability company that executed the foregoing instrument, and acknowledged to me that such limited liability company executed the same.

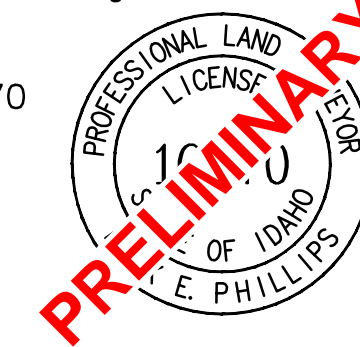
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

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 _____, 2021.

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: _____

Certified by City Clerk

By: _____

BLAINE COUNTY TREASURER'S APPROVAL

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

Blaine County Treasurer

Date

BLAINE COUNTY RECORDER'S CERTIFICATE

THE LOFTS AT 780 1ST AVENUE
GALENA ENGINEERING, INC.
HAILEY, IDAHO

SHEET 3 OF 3
Job No. 3559-02

Ketchum File No. 921-038



Lofts at 780 - Design Review and Preliminary Plat Applications
Table 1: City Department Comments

City Department comments are based on the project concept as proposed with the Design Review project plans. All City Departments shall review and approve the project through the Building Permit application process. All comments pertaining to the Design Review drawings are subject to change. All right-of-way improvements must be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project.

City Department Comments
<i>All City Department requirements and associated specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a Building Permit for the project.</i>
<p>Fire Department:</p> <ul style="list-style-type: none"> • It is the General Contractor’s responsibility to understand and adhere to all Fire Protection Ordinance #1217 requirements in addition to all City of Ketchum requirements in effect at the time of Building Permit issuance. Failure to comply with all local ordinances and codes may result in project work stoppage as well as criminal penalties. • The project shall meet all 2018 International Fire Code requirements in addition to specific City Building and Fire Ordinances. • Smoke and Carbon Monoxide Detectors shall be installed per NFPA and the International Fire Code. Smoke detectors shall be installed inside each bedroom, within 21’ of each sleeping area, and on every level of the occupancy, including the basement. CO alarms shall be installed in a central location outside each sleeping area and on every level of the residence. • Approved address numbers shall be placed in such a position to be plainly visible and legible from the road fronting the property. Numbers and letters shall be a minimum of four (4) inches tall, have a minimum ½” brush stroke, contrast with their background, and be positioned a minimum of forty-eight (48) inches above final grade. • Vehicle parking and material storage during construction shall not restrict or obstruct public streets or access to any building. A minimum twenty-foot travel lane for emergency vehicle access shall be maintained clear and unobstructed at all times. All required Fire Lanes, including within 15 feet of fire hydrants, shall be maintained clear and unobstructed at all times. • An approved automatic fire sprinkler system shall be installed throughout the building per City of Ketchum Ordinance #1217 (www.ketchumfire.org) and the National Fire Protection Association Standard 13. An approved fire sprinkler flow bell, Knox box and Fire Department Connection shall be installed in an approved location visible to approaching firefighters. Water service lines to structures shall be hydraulically calculated for size to meet fire sprinkler flow requirements. Fire sprinkler systems shall be annually tested and maintained per NFPA 25. An approved fire



City of Ketchum
Planning & Building

department connection and flow bell shall be installed in a location approved by the fire department and the system shall be supervised by an approved alarm system.

NOTE: One electronic set of fire sprinkler system plans must be submitted to the Ketchum Fire Department as well as the State Fire Marshals office and a Ketchum Fire Department Permit must be obtained prior to installation of fire sprinkler systems. Inspections of fire sprinkler systems by the Fire Chief or an appointee are required. Inspections must be scheduled at least 48 hours in advance. An approved key box shall be installed on each townhome unit, with the appropriate keys, for emergency access in a location approved by the Fire Department. The key box shall be a Knox Box brand and sized to accommodate keys to every door of the townhome unit.

- An approved fire detection system shall be installed per City of Ketchum Ordinance #1217 (www.ketchumfire.org) and the requirements of NFPA 72. Two (2) sets of alarm system plans shall be submitted to the Ketchum Fire Department for approval and a permit is required prior to installation of alarm systems. Inspections of fire detection systems by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance.
- Fire extinguishers shall be installed and maintained per 2018 IFC Section 906 both during construction and upon occupancy of the building. During construction fire extinguishers shall be placed in a conspicuous, easy to access, unobstructed location that is less than 75' travel distance to any combustibles on site, 30' to any hot work. Upon completion of project every single-family residence shall have a minimum of one extinguisher per garage and one extinguisher per kitchen area. Extinguishers shall be mounted in a conspicuous, easy to access, unobstructed location. (5lb. class A fire extinguishers shall be required for this project).
- Spark arresters are required on all solid fuel burning appliance chimneys to reduce potential fires from burning embers. A minimum 10' separation from all chimneys to combustible vegetation and tree crowns shall be maintained at all times.
- An approved key box shall be installed, with the appropriate keys, for emergency fire department access in a location approved by the fire department. The key box shall be a Knox box brand and sized to accommodate keys to every door of the project.
- This project shall comply with the City of Ketchum Fire Protection and defensible space characteristics. All exterior windows shall be glazed, and all exterior doors shall be solid core construction, or have a fire rating of not less than 20 minutes. All exterior vents shall be designed and approved to prevent flame or ember penetration and all exterior mesh shall have openings that do not exceed 1/8". Gutters and downspouts shall be non-combustible and shall be provided with an approved means to prevent the accumulation of leaves and debris. All materials within 12" vertical of finished grade shall be 1 hour rated, non-combustible, or covered with minimum 28-gauge flashing. The area 12" horizontal from the base of a wall shall be finished in a way to prevent any vegetation growing, and for vegetative debris to be easily removed. Tree crowns extending to within 10 feet of any structure shall be pruned to maintain a minimum horizontal clearance of 10 feet. Tree crowns within 30 feet of any structure shall be pruned to remove limbs located less than 6 feet above the ground surface adjacent to the trees. Non-fire resistive



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vegetation or growth shall be kept clear of buildings and structures, in such a manner as to provide a clear area for fire suppression operations.

- An 8 ½ by 11 color coded site map of this project shall be provided on paper and electronically to the fire department. This site map shall show the locations of gas shut-offs, power shut-offs, fire sprinkler riser rooms, fire department connections, alarm panels, Knox boxes, access doors, egress windows, stairways and any additional fire department requirements. Exact details for color coded “On-Sites” can be found at www.ketchumfire.org.
- Final inspections of all fire department permit required installations by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance. A Final Inspection Checklist can be found at www.ketchumfire.org.

City Engineer & Streets Department:

- All stormwater shall be retained on site including any roof drains (KMC 17.124.170).
- Minor adjustments to the right-of-way parking may be necessary and will be determined at building permit submittal.
- Idaho Power Road Cut – KMC 12.08.050(3) of the city code states “road cutting will only be permitted where boring, pushing, or microtrenching have failed after three (3) attempts or otherwise been shown to be unfeasible.” Boring is required for all projects. Finalization of Idaho Power means and methods of construction to be resolved during Idaho Power encroachment permit process.
- Alley – Applicant to maintain. City will maintain when alley is 20’ wide, paved, and a thru alley
- Illumination Plan for ROW street lighting meeting City Standards will be required at Building permit submittal.
- The building permit plans and construction drawings shall meet all applicable sections of Chapter 12 of Ketchum Municipal Code.

Utilities & Wastewater:

- No comments from wastewater.
- Water
 - A new tap and install of fire suppression line with a common domestic meter sized by an engineer will be required at building unless individual meters are planned for each unit. If individual meters are planned, there will be connection fees for each. Inspection is required for tap and installation. The existing service to the lot will need to be abandoned at the main.
 - Domestic meter or meters will need to be plumbed in off the fire line in the Mechanical room with isolation valves on both sides.

Planning and Zoning:

All comments from the Planning Department resulting from department review have either been addressed satisfactorily by the applicant or are listed as conditions of approval for the Design Review or



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Preliminary Plat applications. Please see the applicant's cover letter in Attachment A for the applicant's response to department comments.



Lofts at 780 – Design Review and Preliminary Plat Applications
Table 3: Zoning and Dimensional Standards Evaluation

Zoning and Dimensional Standards Analysis				
Compliant			City Code	Standards
Yes	No	N/A	City Code	Standards
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Minimum Lot Area
			Staff Comments	<p>Permitted: 5,500 square feet</p> <p>Proposed: 5,489 square feet – the subject property is Lot 5, Block 33 of the Ketchum Townsite (Village of Ketchum), platted in 1948. Per KMC 17.128.010, lots created prior to April 21, 1966 can be developed provided that all other dimensional limitations are met.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	FAR or Lot Coverage
			Staff Comments	<p>Permitted FAR: 1.0 Permitted FAR with Community Housing: 2.25</p> <p>Proposed: Gross Square Footage – 11,758 SF (Per Sheet A0.0) Total Lot Area – 5,489 SF FAR – 2.14</p> <p>Community Housing Mitigation Calculation: Permitted Gross Square Feet (1.0 FAR): 5,489 SF Proposed Gross Square Feet: 11,758 SF Increase Above Permitted FAR: 6,269 SF 20% of Increase: 1,254 SF Net Livable (15% Reduction): 1,066 SF</p> <p>The applicant proposes to dedicate Unit 203 (454 square feet) as a community housing unit and contribute a payment-in-lieu for the remaining 612 SF of community housing. The required payment-in-lieu is \$238 per square foot for a total of \$145,656.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Minimum Building Setbacks
			Staff Comments	<p>Permitted: Front (N 1st Avenue/west): 5 feet average – 244.17 SF required per length of facade Side (8th Street/north): 5 feet average as this frontage is considered “street side” – 364.58 SF required on the 1st Floor, 465.4 SF required on</p>



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			<p>the 2nd and 3rd Floors. Side (Interior Lot Line/south): 0 feet Rear (Alley/east): 3 feet</p> <p>The calculated the average setback for front and street sides, the length of the façade at each level is measured and multiplied by five to determine the minimum required square footage of setback for the façade at that level. To calculate compliance with the minimum requirement, the total square footage of proposed setback for the same facade is measured.</p> <p>Non-habitable structures, fixed amenities, solar and mechanical equipment affixed to a roof must be set back 10 feet from all building facades.</p> <p>Proposed: Front (N 1st Avenue/west): 276.1 SF on all floors – as shown on Sheets A2.1B, A2.2B, and A2.3B and cover letter Side (8th Street/north): as shown on Sheets A2.1B, A2.2B, and A2.3B and cover letter 1st Floor – 373.2 SF 2nd Floor – 472.2 SF 3rd Floor – 469.2 SF Side (Interior Lot Line/south): 0 feet with a portion setback along the front half of the building Rear (Alley/east): 3 feet</p> <p>Setback of non-habitable structures: Sheet M1.3 illustrates the location of the perforated metal screens proposed to screen the mechanical equipment, set back more than 10 feet from the building façade.</p> <p>Sheets A3.2 and A3.3 indicate roof overhangs into the right-of-way of 1 foot on 8th Street, 3 feet on N 1st Avenue, and 1 foot into the alley.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.12.030 Building Height</p> <p>Staff Comments Permitted: 42 feet Height of building/CC District: The greatest vertical distance of a building in the community core district measured by determining the average elevation of the front property line and rear property line. Draw a line from the average front or rear elevation up to the maximum building height allowed, and then draw a line at that height parallel to the front or rear property line. The resulting line establishes the highest elevation of</p>



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			<p>the front or rear facade. The front or rear facade shall not extend above this line. Side facades may be stepped up or down to transition from the highest elevation of the front facade height to the highest elevation of the rear facade. One or multiple steps along the side facades are allowed, except no step shall occur within 40 feet of the front elevation or within 35 feet of the rear facade. The City shall establish the elevation points used to calculate the average elevation of the front and rear property lines (see illustration A on file in the office of the City Clerk).</p> <p>Cantilevered Decks and Overhangs: 8 feet above grade and/or walking surface.</p> <p>Non-habitable Structures Located on Building Rooftops: maximum of 10 feet</p> <p>Perimeter walls enclosing roof top deck or structures: 4 feet above roof surface height. Perimeter roof top walls are required to be at least 75% transparent</p> <p>Roof top solar and mechanical equipment above roof surface: maximum of 5 feet</p> <p>Proposed: As shown on the Topo map in the application materials, the site is generally flat, but slopes down from the rear property line (alley) to the front property line (N 1st Ave). As such, maximum building height is calculated by taking an average of the front property line elevation and measuring up to 42 feet from there. The lowest point of elevation along the front property line is approximately 5,811 feet. The highest elevation along the front property line is approximately 5,813 feet. This results in an average of approximately 5,812 feet. As shown on Sheets A3.1 and A3.2, the building height of 38 feet 2.5 inches is measured from an elevation of 5,812.5 feet. Actual building height based on staff's calculation is 38 feet 8.5 inches which is below the maximum building height of 42 feet.</p> <p>The project includes cantilevered decks on the second and third floors of the project. As shown on Sheets A3.1 and A3.2, all cantilevered decks are more than 8 feet above grade or walking surface.</p> <p>The project includes roof top mechanical equipment and an elevator shaft. As shown on Sheets A3.1 and A3.2, the equipment does not</p>
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				exceed 3 feet in height and is screened with a 3 foot high perforated metal screen.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.030H	Curb Cut
			Staff Comments	<p>Permitted: A maximum of thirty five percent (35%) of the linear footage of any street frontage may be devoted to access off-street parking.</p> <p>Proposed: The subject property has two street frontages, one along N 1st Ave and the other along 8th Street. All access to proposed off street parking is from the alley between N 1st Ave and N Washington Ave, therefore no street frontage is devoted to access off-street parking.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.040	Parking Spaces
			Staff Comments	<p>Permitted: For residential multi-family dwelling units in the Community Core Units 750 square feet or less – 0 spaces Units 751 SF to 2,000 SF – minimum of 1 space Units 2,001 SF and above – minimum of 2 spaces</p> <p>The project proposes a total of 7 dwelling units, three of which are under 750 Sf. The remaining four are under 2,000 SF requiring 1 parking space each. The total required parking for the project is four spaces.</p> <p>Proposed: As shown on Sheet A2.1, the project proposes a total of four standard surface parking spaces, one accessible space, and three garage spaces. Per the Preliminary Plat submittal, the project is proposed to be subdivided into a condominium in such a way that each dwelling unit will have one or two dedicated parking spaces except for the units less than 750 square feet.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.125.040	Open Space
			Staff Comments	<p>Required: n/a</p> <p>Proposed: n/a</p>



Lofts at 780 – Design Review and Preliminary Plat Applications
Table 3: Design Review Standards Evaluation

Improvements and Standards				
Compliant			City Code	City Standards
Yes	No	N/A		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.A1 Streets	The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.A2 Streets	All street designs shall be approved by the City Engineer.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.B1 Sidewalks	All projects under 17.96.010(A) that qualify as a “Substantial Improvement” shall install sidewalks as required by the Public Works Department.
<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.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B3 Sidewalks	Sidewalks may be waived if one of the following criteria is met: a. The project comprises an addition of less than 250 square feet of conditioned space. b. The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.
<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.
<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.
<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



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				Engineer. Any approved in-lieu contribution shall be paid before the City issues a certificate of occupancy.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C1 Drainage	All storm water shall be retained on site.
<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.
<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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C.4 Drainage	Drainage facilities shall be constructed per City standards.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.D1 Utilities	All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.D2 Utilities	Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.D3 Utilities	When extension of utilities is necessary all developers will be required to pay for and install two (2") inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with city of Ketchum standards and at the discretion of the City Engineer.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.E1 Compatibility of Design	The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.E2 Compatibility of Design	Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.E3 Compatibility of Design	Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.
<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.
<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.
<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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F4 Architectural	Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.



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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F5 Architectural	Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F6 Architectural	Building(s) shall orient towards their primary street frontage.
<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.
<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.
<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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.
<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.
<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.
<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.
<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.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.H2 Snow Storage	Snow storage areas shall be provided on-site.
<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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.H4 Snow Storage	In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I1 Landscaping	Landscaping is required for all projects.



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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I2 Landscaping	Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I3 Landscaping	All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I4 Landscaping	Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.J1 Public Amenities	Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.

IMPROVEMENTS AND STANDARDS: 17.96.070 - Community Core (CC) Projects				
Yes	No	N/A	Ketchum Municipal Code Section	City Standards
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070A.1	Street trees, street lights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070.A.2 Streets	Street trees with a minimum caliper size of three (3") inches, shall be placed in tree grates.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(A)(3)	Due to site constraints, the requirements if this subsection 17.96.070(A) may be modified by the Public Works Department.
<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.
<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.
<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.



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<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.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(B)(5)	All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters, and downspouts.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(B)(6)	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(B)(7)	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(C)(1)	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(C)(2)	Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.
<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.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(D)(3)	The city arborist shall approve all parking lot and replacement trees.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.
<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.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.
<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.
<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



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				greater than one-half (1/2) shall be adjusted to the next highest whole number.
<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.



Lofts at 780 – Design Review and Preliminary Plat Applications
Table 4: Preliminary Plat Requirements Evaluation

Preliminary Plat Requirements				
Compliant			City Code	City Standards
Yes	No	N/A		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.C.1	The subdivider shall file with the administrator copies of the completed subdivision application form and preliminary plat data as required by this chapter.
<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.
<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.
<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.
<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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .4	Legal description of the area platted.
<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.
<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.
<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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .8	Boundary description and the area of the tract.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .9	Existing zoning of the tract.
<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.
<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.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.



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<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.
<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.
<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.
<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.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.
<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.
<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.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .20	Lot area of each lot.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .21	Existing mature trees and established 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.
<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.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.A	Required Improvements: The improvements set forth in this section shall be shown on the preliminary plat and installed prior to approval of the final plat. Construction design plans shall be submitted and approved by the city engineer. All such improvements shall be in accordance with the comprehensive plan and constructed in compliance with construction standard specifications adopted by the city. Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.B	Improvement Plans: Prior to approval of final plat by the commission, the subdivider shall file two (2) copies with the city engineer, and the city engineer shall approve construction plans for all improvements required in the proposed subdivision. Such plans shall be prepared by a civil engineer licensed in the state.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.C	Prior to final plat approval, the subdivider shall have previously constructed all required improvements and secured a certificate of completion from the city



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				<p>engineer. However, in cases where the required improvements cannot be constructed due to weather conditions or other factors beyond the control of the subdivider, the city council may accept, in lieu of any or all of the required improvements, a performance bond filed with the city clerk to ensure actual construction of the required improvements as submitted and approved. Such performance bond shall be issued in an amount not less than one hundred fifty percent (150%) of the estimated costs of improvements as determined by the city engineer. In the event the improvements are not constructed within the time allowed by the city council (which shall be one year or less, depending upon the individual circumstances), the council may order the improvements installed at the expense of the subdivider and the surety. In the event the cost of installing the required improvements exceeds the amount of the bond, the subdivider shall be liable to the city for additional costs. The amount that the cost of installing the required improvements exceeds the amount of the performance bond shall automatically become a lien upon any and all property within the subdivision owned by the owner and/or subdivider.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.D	<p>As Built Drawing: Prior to acceptance by the city council of any improvements installed by the subdivider, two (2) sets of as built plans and specifications, certified by the subdivider's engineer, shall be filed with the city engineer. Within ten (10) days after completion of improvements and submission of as built drawings, the city engineer shall certify the completion of the improvements and the acceptance of the improvements, and shall submit a copy of such certification to the administrator and the subdivider. If a performance bond has been filed, the administrator shall forward a copy of the certification to the city clerk. Thereafter, the city clerk shall release the performance bond upon application by the subdivider.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.E	<p>Monumentation: Following completion of construction of the required improvements and prior to certification of completion by the city engineer, certain land survey monuments shall be reset or verified by the subdivider's engineer or surveyor to still be in place. These monuments shall have the size, shape, and type of material as shown on the subdivision plat. The monuments shall be located as follows:</p> <ol style="list-style-type: none"> 1. All angle points in the exterior boundary of the plat. 2. All street intersections, points within and adjacent to the final plat. 3. All street corner lines ending at boundary line of final plat. 4. All angle points and points of curves on all streets. 5. The point of beginning of the subdivision plat description.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.F	<p>Lot Requirements:</p> <ol style="list-style-type: none"> 1. Lot size, width, depth, shape and orientation and minimum building setback lines shall be in compliance with the zoning district in which the property is located and compatible with the location of the subdivision and the type of development, and preserve solar access to adjacent properties and buildings. 2. Whenever a proposed subdivision contains lot(s), in whole or in part, within the floodplain, or which contains land with a slope in excess of twenty five percent



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				<p>(25%), based upon natural contours, or creates corner lots at the intersection of two (2) or more streets, building envelopes shall be shown for the lot(s) so affected on the preliminary and final plats. The building envelopes shall be located in a manner designed to promote harmonious development of structures, minimize congestion of structures, and provide open space and solar access for each lot and structure. Also, building envelopes shall be located to promote access to the lots and maintenance of public utilities, to minimize cut and fill for roads and building foundations, and minimize adverse impact upon environment, watercourses and topographical features. Structures may only be built on buildable lots. Lots shall only be created that meet the definition of "lot, buildable" in section 16.04.020 of this chapter. Building envelopes shall be established outside of hillsides of twenty five percent (25%) and greater and outside of the floodway. A waiver to this standard may only be considered for the following:</p> <ol style="list-style-type: none"> a. For lot line shifts of parcels that are entirely within slopes of twenty five percent (25%) or greater to create a reasonable building envelope, and mountain overlay design review standards and all other city requirements are met. b. For small, isolated pockets of twenty five percent (25%) or greater that are found to be in compliance with the purposes and standards of the mountain overlay district and this section. <p>3. Corner lots shall have a property line curve or corner of a minimum radius of twenty five feet (25') unless a longer radius is required to serve an existing or future use.</p> <p>4. Side lot lines shall be within twenty degrees (20°) to a right angle or radial line to the street line.</p> <p>5. Double frontage lots shall not be created. A planting strip shall be provided along the boundary line of lots adjacent to arterial streets or incompatible zoning districts. Should a double frontage lot(s) be created out of necessity, then such lot(s) shall be reversed frontage lot(s).</p> <p>6. Minimum lot sizes in all cases shall be reversed frontage lot(s).</p> <p>7. 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>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>16.04.040.G</p>	<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



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				<p>minimize cuts and fills for roads and minimize adverse impact on environment, watercourses and topographical features.</p> <p>4. Corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the intersection of the streets.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H	<p>Street Improvement Requirements:</p> <ol style="list-style-type: none"> 1. The arrangement, character, extent, width, grade and location of all streets put in the proposed subdivision shall conform to the comprehensive plan and shall be considered in their relation to existing and planned streets, topography, public convenience and safety, and the proposed uses of the land; 2. All streets shall be constructed to meet or exceed the criteria and standards set forth in chapter 12.04 of this code, and all other applicable ordinances, resolutions or regulations of the city or any other governmental entity having jurisdiction, now existing or adopted, amended or codified; 3. Where a subdivision abuts or contains an existing or proposed arterial street, railroad or limited access highway right of way, the council may require a frontage street, planting strip, or similar design features; 4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods; 5. Street grades shall not be less than three-tenths percent (0.3%) and not more than seven percent (7%) so as to provide safe movement of traffic and emergency vehicles in all weather and to provide for adequate drainage and snow plowing; 6. In general, partial dedications shall not be permitted, however, the council may accept a partial street dedication when such a street forms a boundary of the proposed subdivision and is deemed necessary for the orderly development of the neighborhood, and provided the council finds it practical to require the dedication of the remainder of the right of way when the adjoining property is subdivided. When a partial street exists adjoining the proposed subdivision, the remainder of the right of way shall be dedicated; 7. Dead end streets may be permitted only when such street terminates at the boundary of a subdivision and is necessary for the development of the subdivision or the future development of the adjacent property. When such a dead end street serves more than two (2) lots, a temporary turnaround easement shall be provided, which easement shall revert to the adjacent lots when the street is extended; 8. A cul-de-sac, court or similar type street shall be permitted only when necessary to the development of the subdivision, and provided, that no 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; 9. Streets shall be planned to intersect as nearly as possible at right angles, but in no event at less than seventy degrees (70°);



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				<p>10. Where any street deflects an angle of ten degrees (10°) or more, a connecting curve shall be required having a minimum centerline radius of three hundred feet (300') for arterial and collector streets, and one hundred twenty five feet (125') for minor streets;</p> <p>11. Streets with centerline offsets of less than one hundred twenty five feet (125') shall be prohibited;</p> <p>12. A tangent of at least one hundred feet (100') long shall be introduced between reverse curves on arterial and collector streets;</p> <p>13. Proposed streets which are a continuation of an existing street shall be given the same names as the existing street. All new street names shall not duplicate or be confused with the names of existing streets within Blaine County, Idaho. The subdivider shall obtain approval of all street names within the proposed subdivision from the commission before submitting same to council for preliminary plat approval;</p> <p>14. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills;</p> <p>15. Street patterns of residential areas shall be designed to create areas free of through traffic, but readily accessible to adjacent collector and arterial streets;</p> <p>16. Reserve planting strips controlling access to public streets shall be permitted under conditions specified and shown on the final plat, and all landscaping and irrigation systems shall be installed as required improvements by the subdivider;</p> <p>17. In general, the centerline of a street shall coincide with the centerline of the street right of way, and all crosswalk markings shall be installed by the subdivider as a required improvement;</p> <p>18. Street lighting may be required by the commission or council where appropriate and shall be installed by the subdivider as a requirement improvement;</p> <p>19. Private streets may be allowed upon recommendation by the commission and approval by the council. Private streets shall be constructed to meet the design standards specified in subsection H2 of this section;</p> <p>20. Street signs shall be installed by the subdivider as a required improvement of a type and design approved by the administrator and shall be consistent with the type and design of existing street signs elsewhere in the city;</p> <p>21. Whenever a proposed subdivision requires construction of a new bridge, or will create substantial additional traffic which will require construction of a new bridge or improvement of an existing bridge, such construction or improvement shall be a required improvement by the 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>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.04.040.I</p>	<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>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>16.04.040.J</p>	<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> <ol style="list-style-type: none"> 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. 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. 3. All subdivisions which border the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a ten foot (10') fish and nature study easement along the riverbank. Furthermore, the council shall require, in appropriate areas, an easement providing access through the subdivision to the bank as a sportsman's access. These easement requirements are minimum standards, and in appropriate cases where a subdivision abuts a portion of the river adjacent to an existing pedestrian easement, the council may require an extension of that easement along the portion of the riverbank which runs through the proposed subdivision. 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. 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. 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.



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



				<p>2. Preliminary grading plan prepared by a civil engineer shall be submitted as part of all preliminary plat applications. Such plan shall contain the following information:</p> <ul style="list-style-type: none"> a. Proposed contours at a maximum of five foot (5') contour intervals. b. Cut and fill banks in pad elevations. c. Drainage patterns. d. Areas where trees and/or natural vegetation will be preserved. e. Location of all street and utility improvements including driveways to building envelopes. f. Any other information which may reasonably be required by the administrator, commission or council to adequately review the affect of the proposed improvements. <p>3. Grading shall be designed to blend with natural landforms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.</p> <p>4. Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for open space for the benefit of future property owners within the subdivision.</p> <p>5. Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such times as such revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion.</p> <p>6. Where cuts, fills, or other excavations are necessary, the following development standards shall apply:</p> <ul style="list-style-type: none"> a. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability. b. Fills shall be compacted to at least ninety five percent (95%) of maximum density as determined by AASHO T99 (American Association of State Highway Officials) and ASTM D698 (American standard testing methods). c. Cut slopes shall be no steeper than two horizontal to one vertical (2:1). Subsurface drainage shall be provided as necessary for stability. d. Fill slopes shall be no steeper than three horizontal to one vertical (3:1). Neither cut nor fill slopes shall be located on natural slopes of three to one (3:1) or steeper, or where fill slope toes out within twelve feet (12') horizontally of the top and existing or planned cut slope. e. Toes of cut and fill slopes shall be set back from property boundaries a distance of three feet (3'), plus one-fifth (1/5) of the height of the cut or the fill, but may not exceed a horizontal distance of ten feet (10'); tops and toes of cut and fill slopes shall be set back from structures at a distance of at least six feet (6'), plus one-fifth (1/5) of the height of the
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				cut or the fill. Additional setback distances shall be provided as necessary to accommodate drainage features and drainage structures.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.O	Drainage Improvements: The subdivider shall submit with the preliminary plat application such maps, profiles, and other data prepared by an engineer to indicate the proper drainage of the surface water to natural drainage courses or storm drains, existing or proposed. The location and width of the natural drainage courses shall be shown as an easement common to all owners within the subdivision and the city on the preliminary and final plat. All natural drainage courses shall be left undisturbed or be improved in a manner that will increase the operating efficiency of the channel without overloading its capacity. An adequate storm and surface drainage system shall be a required improvement in all subdivisions and shall be installed by the subdivider. Culverts shall be required where all water or drainage courses intersect with streets, driveways or improved public easements and shall extend across and under the entire improved width including shoulders.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.P	Utilities: In addition to the terms mentioned in this section, all utilities including, but not limited to, electricity, natural gas, telephone and cable services shall be installed underground as a required improvement by the subdivider. Adequate provision for expansion of such services within the subdivision or to adjacent lands including installation of conduit pipe across and underneath streets shall be installed by the subdivider prior to construction of street improvements.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.Q	Off Site Improvements: Where the offsite impact of a proposed subdivision is found by the commission or council to create substantial additional traffic, improvements to alleviate that impact may be required of the subdivider prior to final plat approval, including, but not limited to, bridges, intersections, roads, traffic control devices, water mains and facilities, and sewer mains and facilities.

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.
<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.
<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.



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<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.
<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.
<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.



**City of Ketchum
Planning & Building**

**STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
SPECIAL MEETING OF SEPTEMBER 21, 2021**

PROJECT: Waddell-Roush Duplex Hot Tubs

FILE NUMBER: P21-068

APPLICATION TYPE: Amendment to Design Review Approval

ASSOCIATED APPLICATIONS: Design Review P20-031, Lot Line Shift P20-061, Townhouse Subdivision Preliminary Plat P20-058, Building Permit B20-079

REPRESENTATIVE: Craig Lawrence, AIA

PROPERTY OWNER: Doug & Stacey Waddell

LOCATION: 3020 Warm Springs Road (Wills Condominium Subdivision No 2)

ZONING: General Residential Low Density (GR-L) Zoning District

NOTICE: A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site on September 1, 2021. The public hearing notice was published in the Idaho Mountain Express on September 1, 2021. The public hearing notice was posted on the City's website and on the subject site on September 13, 2021. Public comment has been attached as Exhibit B to the Staff Report.

INTRODUCTION

The key responsibilities of the Planning and Zoning Commission consist of:

- Review and determinations on development applications
- Initiating and recommending amendments to the zoning ordinance
- Interpreting the zoning ordinance regulations
- Preparing and implementing the Comprehensive Plan
- Providing City Council with recommendations on planning and zoning matters in Ketchum

Due to the level of development activity taking place in Ketchum, the Commission has been primarily focused on permit applications. Ketchum is experiencing unprecedented development activity, which in some cases, requires interpretations of the zoning ordinance.

The majority of the Ketchum zoning ordinance standards were established in the 1970s. Since the 70s, discrete amendments have occurred often creating internal conflicts within the ordinance. In some cases, staff is finding the 1970s era code does not adequately address 2021 development proposals.

Because of this, staff will be presenting more code interpretations to the Commission. This will occur where the code is not clear, there are conflicting standards, the interpretation will set precedent, or an interpretation would be a departure from past practice.

Staff is experiencing development inquires on some of the most challenging and difficult sites in Ketchum. Often there is no easy answer because the zoning ordinance is not clear. In these situations, staff will engage the Planning and Zoning Commission to provide clarity and direction on how the zoning standards should be applied. While staff has the authority to make administrative interpretations of the zoning ordinance, because key interpretations could have potential impacts, staff prefers key interpretations occur in an open and transparent process with the Planning and Zoning Commission.

PROPOSED APPLICATION

The project before the Commission consists of two parts:

- An amendment of the Planning and Zoning Commission approved Design Review Permit P20-031 which was approved by the Commission on July 13th, 2020. In light of the Commission and community input into the design and configuration of this project, staff determined the proposed amendment did not qualify as a minor modification subject to staff approval. The Commission is being asked to decide if the proposed amendment to the approval is acceptable.
- An interpretation of the zoning ordinance to clarify if above grade features such as hot tubs are permitted to be located in the required side yard setbacks.

AMENDMENT TO DESIGN REVIEW APPROVAL: NEW HOT TUBS

The applicant has submitted updated drawings proposing exterior modifications from the project plans approved with Design Review P20-031. The project plans are attached as Exhibit A to the staff report. The proposed amendments to the design review approval include the addition of two hot tubs for each townhouse unit within the duplex. The proposed hot tubs are located within the east and west side yard setback areas and sited on new paver patios. Exterior modifications also include the addition of new doors at the east and west side facades to access the new hot tubs. The east side hot tub is proposed to be screened with 6- and 4-foot-tall cedar fence panels. An elevation of the proposed screening is provided on Sheet L-03 of the project plans. The west side hot tub is proposed to be screened by landscaping, including Redtwig Dogwood.

The applicant has provided specifications for the proposed hot tubs that are included the project plans attached as Exhibit A. A section of the hot tub is provided on Sheet L-03. The hot tubs are 3 feet tall. Notes on Sheets L-01 and L-03 indicate the hot tubs are non-permanent features that are self-contained with internal equipment. The hot tubs will be placed on the new paver patio but not permanently attached to the patio. These hot tubs will be connected to the development site through their mechanical, electrical, and plumbing systems.

The siting of the hot tubs proposed for the Waddell-Rousch development encroaches within the side yard area required for the principal, duplex building. The setback from side property lines required in the GR-L Zone is 1 foot for every 3 feet in building height or a minimum of 5 feet. Both hot tubs are sited within the duplex's 11-foot-8-inch required side yard setback area. The east townhome unit's hot tub is proposed to be sited 5 feet from the side property line. The west townhome unit's hot tub is

proposed to be sited 7 feet 6 inches from the property line. While sited within the duplex's side yard setback areas, the hot tubs meet the minimum 5-foot setback required from side property lines in the GR-L Zone.

NEIGHBORHOOD CONTEXT

The subject property is located on Warm Springs Road between Skiway Drive and Jane Lane. The three-story duplex is slightly less than 35-feet tall, which is the maximum building height permitted in the GR-L Zone. The development's total building coverage is 31%, which is 440 square feet less than the maximum permitted by KMC §17.12.030.

Most of the surrounding neighborhood is developed with single-family residences and townhomes except for a few vacant properties within the Avalanche Zone along Sage Road and a couple of vacant lots on Ritchie Drive. Neighboring properties on either side of the project site are developed with older duplexes. These duplex developments were built in 1975. Each duplex is two stories with a total floor area of 2,304 square feet and approximately 11% of building coverage. 35-foot-tall buildings with 35% building coverage have been permitted in the GR-L Zone since the City first adopted a comprehensive zoning ordinance in 1974. Despite this permitted building bulk and mass, older homes were smaller in size and scale. New development has trended towards maximizing building size to the greatest extent permitted by Ketchum's zoning regulations. Taller and bigger buildings have challenged Ketchum's ability to maintain its mountain community and small-town character.

PURPOSE OF SETBACKS

Setbacks are required primarily to ensure adequate separation between buildings and useable open space between structures relative to the desired character and visual density in neighborhoods. Setbacks reserve space for purposes like stormwater drainage and fire safety. Setbacks also exist to protect sensitive ecological areas, such as riparian zones, and to facilitate public safety, such as greater setbacks on corner lots to ensure adequate lines of sight for vehicles. Setbacks can be used to mitigate negative externalities like minimizing noise pollution. In addition to setbacks, dimensional standards such as building coverage, floor area ratio, and building height control the density, scale, and bulk of development.

ZONING CODE HISTORY

The City's regulation of setbacks has evolved from yard requirements to how far a building or structure must be setback from a property line. The yard requirements regulated the portion of unobstructed open area on a lot from a lot line for a depth or width specified by the regulations of the zoning district. The definition for setback was not introduced into Ketchum Municipal Code until 2013 through the City's adoption of Ordinance 1110. According to staff reports, the purpose of this ordinance was routine code clean up to reconcile inconsistencies and clarify unclear regulations. Ordinance 1110 added definitions for terms that were used in the code but not previously defined.

SETBACK REGULATIONS IN KETCHUM MUNICIPAL CODE

Ketchum Municipal Code §17.08.020 defines setback as the minimum horizontal distance between a specified lot line (front, side, rear), measured along a straight line and at a right angle to such lot line, and the nearest point of an above grade or below grade building or structure. Setback zone is defined as the area of a lot that must remain open and cannot be built over with a structure (KMC §17.08.020).

Ketchum Municipal Code 17.08.020 defines yard as that portion of the open area on a lot extending open and unobstructed from the ground upward from a lot line for a depth or width specified by the regulations for the zoning district in which the lot is located. Pursuant to Ketchum Municipal Code 17.128.020E, no part of a yard required for a building for the purpose of complying with zoning regulations shall be included as a yard for another building.

All structures are subject to setbacks. Structures include anything permanently constructed in or on the ground (KMC §17.08.020). The only elements not qualified as structures are fences less than 6 feet in height, decks less than 30 inches above grade, paved areas, and structural or nonstructural fill (KMC §17.08.020). Pursuant to Ketchum Municipal Code §17.08.010.F, a “building” or “structure” includes any part and includes all other structures of every kind regardless of similarity to buildings.

ZONING CODE INTERPRETATION

The zoning code is unclear as to whether above-grade, accessory structures like hot tubs may be sited within the setback areas required for the principal building on the site. The zoning code is also unclear as to whether setbacks should be applied individually per detached structure based on each structure’s maximum height or if the maximum height of the principal building on the site should set the setbacks for all accessory structures on the site. For example, the zoning code doesn’t provide clear direction regarding whether the 3-foot-tall hot tubs should be setback the minimum 5 feet based on their height or if the hot tubs should be setback 11 feet 8 inches based on the maximum height of the duplex. The inconsistencies and references to yards and setback zones add another layer of confusion.

STAFF RECOMMENDATION

Zoning Code Interpretation

Staff recommends that the maximum height of the principal building should set the required setbacks for all detached accessory structures on the site. Allowing these accessory structures like hot tubs within setback areas may result in negative externalities within the neighborhood like diminishing privacy and increasing noise. As new development maximizes building size, allowing accessory structures within setback areas may diminish visual character within neighborhoods through the congestion of structures on development sites.

Staff recommends the Commission provide feedback regarding the interpretation of setback regulations in Ketchum Municipal Code. Staff will return with a zoning code interpretation based on this feedback for the Commission to review.

Amendment to Design Review Approval: Hot Tubs

Staff recommends that the Commission direct the applicant to relocate the proposed hot tubs to the rear of the duplex development outside of the rear yard setback area.

EXHIBITS:

- A. Project Plans
- B. Public Comment

Exhibit A: Project Plans



P21 -
 File #: 7-12-21
 Design Review Fee Paid:
 Approved Date:
 Denied Date:
 By:
 ADRE Yes No

Design Review Application

APPLICANT INFORMATION

Project Name: <u>WADDELL/ROUSH HOT TUBS ✓</u>	Phone: <u>206-300-2599</u>
Owner: <u>DOUG & STACY WADDELL</u>	Mailing Address: <u>PO BOX 2545</u>
Email: <u>doug@waddellpropertiesinc.com</u>	<u>KIRKLAND, WA 98003</u>
Architect/Representative: <u>CRAIG LAWRENCE AA</u>	Phone: <u>208-720-5372</u>
Email: <u>clawrenceaia@msn.com</u>	Mailing Address: <u>Box 2662</u>
Architect License Number: <u>AR-2512</u>	<u>KETCHUM, ID 83340</u>
Engineer of Record: <u>CRAIG MAXWELL P.E.</u>	Phone: <u>208-721-2171</u>
Email: <u>craig@maxwellsds.com</u>	Mailing Address: <u>Box 1911</u>
Engineer License Number: <u>PE-14254</u>	<u>SUN VALLEY, ID 83353</u>

All design review plans and drawings for public commercial projects, residential buildings containing more than four (4) dwelling units and development projects containing more than four (4) dwelling units shall be prepared by an Idaho licensed architect or an Idaho licensed engineer.

PROJECT INFORMATION

Legal Land Description: WILLS CONDOMINIUMS NO. 2
 Street Address: 3020 WARM SPRINGS ROAD
 Lot Area (Square Feet): 11,000 ±
 Zoning District: GRL
 Overlay District: Floodplain Avalanche Mountain
 Type of Construction: New Addition Remodel Other
 Anticipated Use: HOT TUBS Number of Residential Units:

TOTAL FLOOR AREA

	Proposed	Sq. Ft.	Existing	Sq. Ft.
Basements	<u>NA</u>		<u>NA</u>	
1 st Floor	<u>NA</u>		<u>NA</u>	
2 nd Floor	<u>NA</u>		<u>NA</u>	
3 rd Floor	<u>NA</u>		<u>NA</u>	
Mezzanine	<u>NA</u>		<u>NA</u>	
Total	<u>NA</u>		<u>NA</u>	

FLOOR AREA RATIO

Community Core: Tourist: General Residential-High:

BUILDING COVERAGE/OPEN SPACE

Percent of Building Coverage: NA

DIMENSIONAL STANDARDS/PROPOSED SETBACKS

Front: 5'-6" Side: 7'-6" Side: 5'-0" Rear: 19'-6"
 Building Height: 3'-0"

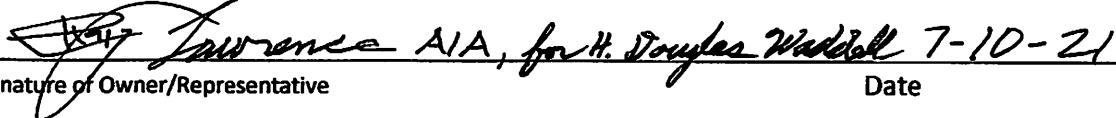
OFF STREET PARKING

Parking Spaces Provided: NA
 Curb Cut: NA Sq. Ft. NA %

WATER SYSTEM

Municipal Service Ketchum Spring Water

The Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Design Review Application in which the city of Ketchum is the prevailing party, to pay the reasonable attorney fees, including attorney fees on appeal and expenses of the city of Ketchum. I, the undersigned, certify that all information submitted with and upon this application form is true and accurate to the best of my knowledge and belief.


Signature of Owner/Representative _____ Date 7-10-21

DESIGN REVIEW EVALUATION STANDARDS
(May not apply to Administrative Design Review):

17.96.060: IMPROVEMENTS AND STANDARDS FOR ALL PROJECTS

A. Streets:

1. The applicant shall be responsible for all costs associated with providing a connection from an existing city streets to their development.
2. All streets designs shall be in conformance with the right-of-way standards and approved by the Public Works Director.

B. Sidewalks:

1. All projects under 17.96.010(A) that qualify as a "Substantial Improvement" shall install sidewalks in conformance with the right-of-way standards. Sidewalk improvements may be waived for projects that qualify as a "Substantial Improvement" which comprise additions of less than 250 square feet of conditioned space.
2. 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.
3. 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.
4. 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 Public Works Director. Any approved in-lieu contribution shall be paid before the city issues a certificate of occupancy.

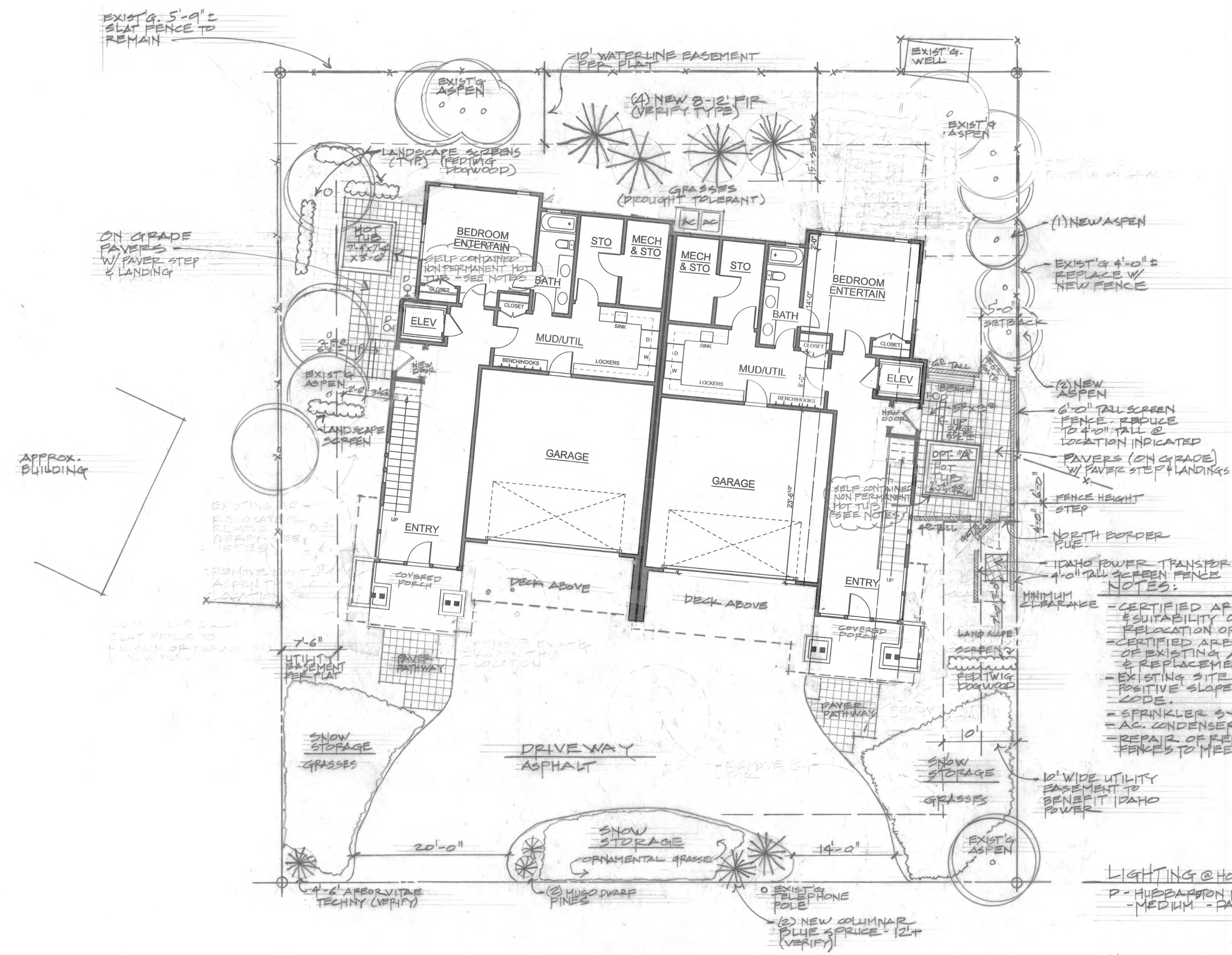
C. Drainage:

1. All storm water shall be retained on site.
2. Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.
3. The Public Works Director may require additional drainage improvements as necessary, depending on the unique characteristics of a site.

APPROX. BLDG.

SNOW STORAGE CALCULATION:

- PROPOSED UNCOVERED DRIVEWAY & HARDSCAPE: 1837 SQ. FT.
- REQ'D. SNOW STO. 30% = 1837 X 30% = 551 SQ. FT.
- PROPOSED SNOW STO. AREA = 636 SQ. FT., 35%



LANDSCAPE PLAN

LIGHTING @ HOT TUBS

- P - HUBBARD FORGE "TWILIGHT"
- MEDIUM - DARK SKY COMPLIANT

HOT TUB NOTES:

- HOT TUBS WILL BE "BULLFROG B-7"
- DIMENSIONS ARE: 7'-4" X 7'-1" X 3'-0"
- PROVIDE DEDICATED 240V CIRCUIT WITH A 50 AMP SERVICE
- HOT TUB EQUIPMENT IS INTEGRAL TO HOT TUB.
- PIPES INSULATED TO R-10+
- SPA COVERS INSULATED TO R-19
- HOT TUBS ARE SELF CONTAINED & NON PERMANENT

NOTES:

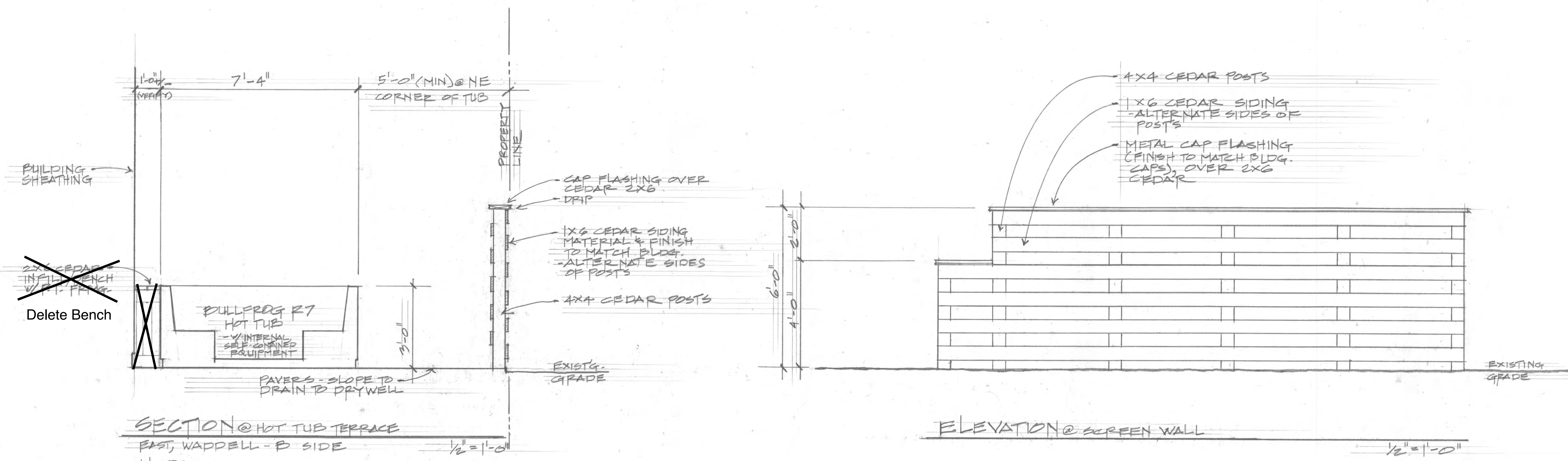
- CERTIFIED ARBORIST TO VERIFY CONDITION & SUITABILITY OF EXISTING FIR FOR RELOCATION OR REMOVAL
- CERTIFIED ARBORIST TO VERIFY CONDITION OF EXISTING ASPEN FOR POSSIBLE REMOVAL & REPLACEMENT (VERIFY TYPE FOR REPLACEMENT)
- EXISTING SITE DRAINAGE TO REMAIN WITH 5% POSITIVE SLOPE AWAY FROM BUILDING AS PER CODE.
- SPRINKLER SYSTEM LAYOUT & ZONES T.B.D.
- A.C. CONDENSERS TO BE SCREENED AS REQ'D.
- REPAIR OR REPLACE EXISTING FENCES. ALL FENCES TO MEET KETCHUM CODES.

HOT TUB DR. CLARIFICATIONS: 9-13-21
 HOT TUBS DESIGN REVIEW: 7-13-21
 REVISED ADMIN DR.: 5-6-21
 REVISED ADMIN DR.: 4-4-21
 REVISED DR.: 5-30-20
 DESIGN REVIEW: 5-14-20

WADDELL/ROUSH DUPLEX
 KETCHUM, IDAHO
 3020 WARM SPRINGS ROAD

CRAIG LAWRENCE AIA
ARCHITECTURE
 BOX 2662
 KETCHUM, ID 83340
 208-720-5372

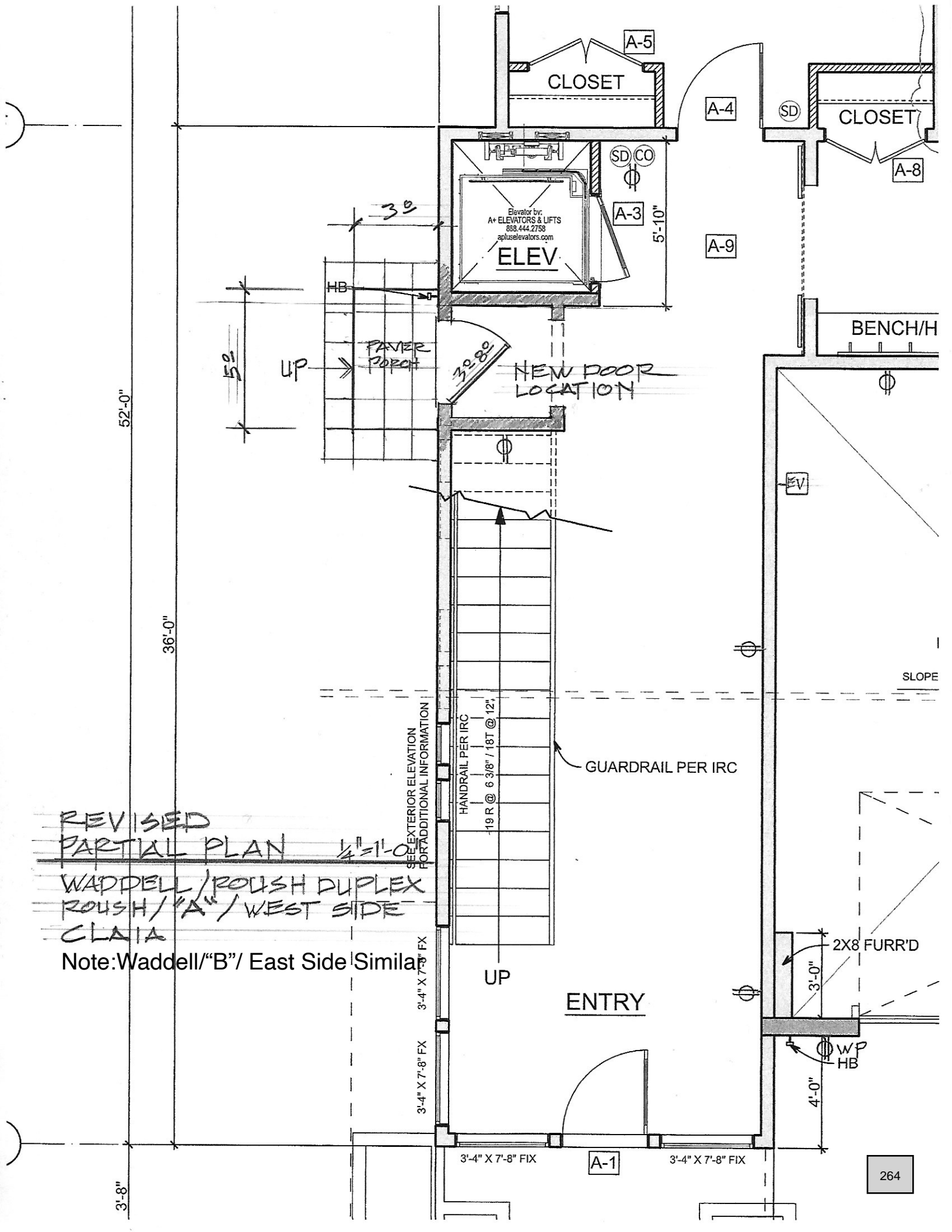
LICENSED ARCHITECT
 AR-2152
 CRAIG LAWRENCE
 STATE OF IDAHO



SECTION @ HOT TUB TERRACE
EAST, WADDELL - B SIDE
1/2" = 1'-0"

ELEVATION @ SCREEN WALL
1/2" = 1'-0"

NOTE:
AT WEST, ROUGH - A SIDE, HOT TUB IS THE SAME ON A PAVEMENT TERRACE W/ LANDSCAPE SCREENING PER PLAN.



Elevator by:
A+ ELEVATORS & LIFTS
888.444.2758
apluselevators.com

ELEV.

NEW DOOR LOCATION

REVISIED PARTIAL PLAN 1/4"=1'-0"
WADDELL/ROUSH DUPLEX
ROUSH/"A"/WEST SIDE
CLAI A

Note: Waddell/"B"/ East Side Similar

SEE EXTERIOR ELEVATION FOR ADDITIONAL INFORMATION

HANDRAIL PER IRC
19 R @ 6 3/8" / 18T @ 12"

GUARDRAIL PER IRC

ENTRY

52'-0"

36'-0"

3'-8"

5'-0"

UP

3'-0"

HB

PAVER PORCH

3'-0" @ 80°

A-5

CLOSET

A-4

SD

CLOSET

A-8

SD CO

A-3

5'-10"

A-9

BENCH/H

SLOPE

EV

3'-4" X 7'-8" FX

UP

2X8 FURR'D

3'-0"

WP

HB

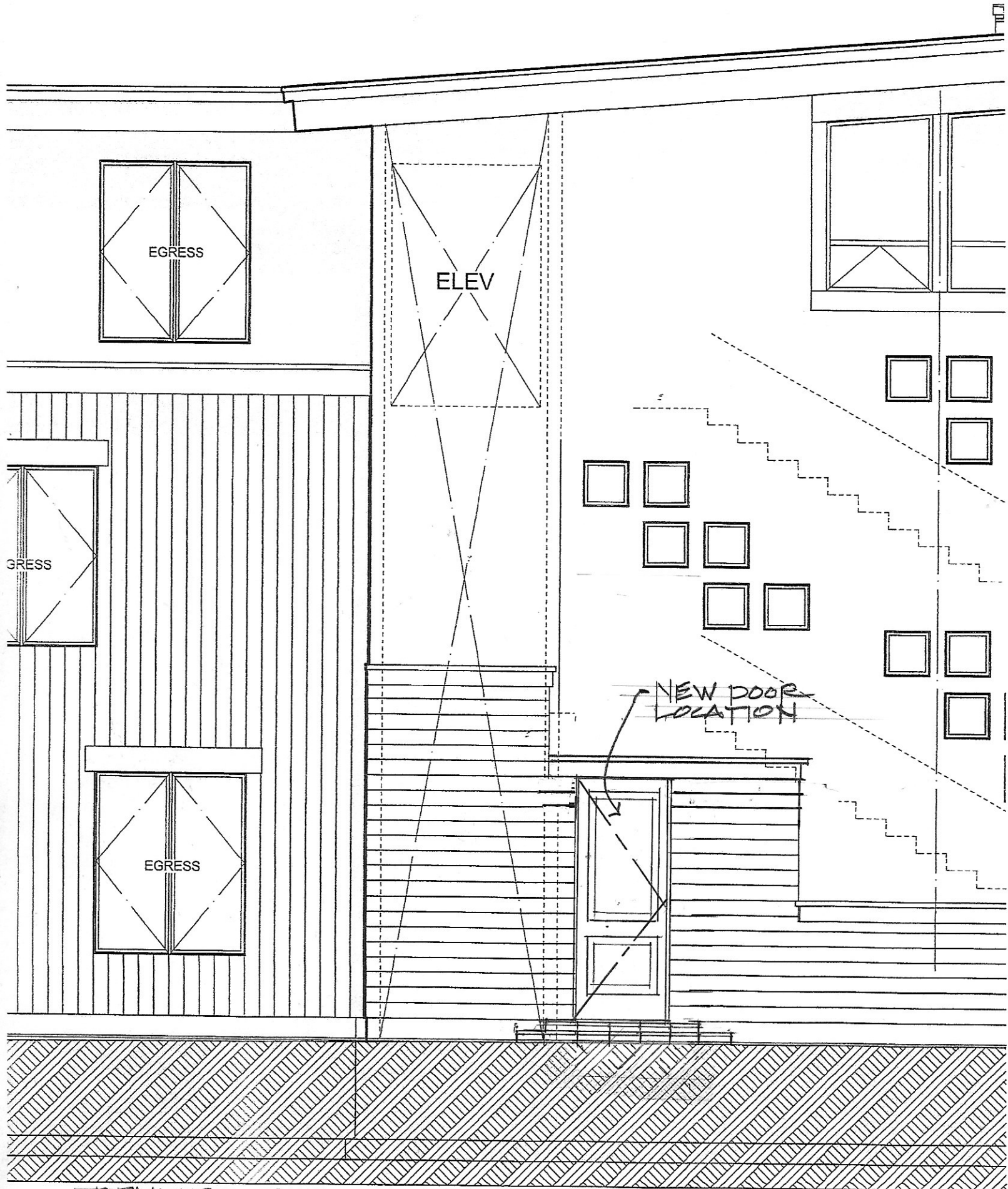
4'-0"

3'-4" X 7'-8" FIX

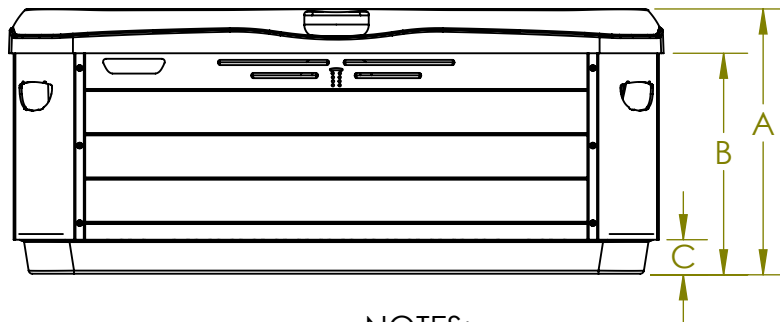
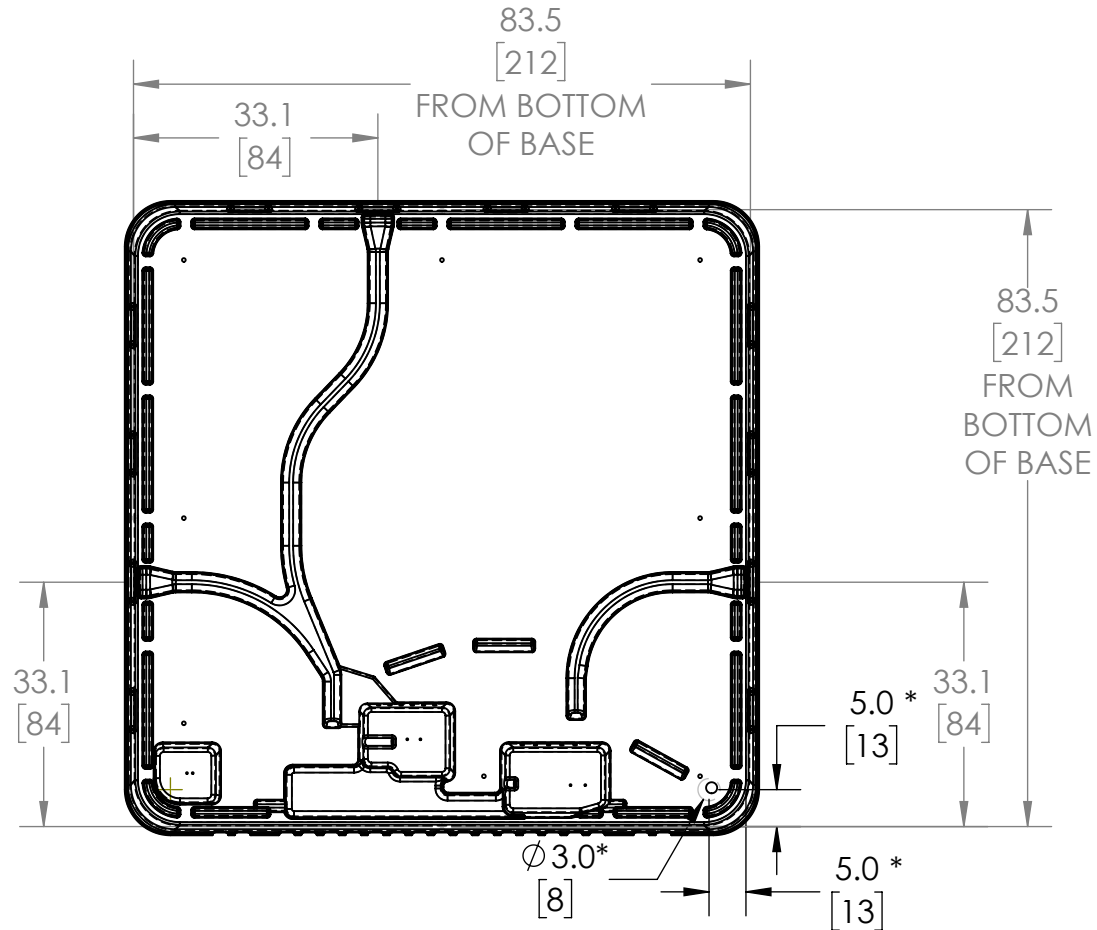
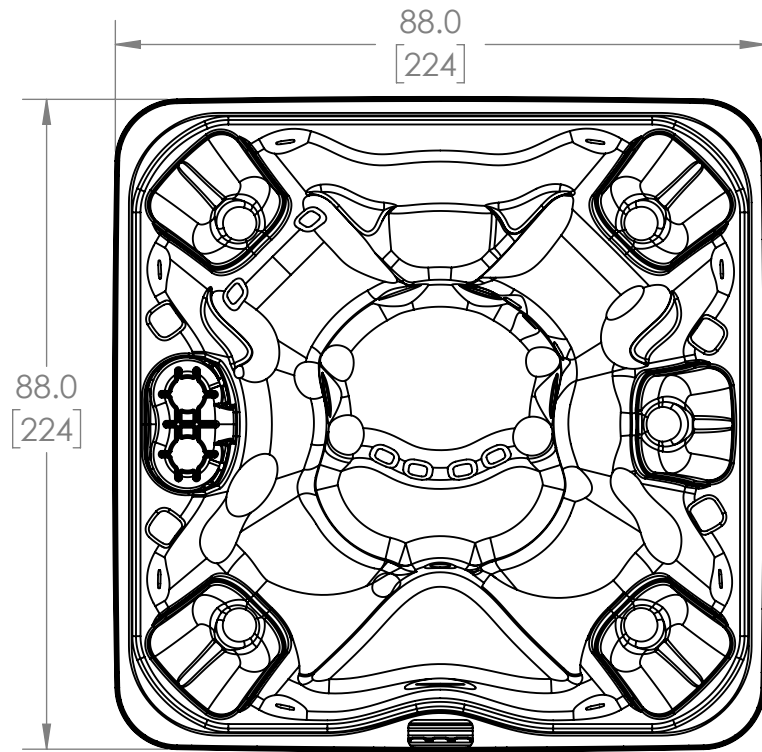
A-1

3'-4" X 7'-8" FIX

264



REVISED PARTIAL WEST ELEVATION $\frac{1}{4}'' = 1'-0''$
 WADDELL/ROUSH DUPLEX - ROUSH/'A' SIDE
 CLAIR Note: Waddell/'B'/ Side Similar



Height:
 A - Overall
 36" [91.4cm]
 B - Ground to Bottom of Lip
 30" [76.2cm]
 C - Ground to Bottom of Cabinet
 4 3/4" [12cm]

NOTES:

DOOR ENTRY IS CENTERED ON THE FRONT OF THE SPA WITH THE FOLLOWING SPAN: 69.25" [176]

*INTERNAL ELECTRICAL STUB-UP TYPICAL

EURO RATINGS/WIRING CONFIGURATIONS AVAILABLE:

- 230 VAC, 50 Hz, 16A x 1
- 230 VAC, 50 Hz, 16A x 2
- 230 VAC, 50 Hz, 32 A**
- 400 VAC, 50 Hz, 16 A x 3 (3 phase)**

US RATINGS/WIRING CONFIGURATIONS AVAILABLE:

- 240 VAC, 60Hz, 30 A
- 240 VAC, 60Hz, 50 A**

NOTE: RATINGS AMPERAGE IN BOLD TYPE ARE PREFERRED FULL FUNCTIONALITY SETUPS. OTHER SET-UPS MAY RESULT IN OPERATION LIMITATIONS. CONTACT YOUR DEALER FOR DETAILS.

A7/R7/X7 266



bullfrog spas

SPAS

FEATURES

[View the R7 in My Backyard](#)



★ REVIEWS

More Details about the R7

The R7 is classified as a medium hot tub, but feels much roomier on the inside. The R7 provides two comfortable corner captains chairs that each feature wrist, hip, and foot jets. In addition, each corner chair features a therapeutic JetPak of your choice. The R7 is more spacious with more features than any other medium hot tub in its class, making it perfect for entertaining, without breaking the budget.

Size: 7' 4" (2.24m) x 7' 4" (2.24m) x 36" (.91m)

Therapy Pumps: 2

Dry Weight: 661 lbs/300 kg

Filled Weight: 4925 lbs/2234 kg

Water Capacity: 426 gal/1613 L

[See Full Specs](#)

Standard Dimensions (W x L x H)	7' 4" x 7' 4" x 36"
Metric Dimensions (W x L x H)	2.24m x 2.24m x .91m
Seating Capacity	8
Bucket Seats	7
Premium Bucket Seats	2
Lounger Seats	0
Cool Down / Child Seats	1
Water Capacity (to normal fill line)	426 Gallons (1613 Liters)
*Dry/Maximum Filled Weight (includes Cover)	661 lbs./5236 lbs.

	(300kg/2375kg)
EnduraFrame Construction/Full-Foam/Molded Base	Standard
Premium Rigid Spa Cover (all Colors)	Standard
EternaWood™ Cabinet	Standard
High-Performance Industrial 56-Frame Pumps	Two 4.8BHP 2-Speed
WellSpring™ Quiet Circulation Pump	Optional
R Series Audio: Rich sound, seat-surround speakers, sub-woofer, spa-side device storage, Bluetooth compatibility, remote control	Optional
Exterior Yard Speakers	N/A
EOS™ O3 Premium Water Care System: 2X the ozone output of WellSpring™ system, mixing chamber for enhanced water sanitization, carbon filter eliminates excess O3 gas	Optional
WellSpring™ High Output Ozone	Optional
Interior LED Light System: Center, Filter, Footwell	Standard
Top Rail LED Light System (cup holders & aux)	N/A
Lighted Water Feature	Standard
Exterior LED Lighting System (set of 4)	N/A
Dual Filter Elements w/safety features	Standard
Exterior Drain w/ Footwell Drain Fitting	Standard
JetPaks w/ Detachable ComfortFit Pillows	4
JetPaks in Matte Black	Standard
JetPaks in Matching Acrylic	Optional
Rounded Corner Flush Mount Jets	Charcoal: Standard Brushed Stainless: Optional
Automatic Filtration in JetPods	Standard

Shell, Foot, Wrist, Hip, Leg Jets

16

Maximum Jets Available

184

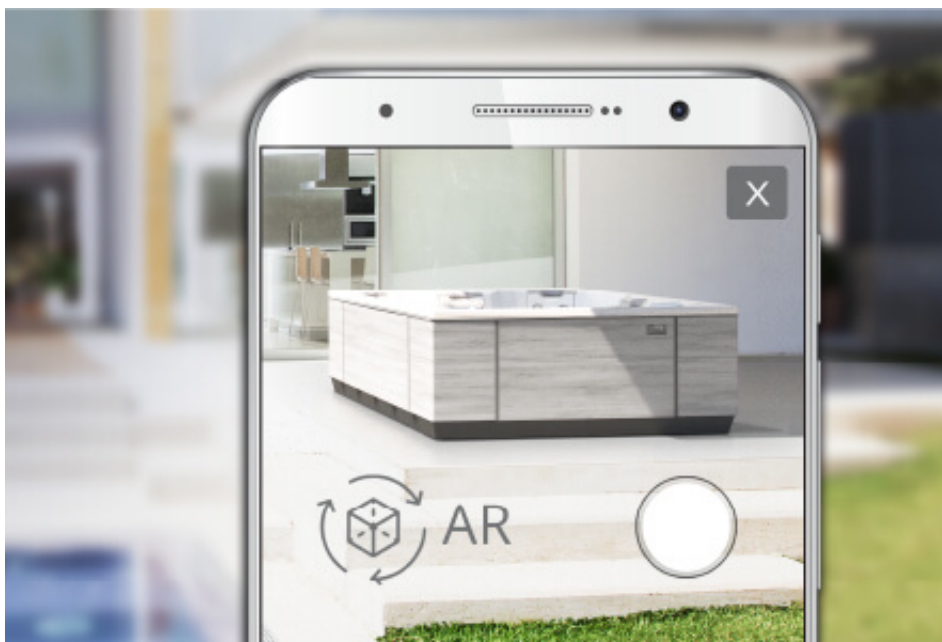
Warranty Info

Installation & Electrical Requirements

The R7 spa requires a 240V dedicated circuit with a 50 AMP service.

[More info on delivery and installation](#)

See the R7 In Your Backyard



See Your Spa in
No App Required

You can now see how a
choosing before you buy
your mobile device simply
where you'd like to see it
appears.

Exhibit B: Public Comment

From: [Participate](#)
To: [Maureen Puddicombe](#)
Cc: [Suzanne Frick](#)
Subject: FW: 3020 WS Rd Duplex Hot Tubs
Date: Thursday, September 09, 2021 5:31:43 PM

Public comment.

LISA ENOURATO | CITY OF KETCHUM

Public Affairs & Administrative Services Manager

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

o: 208.726.7803 | f: 208.726.7812

lenourato@ketchumidaho.org | www.ketchumidaho.org

From: Baird Gourlay <bairdg7@gmail.com>
Sent: Thursday, September 09, 2021 10:03 AM
To: Participate <participate@ketchumidaho.org>
Subject: FW: 3020 WS Rd Duplex Hot Tubs

The Staff report isn't up yet, so I can't comment on the exact project request. Generally I would think that the hot tubs need to be within all the setbacks and that the equipment, plumbing & pumps for the tubs are inside the existing building. These are going to be very close to the back and side yards of all their neighbors, so it is critical to mitigate the sound impacts. Thank you for your service!!!

Baird Gourlay
PO 1221
405 Sage Rd.
Ketchum, ID 83340
208 720 4769
Bairdg7@gmail.com



From: [Steve Urry](#)
To: [Abby Rivin](#); [Neil Bradshaw](#); [Suzanne Frick](#); [Negin Shams Urry](#)
Subject: Fwd: 3020 Warm Springs Road
Date: Friday, August 27, 2021 7:11:24 PM

Mayor Bradshaw,
Please forward our email regarding 3020 Warm Springs to the the Planning and Zoning Commission anf add it to the record for their review.
Sincerely,

Steve and Negin Urry
Cell: [801 541 1113](tel:8015411113)
Office: [435 729 7000](tel:4357297000)
www.synergyutah.com

Begin forwarded message:

From: Steve Urry <urry@synergyutah.com>
Date: August 27, 2021 at 6:10:58 PM MDT
To: ARivin@ketchumidaho.org, NBradshaw@ketchumidaho.org, sfrick@ketchumidaho.org
Cc: Negin Shams Urry <negin@casanu.com>
Subject: **3020 Warm Springs Road**

Dear Mayor Bradshaw,
First of all my wife Negin and I are thrilled to become a part of the Ketchum/Warm Springs community. We are currently under contact to close on the Kern's property located at 401A Sage Road, we will be closing on the property on September 7, 2021. We have been working with the neighbors at 3020 Warm Springs Road during our due diligence to address our concerns as to the privacy issues concerning both of our adjoining properties. The owners, the contractors and their architects have been very helpful in working with us to improve the landscape screening between our properties especially the bedrooms and bath areas by adding additional and yet much more mature trees than previously planned. However, we do have one major concern and that is the outdoor hot tubs planned to be at the back of their townhomes. It will literally be impossible to screen our respective hot tubs from the view of our living/dining areas without moving them elsewhere. Our understanding is that the Waddell's have also addressed this earlier as possible problem and submitted application to receive approval to move them to their side yards. They have had 100% support from each neighbor, we simply want would to add that we also 100% support their request, it will best serve the neighborhood and prevent future conflicts that may occur otherwise. I am happy also catch a call to discuss the same if it will help in anyway to support our position.
Thanks in advance for you sincere consideration,
Sincerely,

Steve and Negin Urry
401A Sage Road
Ketchum, Idaho (very soon to be our new address!)
Cell: 801-541-1113
Office: 435.729.7000

From: Tim Silva <tsilva@sunvalley.com>
Sent: Saturday, September 04, 2021 9:52 AM
To: Participate <participate@ketchumidaho.org>
Subject: 3020 Warm Springs Road

Ketchum Planning and Zoning Commission Members

Leslie and I own 3022A Warm Springs, located next door to the Waddell/Roush Duplex at 3020 Warm Springs Rd. We support their hot application.

Thank you,
Tim and Leslie Silva

From: [Participate](#)
To: [Maureen Puddicombe](#)
Cc: [Suzanne Frick](#)
Subject: FW: 3020 Warm Springs Rd Waddell/Roush Duplex
Date: Wednesday, September 08, 2021 5:26:37 PM

FYI

LISA ENOURATO | CITY OF KETCHUM
Public Affairs & Administrative Services Manager
P.O. Box 2315 | 480 East Ave. N. | Ketchum, ID 83340
o: 208.726.7803 | f: 208.726.7812
lenourato@ketchumidaho.org | www.ketchumidaho.org

-----Original Message-----

From: Jeffrey Morse <jeff.morse@me.com>
Sent: Wednesday, September 08, 2021 11:32 AM
To: Participate <participate@ketchumidaho.org>
Subject: 3020 Warm Springs Rd Waddell/Roush Duplex

Our next door neighbor at 3020 Warm Springs Rd (my wife and I live at 3018) would like to install a hot tub adjacent to our property line, and we have no objection.

Jeff and Cheryl Morse
949-887-0251

Sent from my iPad

From: Daniel Hawley <svskier@cox.net>
Sent: Thursday, September 02, 2021 2:18 PM
To: Participate <participate@ketchumidaho.org>
Subject: 3020 Warm Springs Road – Waddell/Roush Duplex

Planning and Zoning Commission Members:

I live next door at 3022 Warm Springs Road and have no issue with my neighbor wanting a hot tub or it's proposed location.

Dan

Daniel Hawley
Box 49
Ketchum, Idaho 83340

208-726-4962
svskier@cox.net

STAFF ANALYSIS
FIRST & FOURTH MIXED-USE BUILDING MODIFICATION TO DESIGN REVIEW

PROJECT: First & Fourth Mixed-Use Building

FILE NUMBER: P19-038

APPLICATION TYPE: Design Review

REPRESENTATIVE: John King & Michael McHugh, Pivot North Architecture

OWNER: Bariteau Separate Property Trust/Main Trust Properties, LLC

REQUEST: Amendment to Design Review

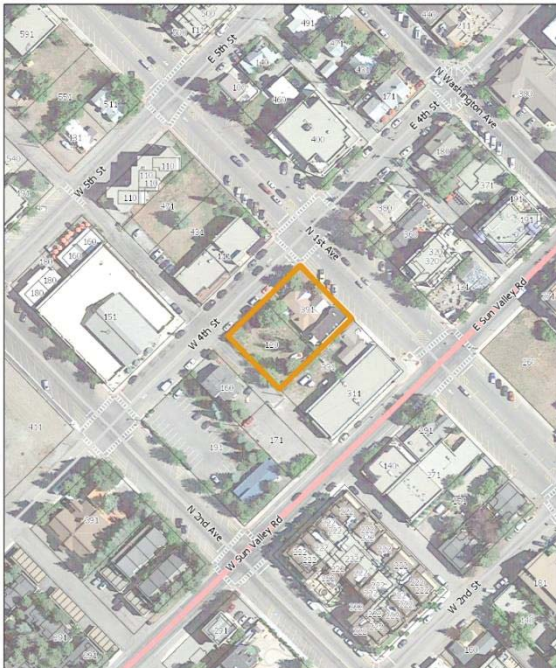
LOCATION: 120 W 4th Street & 391 N 1st Avenue (Ketchum Townsite: Block 57: Lots 1A & 2A)

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

OVERLAY: None

BACKGROUND

The Planning and Zoning Commission approved Design Review Permit P19-038 on June 10, 2019. Since the approval, the architect is requesting modifications to the exterior materials for the project (Attachment A). This change is a modification to the Design Review Permit and staff is seeking Planning and Zoning Commission input into the change.



Location Map

Proposed Modification #2

From: [Ian McLaughlin](#)
To: [Abby Rivin](#); [Suzanne Frick](#)
Cc: [John King](#)
Subject: 1st & 4th - Design Review Materials
Date: Thursday, September 09, 2021 6:07:05 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[2021_0909_Material Exhibit.pdf](#)

Good Afternoon Abby & Suzanne,

We've reviewed the feedback from the P&Z commissioners and are submitting the attached material selections for consideration.

In place of the Morin Corten panels we're proposing a Western Reveal Corten Metal Wall Panel with a varied reveal depth. We feel the combination of the vertical patterning and different reveal depths across the façade provides more variety and texture, while maintaining the warmth of the Corten panels.

In response to the concern of there being too much Corten, we've provided additional views around the building to show the extent of the palette. The Corten will be limited to the 4th Street and alley facing facades which will be broken up by wide expanses of glazing.

We would be happy to arrange a call or present to you or the P&Z Commissioners and walk through these selections. Please let us know if this might be possible.

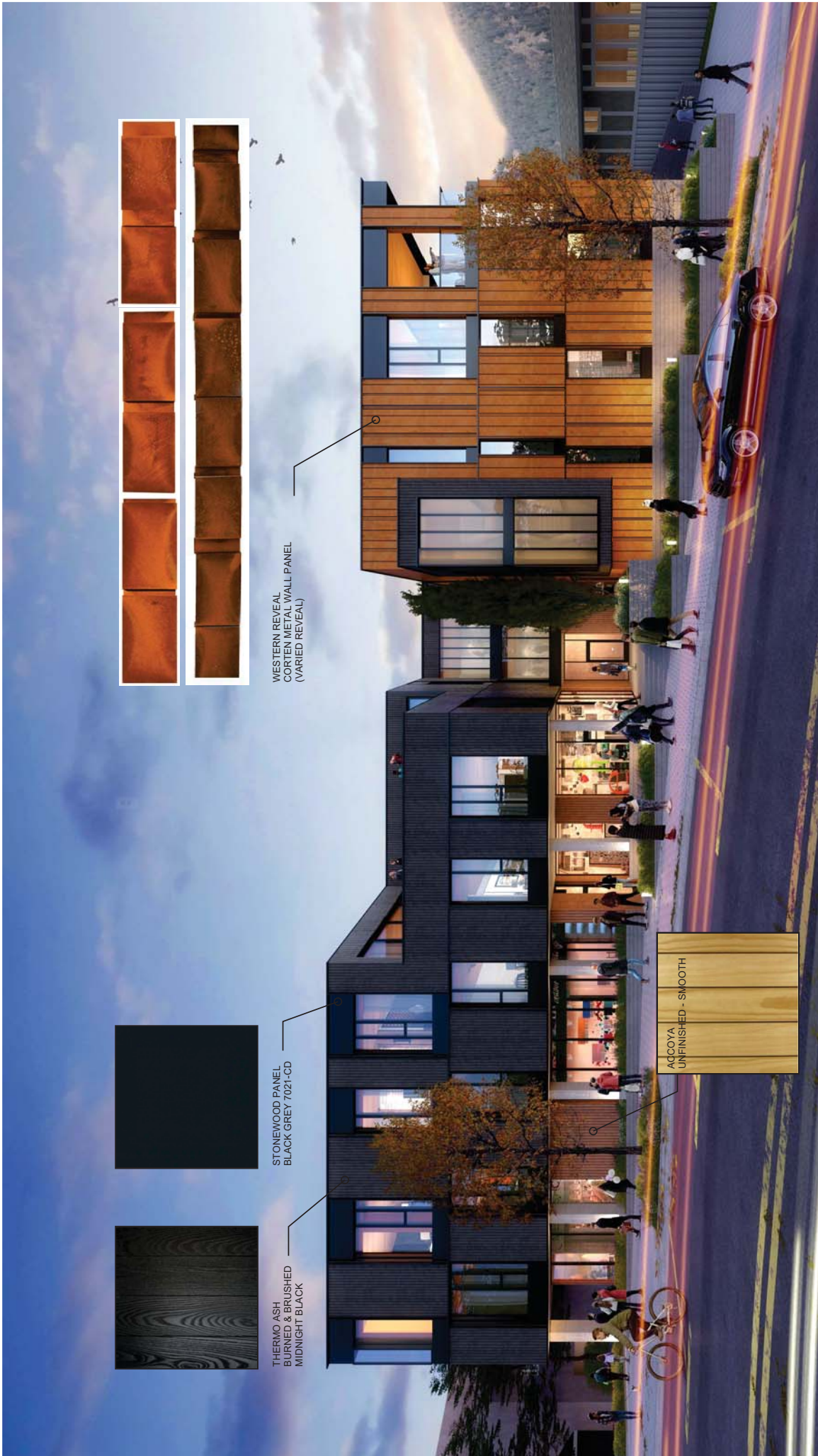
Thanks,

Ian McLaughlin, *AIA, NCARB*
PROJECT MANAGER

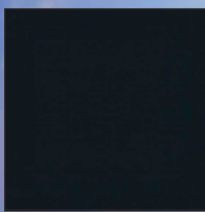
pivot north

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pivotnorthdesign.com





THERMO ASH
BURNED & BRUSHED
MIDNIGHT BLACK



STONEWOOD PANEL
BLACK GREY 7021-CD



WESTERN REVEAL
CORTEN METAL (WALL PANEL
(VARIED REVEAL))



AGCOYA
UNFINISHED - SMOOTH

MATERIAL EXHIBIT

1ST & 4TH
09/09/2021



WESTERN REVEAL
CORTEN METAL WALL PANEL
(VARIED REVEAL)



THERMO ASH
BURNED & BRUSHED
MIDNIGHT BLACK

STONEWOOD PANEL
BLACK GREY 7021-CD



ACCOYA
UNFINISHED - SMOOTH

MATERIAL EXHIBIT

1ST & 4TH
09/09/2021



MATERIAL EXHIBIT VIEW FROM 4TH ST.

1ST & 4TH
09/09/2021



MATERIAL EXHIBIT VIEW FROM ALLEY

1ST & 4TH
09/09/2021

Proposed Modification #1

DESIGN REVIEW



PERMIT DOCUMENTS



DESIGN REVIEW



PERMIT DOCUMENTS

