



## Planning and Zoning AGENDA

Tuesday, May 19, 2020  
Ketchum City Hall  
480 East Avenue North, Ketchum, ID 83340

In recognition of the Coronavirus (COVID-19), members of the public may observe the meeting live on the City's website at [ketchumidaho.org/meetings](http://ketchumidaho.org/meetings).

If you would like to comment on a PUBLIC HEARING item, please submit your comment to [participate@ketchumidaho.org](mailto: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 dial the number below. You will be called upon for comment during that agenda item.

Dial: 1-699-900-9128  
Meeting ID: 928 8271 0360

### CALL TO ORDER

### COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE

### CONSENT CALENDAR—ACTION ITEMS

1. [ACTION - Minutes of February 10, 2020](#)
2. [ACTION - Minutes of Special Meeting of February 24, 2020](#)
3. [ACTION - Minutes of March 9, 2020](#)

### PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS

4. [ACTION - 3020 Warm Springs Rd. \(Waddell/Roush\) Duplex Design Review: 3020 Warm Springs Rd. \(Wills Condominium Subdivision No. 2\)](#) The commission will hold a virtual public hearing to consider and take action on a Design Review application submitted by architect Craig Lawrence, on behalf of property owners Doug and Stacey Waddell, for the development of a new duplex and associated site improvements within the General Residential Low Density (GR-L) Zoning District.
5. [ACTION - Mountain Land Design Showroom and Residences Design Review: 111 N Washington Avenue \(Ketchum Townsite: Block 39: Lot 4\)](#) The commission will hold a virtual public hearing to consider and take action on a Design Review application submitted by Michael Doty Associates Architects, on behalf of property owner Dan Devenport for the development of a new mixed-use building and associated site improvements within the Mixed-Use Subdistrict of the Community Core (CC-2).
6. [ACTION - Leone/Goldman Lot Line Shift and Waiver Request: 425 N Bigwood Drive and 115 Griffin Court \(Bigwood Sub #2-3 Lot 14 Block 3 and Bigwood Sub #2-3 Lot 12AA Block 3\)](#) The commission will hold a virtual public hearing to consider and take action on a Lot Line Shift application submitted by Douglas and Patricia Leone (425 N. Bigwood Dr) and Andrew and Lisa Goldman (115 Griffin Ct) to adjust the interior property boundary shared by both parcels and to amend the building envelope for 425 N Bigwood Dr. This application includes a waiver request to allow a portion of the building envelope for 425 N Bigwood Dr to encroach into an area of 25% or greater slope.

### STAFF REPORTS & CITY COUNCIL MEETING UPDATE

**ADJOURNMENT**

Due to the On-going COVID-19 Pandemic, Ketchum Planning and Zoning Commission meetings will be conducted remotely. Members of the public who would like to observe the meeting may access the meeting at [ketchumidaho.org/meetings](http://ketchumidaho.org/meetings). If you want to provide input to the Planning and Zoning Commission about an agenda item, comments can be submitted at [participate@ketchumidaho.org](mailto:participate@ketchumidaho.org) by noon the day of the meeting.

This agenda is subject to revisions and additions. Public information on agenda items is available in the Planning and Building Department located at 480 East Ave. N. in Ketchum or by calling 208-726-7801.

*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 MINUTES

Monday, February 10, 2020  
Ketchum City Hall  
480 East Avenue North, Ketchum, ID 83340

### SITE VISITS

1. 4:00 PM - SITE VISIT - Ketchum Fire Station Design Review: 107 Saddle Road
2. 4:25 PM - SITE VISIT - 210 Lewis St. Residential Use Conditional Use Permit: 210 Lewis St.
3. 4:35 PM - SITE VISIT - 100 Bell Dr Residential Use Conditional Use Permit: 100 Bell Dr.
4. 4:45 PM - SITE VISIT - 10th St Ventures Work/Live Conditional Use Permit: 471 E 10th St, Unit B13
5. 5:00 PM - SITE VISIT - Ketch II: 100 E. 6th Street (Corner of E. 6th Street and N 1st Avenue)
6. 5:15 PM - SITE VISIT - West Ketchum Residences Design Review: 150 Bird Drive

### CALL TO ORDER

The meeting was called to order at 5:31 PM by Chairman Neil Morrow following the site visits.

### COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE

- Chair Neil Morrow spoke with Jason Shearer from the YMCA about the parking agreement between the City of Ketchum and the YMCA.
- Vice-Chair Matthew Mead spoke with the building team for the fire station regarding building materials for the new Fire Station.
- Commissioner Tim Carter spoke to Jason Shearer about the parking agreement between the City of Ketchum and the YMCA.

There were no other Commission Reports or ex parte disclosures.

**PUBLIC COMMENT** - Communications from the public for items not on the agenda.

Chairman Morrow opened the floor to Public Comment. There were no comments. Comments were closed.

### CONSENT CALENDAR—ACTION ITEMS

7. ACTION - Minutes of January 13, 2020
8. ACTION - Duval LI Residential Use Conditional Use Permit Findings of Fact and Conclusions of Law
9. ACTION - My Sun Valley Home Conditional Use Permit Findings of Fact and Conclusions of Law
10. ACTION - My Sun Valley Home Design Review Findings of Fact and Conclusions of Law

#### **Motion to approve the Consent Calendar items 7-10**

*Motion made by Commissioner Eggers, Seconded by Commissioner Cosgrove.*

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

**PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS**

- 11. ACTION - Ketchum Fire Station Design Review: 107 Saddle Road.** (Portion of Tax Lot 6689: Sec 12 & 13 4N 17E) The commission will consider and take action on a Design Review application submitted by Cole Architects on behalf of the City of Ketchum for the new fire station and associated site improvements located within the Tourist (T) Zoning District. The proposed 16,419 sq ft, two-story facility will accommodate four bays for fire apparatus, a turnout locker-room, rescue and technical gear storage, offices for Fire Department staff, a public meeting room, and firefighter living quarters.

Senior Planner Brittany Skelton introduced the Design Review for the Fire Station. This hearing is on the design review application as related to the design review criteria, which is a permitted use in this area.

Associate Planner Abby Rivin described the City-Owned parcel as the future location of the fire station in relation to the other two uses of the parcel being Northwood Place and the YMCA.

Chair Morrow asked how the calculations accounted for the future building plans for the YMCA. Rivin indicated that the calculations were based on a coverage of 90,000 square feet. The Y currently covers 50,000 square feet.

Matt Huffield, Cole Architects, gave the Design Review for the Fire Station, including fire lane, turning radius, storage area, living, work and sleeping areas, and office space. Design includes a flat roof with snowmelt, and an exterior of brick and metal. Exterior materials were shown and discussed; the lighter materials being preferred by the Commission. Vice-Chair Mead asked about the turning radius of the trucks and would it accommodate a larger vehicle. Huffield indicated an even larger vehicle could be accommodated. Commissioner Cosgrove liked the design and the exterior materials, preferring the earth tones. Commissioner Carter liked the design and had no objections.

Chair Morrow opened the floor for Public Comment:

Jason Shearer, YMCA CEO, was excited by the project. The Parking Agreements with the City were amended to accommodate the fire station. He asked the Commission to ensure the YMCA parking spaces are specified on the site plan, Staff Report, and Building Permit and made part of the record.

Peter Ahrens, lives in the area, questioned the setbacks, the turning radius, and parking spaces. He owns a lot at 311 Lewis which is not part of the parking plan.

Jason Shearer clarified the parking agreement with the City. He indicated the parking requirement was reached without parking on private property.

Public Comment was closed.

Vice-Chair Mead asked the applicant to explain the LEEDs certification, sustainability, and efforts to minimize exposure to toxic materials for fire fighters. Huffield said the plan is for LEED Silver certification and a ground-source heat pump is planned. He emphasized the importance of the resiliency of a fire station and explained the process of decontamination for firefighters and equipment.

Commissioner Cosgrove asked about the traffic study. Senior Planner Brittany Skelton indicated the Design Review only addresses safe ingress and egress. The Traffic Study will be approved by the City Council. Commissioner Carter asked about the traffic patterns in and out of the station. Chair Morrow was concerned about the turning radius of the larger trucks.

Bill McLaughlin, Fire Chief, had toured similar stations in Boise and explained the safety of the ingress and egress patterns of the trucks in similar locations with limited setbacks. Traffic and pedestrian warnings are included in the plan. Vice-Chair Mead thought visual and audio warnings were appropriate since there are so few calls each day. Cosgrove wanted to see warnings at Saddle Road and Highway 75, McLaughlin agreed. She also expressed concerns about visibility with the curve in the road.

When Commissioner Eggers asked about setbacks, Planner Rivin described the setbacks for the entire tax lot, the front of the lot being defined as the Warm Springs Road side. Eggers wanted to see a five (5) foot setback at the front of the building from the sidewalk. The Commission asked for clarification of the design of the sidewalk and proposed safety features. Planner Skelton described the process for sidewalk evaluation and approval by the City Engineer and the City Council.

Suzanne Frick, City Administrator, informed the Commissioner that the City will implement recommended safety measures, as not to implement such measures would be irresponsible and expose the City to unnecessary risk.

Chair Morrow was skeptical of the decision to implement adequate safety measures.

Commissioner Eggers asked for a map of the required parking spaces. Planner Rivin explained the number of spaces came from the Parking Agreement with the City. Eggers was concerned that the Fire Station spaces are reserved for the volunteer firefighters.

Frick explained the parking area is shared by the YMCA and other entities, which have peak demand at different times, allowing shared parking for the different entities. Should there be high demand by all entities at the time of a fire, firefighters would park on the station lot.

Vice-Chair Mead asked about the possibility of sharing parking at the Training Facility when there is no training.

Chief McLaughlin explained parking for evening training events occurs on Lewis Street in the evening hours when the LI is mostly closed.

Chair Morrow asked if there could be a gate in the fence to allow for volunteer firefighter parking at the training facility during off hours.

Jason Shearer thanked Suzanne for her comments on ingress/egress for volunteers and staff. In an emergency the lot could be full, and the City has the obligation to provide 40 additional spaces outside the Park and Ride.

Frick explained the parking agreement as 2 phases: before the Y expansion and then after. Parking is available on City Owned property at the South lot, the area between the YMCA's leased property and the fire station, street parking on Saddle Road, Rotary Park area contain more than 150 parking spaces. The 100 on-site spaces on City owned property are 50 spaces on the City-owned south lot and more than 50 spaces between the Y and the fire station. When the Y expands, there will be 200 spaces within a broader area. When the YMCA expands, the parking lots will be reconfigured.

Commissioner Carter asked for a diagram of the proposed parking spaces. Frick agreed to provide the diagram from the Y parking agreement.

Commissioner Eggers asked the applicant for a landscaping plan. Huffield responded the only space for planting is at five feet at the North side of the building. Fire Wise plantings are proposed as an educational feature for kids. There may be some vines on a wall. Eggers felt the current plan was too vague and expressed concern that 16 trees will be removed but none are being replaced. He wanted to see some trees in the park strip. He wants to see more detail on the roofing materials and more effort put into the landscaping.

Vice-Chair Mead liked the exterior materials and lighter coloring. He liked the clean, modern lines and orange tones.

Chair Morrow expressed he was ok with the site, but wanted to see housing above the fire station, direct access to the training center. He approved of the design but wanted to be sure the parking numbers are accommodated. Cosgrove wanted a traffic study for the entire area. Vice-Chair Mead liked the design and wanted to see the traffic report. He supported a conditional approval to review the traffic study at a later meeting. Eggers wanted to see approval for the building and site issues but come back to PZ for traffic and landscaping. Planner Skelton recommended approval of building and site issues, conditioned on City council acceptance of the traffic safety report. Chair Morrow was uncomfortable with passing the safety features on to the City Council for approval without review and prior approval of the Planning and Zoning Commission.

Frick suggested the study be brought to the Commission for review and their recommendations to City Council.

Commissioner Cosgrove wanted to see a whole package before approval. Planner Rivin suggested an approval with conditions, that can be brought back to the Commission for review and approval. Carter and Eggers wanted to see the full parking plan as a condition of approval. Mead did not want to delay the project and trusted that the right safety measures are taken by the Council. Cosgrove disagreed and wanted to see the whole plan prior to approval.

Frick stated the consultant will provide at least a preliminary report in the next 2 weeks.

**Motion to continue the Fire Station Design Review to a date certain at the February 24, 2020 Planning and Zoning Commission Special Meeting.**

*Motion made by Commissioner Cosgrove, Seconded by Commissioner Carter.*

*Voting Yea: Chairman Morrow, Commissioner Carter, Commissioner Cosgrove, Commissioner Eggers*

*Voting Nay: Vice-Chairman Mead (wanted to see project move forward.)*

- 12. ACTION - 10th St Ventures Work/Live Conditional Use Permit: 417 E 10th St, Unit B13** (Tenth Street Light Industrial Complex: Bldg B: Unit 13) The commission will consider and take action on a Conditional Use Permit application for a proposed work/live unit within unit B13 of the Tenth Street Light Industrial Complex. The proposed work/live unit will contain a 781 sq ft dwelling unit and 1,265 sq ft of commercial space.

Senior Planner Brittany Skelton gave the background for the LI Work/Live Conditional Use Permit. This is a legal, non-conforming unit that meets the standards for a live/work unit.

Chairman Morrow opened the floor to Public Comment. There were no comments. Comments were closed.

**Motion to approve the 10th St Ventures Work/Live Conditional Use Permit with Conditions 1-12 and authorize the Chair to sign the Findings of Fact and Conclusions of Law.**

*Motion made by Commissioner Eggers, Seconded by Commissioner Cosgrove.*

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

- 13. ACTION - 210 Lewis St. Residential Use Conditional Use Permit: 210 Lewis St** (Lot 1, Industrial Park Sub) The commission will consider and take action on a Conditional Use Permit application submitted by Loomis Inc. for one (1) residential apartment to be located at 210 Lewis Street (Lot 1, Industrial Park Sub) within the Light Industrial Number 2 Zoning District (LI-2).

Chairman Morrow opened the floor to Public Comment. There were no comments. Comments were closed.

**Motion to approve the 210 Lewis St. Residential Use Conditional Use Permit with condition 1-8 and authorize the Chair to sign the Findings of Fact and Conclusions of Law.**

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

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

- 14. ACTION - 100 Bell Dr. Residential Use Conditional Use Permit: 100 Bell Drive** (Lot 2, Industrial Park Sub) The commission will consider and take action on a Conditional Use Permit application by Loomis Inc for one (1) residential apartment and one (1) work/live unit to be located at 100 Bell Drive (Lot 2, Industrial Park Sub) within the Light Industrial Number 2 Zoning District (LI-2); an additional residential apartment already exists within the building (approved in 1977).

Chairman Morrow opened the floor to Public Comment. There were no comments. Comments were closed.

**Motion to approve the 100 Bell Dr. Residential Use Conditional Use Permit with Conditions 1-11 and authorize the Chair to sign the Findings of Fact and Conclusions of Law.**

*Motion made by Commissioner Carter, Seconded by Commissioner Cosgrove.*

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

- 15. ACTION - West Ketchum Residences Design Review: Lots 5A, 6A, 7A, and 8A Bavarian Village Subdivision** (156 Wick Strasse & 150, 152, and 154 Bird Drive) The commission will consider and

take action on a Design Review application submitted by Errin Bliss of Bliss Architecture on behalf of West Ketchum Residences, LLC for the development of ten total townhouse units on Lots 5A, 6A, 7A, and 8A of Bavarian Village Subdivision (156 Wick Strasse & 150, 152, and 154 Bird Drive) within the General Residential High Density (GR-H) Zoning District. The West Ketchum Residences development will be comprised of five two-story duplexes accessed from a shared private roadway with associated common area and site improvements. The 1,800 sq ft attached townhome units have mirrored floor plans and include an attached two-car garage.

Errin Bliss, architect, indicated there have been no changes to the design from the pre-design review application. Fire lane and driveways have not changed. Some minor changes to the floor plans. Entrance is from the garage. The direction of the siding on the front elevation had changed.

Planner Rivin noted that this Design Review Approval is subject to approval of the Final Plat by City Council on February 18, 2020. The next meeting of the Commission will review the proposed plat.

Public Comment:

Clyde Holt, 148A Bird Dr, was concerned with the view from his neighboring residence, the setbacks from the back property line, and maintenance of the fence between the properties. He asked for a further setback of 15 feet at the rear property line.

There was no further comment and Public Comment was closed.

Commissioner Eggers asked about the property on Rember St. Robert Parker, developer, stated he does not own those lots. Commissioner Eggers asked about the side yard on the lots. Rivin added Bird Dr is the front, so the interiors would be side yards.

Doug Stuhr, resided in the Hourglass Townhomes, asked about fence heights in Ketchum. Planner Rivin noted the height is six feet, except a maximum of 4 feet within 30 feet of the front property line.

**Motion to approve the West Ketchum Residences Design Review with conditions 1- 12. Approval is contingent on approval of the Preliminary Plat Approval.**

*Motion made by Commissioner Cosgrove, Seconded by Commissioner Eggers.*

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



**STAFF REPORTS & CITY COUNCIL MEETING UPDATE**

- Planner Skelton gave the details of the proposed May meeting:
  - City Council and the Commission are scheduled to meet on the same date. A possible meeting time for the PZ could be 6:30 PM, after City Council.
- On February 18<sup>th</sup> the City Council will hear the W Ketchum Residences LLS and the Final Plat for Crossbuck Townhomes.
- On February 24<sup>th</sup> the Commission will hear the Design Review for the PEG Hotel and the Ketchum Fire Station.
- On March 9<sup>th</sup> the Commission will hear:
  - W Ketchum Residences Preliminary Plat
  - Mixed Use Project at 4th and Walnut St
  - 4th and Main Street Project. (Commissioner Kurt Eggers recused himself.)
- For Ketch 1, Staff will check existing Performance Bond for scope of work covered as to the utilities which are not currently screened.
- The CMU wall in front of the building at Ketch 2 was not built to the approved Design Review. The Certificate of Occupancy had not yet been issued. The lintels and siding were Conditions of Approval for Ketch 2. Staff can withhold approval if design standards are not met.

**ADJOURNMENT****Motion to adjourn at 8:00 PM**

*Motion made by Chairman Morrow, Seconded by Commissioner Cosgrove.*

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

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Neil Morrow  
Chairperson



## Planning and Zoning Commission Special Meeting - MINUTES

Monday, February 24, 2020  
Ketchum City Hall  
480 East Avenue North, Ketchum, ID 83340

### **4:45 PM - CALL TO ORDER AT SITE**

The Meeting was called to order at the site at 4:45 PM by Chairman Neil Morrow.

#### **1. Agenda Posting Report**

The agenda was accepted as written.

#### **2. SITE VISIT - Ketchum Boutique Hotel Design Review: 260 E River Street (Lots 1, 2, 3, and Fr 21 and 22, Block 82, Ketchum)**

### **RECONVENE AT CITY HALL**

The meeting was reconvened at City Hall at 5:30 PM by Chairman Neil Morrow.

### **COMMISSION REPORTS AND DISCUSSION**

Commissioner Eggers reported a conversation with Jason Shearer regarding parking at the Y. Commissioner Carter reported a conversation with a neighbor of the fire station regarding setbacks.

### **PUBLIC COMMENT - Communications from the public for items not on the agenda.**

Chairman Neil Morrow opened the floor for public comment. There were no comments and comments were closed.

### **PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS**

- 2. ACTION - Ketchum Fire Station Design Review ( 107 Saddle Road)** The Commission will consider and take action on a design review application submitted by Cole Architects on behalf of the City of Ketchum for the new fire station and associated site improvements located within the Tourist (T) Zoning District. The proposed 16,419 sq ft, two-story facility will accommodate four bays for fire apparatus, a turnout locker-room, rescue and technical gear storage, offices for Fire Department staff, a public meeting room, and firefighter living quarters. *(Continued from February 10, 2020)*

Associate Planner Abby Rivin recapped the prior meeting and Commission's request for information on the parking and traffic study and the landscape plan.

Matt Huffield, Cole Architects, presented the updated renderings of the project and landscape plan. Changes in windows were discussed.

Bill McLaughlin, Fire Chief, spoke to the turning radius at the new facility, comparing it with the old fire station and similar stations in Boise, located near a school and a church. The Boise sites had more traffic than Warm Springs Rd, experiencing 20,000+ vehicles per day while Highway 75 has 4,600 and Warm Springs 850 vehicles per day. Federal Traffic Control standards recommend control devices at 900 vehicles per hour. Trees were not included in the Landscape plan as to not impede visibility. Truck 1 is a 107-foot ladder truck which will serve buildings up to 6 or 7 stories. The current station design will accommodate the turning radius for this truck. All other trucks have a smaller turning radius.

Chairman Morrow opened the floor for Public Comment.

Doug Ellsley, 331 Lewis St, asked Staff about the waiver of setbacks for the Y, Northwood Place, and the Fire Station. He expressed concern over the impact to his property of a zero setback.

Gary Hoffman, 25-year resident, expressed his displeasure with the past and present members of the Planning and Zoning Commission. He worked on the passing of the Fire Bond. The current station is housed in an inadequate building in a congested location. He criticized the Commission for addressing parking, safety and landscaping when those issues were never recognized at the current location. He questioned why the Commission is concerned with parking when the Y and City have an agreement in place. He was concerned about delaying the project unnecessarily.

Chair Morrow responded that Public Safety details are being addressed without delaying the project. The Commission has reviewed the projects being built around town and the projects are better for that review.

Dick Fosbury, Y Board member, asked about the parking plan for the Y. He pointed out the flaws in the published plan. He wanted to protect the parking for the Y after the station is built. He thought it should be reviewed by the engineer, fire, and appropriate departments. He thought there was a newer design than the one in the packet.

Chair Morrow asked Staff to research and replace the drawing, if necessary.

Suzanne Frick, City Administrator, stated this was an indicative drawing showing a possible layout with more detail to come.

Commissioner Eggers asked how many parking spaces were shown in this drawing.

Frick responded this drawing included 175 spaces, 110 in the North and 65 in the South sections.

Jason Shearer, CEO of YMCA, supported the fire bond and the location of the station. Parking totals were agreed upon between the Y and the City and wants to see a final plan for parking spaces. He expressed concern that the City will not be able to provide total agreed upon spaces and wants to rely on the Commission to approve a plan for the agreed spaces with adequate safety measures.

David Hurd, Warm Springs resident, expressed the fire station has been pushed through by the City Council and appreciates the time the Commission is taking to review. He thought the vote in December was inappropriately timed. He objected to choosing the site prior to traffic studies for the optional sites.

There were no further comments and Public Comment was closed.

Commissioner Cosgrove complemented the Commission on the work they do. She took issue with the traffic study not including pedestrian traffic.

Commissioner Carter was supportive of seeing more information on traffic, parking, and safety before moving forward.

Vice-Chair Mead wanted assurance the parking commitment can be met, and the City and Y can come to an agreement. He felt although the location may not be ideal, the new station is important for the community and safety issues will be addressed.

Commissioner Eggers asked Staff for clarification on the setbacks. Planner Rivin detailed the history of the use of the property as to further development including the YMCA, Northwood Place and the Northwood carport.

Director Gaeddert confirmed the plan for the property included the proposed buildings with zero-setbacks at the rear property line. The existing carport was not designed to support an additional structure. The parking spaces for the Station includes the spaces within the building and the turning radius. He encouraged collaboration on the parking plan. He recommended warning lights adjacent to the building, but the traffic counts do not support additional traffic lights at intersections.

Commissioner Eggers asked for clarification of the number of parking spaces.

Frick gave the breakdown of spaces; 80 spaces in the north lot area, 50 spaces in the south lot prior to expansion. If the Y expands, 170 spaces will be available on site. Further plans would be made when the Y knows the extent of expansion plans.

Commissioner Eggers asked about a possible ice rink to the north.

Jason Shearer related one of the options is a rink, but the Y was not tied down to that option. The parking agreement states 150 spaces after the construction of the fire station, with 200 available spaces in the area when the building permit is issued. He asked for an addendum showing all parking spaces.

Commissioner Eggers had experienced few pedestrians using the sidewalk across the front of the station as opposed to the amount of traffic on the bike path across the street and noted the south parking lot is virtually unused. He was dismayed to hear the expanded parking area would remove art and landscaping. He also expressed a desire to see additional trees in the Northeast and in the artificial turf area. He questioned the removal of trees outside the boundaries of the project.

Commissioner Carter asked about possible conditions to be added to the approval. Planner Rivin indicated Condition 11 would be Commission recommendations. This would be reviewed by City Council.

Chair Morrow wanted to ensure the spaces are available for the Y. He recommended a total signage plan for the Warm Springs area intersections.

Planner Riven added that the condition of approval includes the parking agreement. Director Gaeddert noted the AECOM traffic report can be adopted as written or can be modified. Chair Morrow wanted to give recommendations to the Council for traffic control measures.

Commissioner Carter asked about the future possibility of adding another floor on to the building.

Matt Huffield added that the structure is not designed to be any higher than the current proposed design.

Bill Gigray, City Attorney, and the Commission discussed possible conditions to the approval. He noted all street designs must be approved by the city engineer and the Street Department prior to final approval.

Frick noted that the traffic study and the traffic engineer will make the safety recommendations and design. The Council does not have the discretion to change the safety recommendations of the traffic engineer due to the liability to the City.

Rivin summarized the recommendations to City Council to include 1) an updated drawing of the parking plan, 2) Update Landscape Plan to include two (2) additional trees, and 3) final traffic study to be reviewed by Ketchum City Council to include any recommended systems and a wholistic signage plan for the surrounding area.

**Motion to approve the Ketchum Fire Station Design Review Application with the Conditions 1-10 as noted with the addition of Conditions 11-12 and authorize the Chair to sign the Findings of Fact and Conclusions of Law.**

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

- 4. **ACTION - Ketchum Boutique Hotel Design Review: 260 E. River Street** (Lots 1, 2, 3, FR 21 and 22, Block 82) The Commission will consider and take action on a design review application submitted by PEG Ketchum Hotel LLC (of 180 N. University Ave, Suite 200, Provo, UT 84601), represented by Nick Blayden, for a proposed new hotel located on three parcels. The subject development site is approximately 47,249 square feet and is zoned Tourist (T). The proposed hotel consists of approximately 92 hotel rooms, on-site employee housing for 23 employees, a ground-floor restaurant, conference and meeting space, parking garage, roof top bar, and outdoor public plaza, among other features. The hotel is proposed at an overall project size of approximately 128,436 square feet with a maximum height of 72 feet. Waivers to the city’s minimum lot size, floor area ratio, height, and side setbacks requirements are proposed.

Commissioner Eggers recused himself from this agenda item.

Planning Director John Gaeddert gave a summary of the prior hearings and areas considered by the Commission and the City Council. Five applications were considered, including a Pre-Design Review. Areas of discussion had covered architectural elements, circulation of traffic, and setbacks to the west. Recommendations from the Planning and Zoning Commission had been considered by the City Council. The Council is waiting for the Planning and Zoning Commission recommendations on the full Design Review package which will become part of the Development Agreement. Gaeddert informed the Commission that the Council had received a Letter of Reconsideration on behalf of a neighbor.

Nick Blayden, PEG Development, complimented the design team.

Ryan McMullan, AJC Architects, presented the Design Review. The team was working on Dark Skies requirements and Sustainability. He presented an overview of the site plan, traffic merges,

mass, employee housing, and floor plans. The Main Street corner is to have the feeling of the start to the Downtown district. A corner restaurant includes a public gathering area and a fire pit.

Nicole Cary, Kurt Eggers Associates Landscape Architects, noted landscaping is to include native plants. The proposed landscaping along the highway promotes a forested atmosphere to include pine, fir, and Aspen trees with shrubs and natural grasses. The west side to include a buffer of trees and shrubs. The riparian zone to remain natural with possible public access. Some green roofs and terraces with planters.

McMullan noted Trail Creek will have little clean-up and possible public access. Planner Skelton noted this can be approved administratively. At the lower level, employee housing to be contained within the hotel with connection to the outdoors. The next level is office space and guest rooms. The River Street floor to include a restaurant, lounge, and lobby. The 2<sup>nd</sup> floor is hotel rooms and conference rooms with outdoor patios. Third Floor has the rooftop bar and hotel rooms. Top floor is hotel rooms. The exterior materials include stone, shou-sugi wood, clear cedar trimmed with black steel. The rooftop bar to include chairlift swings and a drink rail.

Chair Morrow opened the floor to public comment:

Garry Slette, attorney for Dick Clotfelter and Big Burn, LLC. (owners of Limelight Condo units) and five (5) owners of Trail Creek Crossings Condos. A Reconsideration Request was submitted to the City Council. His clients support the concept but not this the proposal. The Design Review ordinance requires the project meet the design standards. He objected to the number of floors, the waivers for the minimum lot size. He requested the Commission follow the requirements of the zoning ordinance.

Ben Worst, attorney for owner of neighboring property at 220 E River Street, stated his client approves of the current design including the sixteen (16) foot setback but wants more information on the retaining wall, utilities, and the garage and laundry venting.

Joanie Cashman, neighbor to the south, expressed concern with light pollution, traffic, possible noise from the outdoor bar, and ice on the sidewalk into town.

McMullen responded that the electrical location was mandated by Idaho Power. The Public Utility Easement determined the location. The venting is a passive system, not forced air. The laundry has commercial gas dryers venting to that side. No lint is emitted from the dryers. The walkways on the Hotel property would be heated. The sidewalk is outside the Hotel property. As to the noise, the rooms facing south are guest rooms, elimination of noise is a priority and lighting will conform to Dark Skies standards.

Cashman asked about the location of the cranes for the story poles. She asked about the amount of noise from the bar.

Blayden responded that the bar is not a party place, but a low-key, after-ski gathering spot.

There were no additional comments and Public Comment was closed.

Vice-Chair Mead asked about sustainability features.

McMullen showed the Dark Skies lighting and energy efficient materials. The goal is for a high-performance building. Locally sourced materials are preferred. Low VOC materials are used in all areas.

Vice-Chair Mead asked about the height and irrigation of the shrubbery on the highway side.

Cary replied the shrubs would be six (6) feet. Mead asked about the winter effect. Cary replied it is mostly evergreen so it will be effective screening all year long.

Mead appreciated the efforts in breaking up the mass of the building in various ways but was still concerned with the mass of the project. McMullan added the retaining wall may be used as a space for art.

Commissioner Cosgrove appreciated the changes the developer had made to the plans in response to Community comments. She liked the materials and the open corners and would like to see public art at the 12-foot wall.

Commissioner Carter thought the trees were a major factor in the presence of the building and wanted assurance trees would be viable and well maintained. He thought the riparian zone should be left as is without a public access point.

Blayden expressed a desire to just clean up the site of dead materials.

Commissioner Cosgrove preferred intentional access to informal access. Morrow agreed. Carter liked the materials and colors. He wanted to see timeless design features. Cosgrove also liked the materials. Carter asked about the firepit. Blayden responded they are anticipating using wood.

Bill Gigray, City Attorney, spoke to the Findings for the PUD/CUP, regarding the minimum lot size. In response to Gary Slette's argument, the City Council review determined that the PUD Ordinance Section A, subsection Four (4) was applicable to a hotel. The question of the 4-floor limitation in the Tourist Zone is not in the PUD Ordinance so a waiver is not required for a PUD Application. A Request for Reconsideration had been received and will be taken up by the City Council.

Vice-Chair Mead liked the building but thought the riparian zone would need some rehabilitation after the construction. He expressed concern for the landscaping on Highway 75 as it is a vital part of the design and wanted to be sure the landscaping would survive.

Blayden expressed the importance of the beauty of the landscaping all year round as part of the guest experience as well.

Chair Morrow expressed how much the project has improved with each presentation. He appreciated how the developer has incorporated the suggestions from the Commission and thinks it will be a good addition to the Community.

Director Gaeddert stated there are 15 Conditions in the Staff Report and asked if the Commission wanted to see additional details on the laundry and generator.

Commissioners Cosgrove and Mead wanted to see more detail on the landscaping.

**Motion to direct Staff to prepare the final Findings of Fact, Conclusions of Law, and Order of Decision in accordance with the Staff Report of February 24, 2020 subject to additional Findings and Orders of Decision based on the continuance of this hearing and the additional renderings brought forth to be included in those Findings with final action on March 9, 2020 and continue this hearing to March 9, 2020.**

*Motion made by Vice-Chair Mead, Seconded by Commissioner Cosgrove.  
Voting Yea: Chairman Morrow, Vice-Chair Mead, Commissioner Carter, Commissioner Cosgrove,  
Abstain: Commissioner Eggers*

**STAFF REPORTS AND CITY COUNCIL UPDATES**

Senior Planner Brittany Skelton related the City Council Meeting on March 2<sup>nd</sup> to include a continuation of a plat amendment for the West Ketchum Townhouses and the PEG Hotel Reconsideration request.

On March 9<sup>th</sup> PZ meeting there will be the W Ketchum Residences Preliminary Plat, Pre-Design Review for the 4<sup>th</sup> and Walnut Mixed-Use Building, PEG Hotel Design Review, and Ketch II amendment, possibly the Mountainland Design Showroom Pre-Design Review.

Director Gaeddert informed the Commissioner there currently is not a need for additional PZ meetings. In a couple of months, we may have an amendment to the Warm Springs Ranch Development Agreement.

**ADJOURNMENT**

**Motion to adjourn.**

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

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Neil Morrow - Chairman





## Planning and Zoning Commission MINUTES

Monday, March 09, 2020  
Ketchum City Hall  
480 East Avenue North, Ketchum, ID 83340

### **CALL TO ORDER**

The meeting was called to order by Chairman Neil Morrow at 5:33 PM.

### **COMMISSION REPORTS AND DISCLOSURE**

Commissioner Eggers disclosed a conversation with Director Gaeddert concerning a general discussion of the 4th and Walnut project.

There were no further disclosures.

**PUBLIC COMMENT** - Communications from the public for items not on the agenda.

Chair Morrow opened the floor to public comment.

David Hurd, Warm Springs resident, commented on the Fire Station location and traffic safety. He cited the Commission's desire to see a complete traffic study prior to approval of the Design Review. He felt the comparable stations cited by the Fire Chief were not comparable to Ketchum's site. He felt the City had not done due diligence.

No other public comments were made, and comments were closed.

### **CONSENT CALENDAR—ACTION ITEMS**

There were no items on the Consent Calendar.

### **PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS**

1. **ACTION - Fourth and Walnut Mixed-Use Building Pre-Design Review:** (Project Location: Ketchum Townsite: Block 44: Lots 7, and 8. 371 and 391 N Walnut Avenue) The Commission will consider and give direction on a Pre-Application Design Review submitted by Graham Whipple of Resin Architecture for a new 27,316 square-foot, two-story mixed-use building located on two lots at the southwest corner of the intersection of Walnut Avenue and 4th Street within the Retail Core of the Community Core (CC-1).

Associate Planner Abby Rivin introduced the project.

Graham Whipple of Resin Architecture presented the pre-Design Review. He spoke to the grade, context with neighboring buildings, 2 community housing units, 2 private residences, and solar panels.

Commissioner Cosgrove appreciated the scale of the building but thought it looked like the Adirondacks. She asked about the inspiration for the architecture. Whipple responded it was Alpine inspired with timbers and stone. She did not feel it fit in the context of Ketchum.

Commissioner Carter asked about the parking requirement. Whipple stated five parking spaces are required which are provided on site. Commissioner Carter liked the style and exterior materials of the building and the visible retail spaces.

Vice-Chair Mead asked about Community Housing (2 parking spaces) and retail space (5 parking spaces, but currently flexible). The proposal includes two (2) commercial spaces on the second floor and two (2) 2-bedroom residential units, with five (5) parking spaces. Mead asked about exterior material colors. Whipple replied the wood facade would be timber siding, stone, and black metal. Final material selection would be presented at the Design Review.

Commissioner Eggers asked about the walkways and patios. He liked the details of the design and thought it complemented the Christiana Building but wanted to see a change to the gable at the corner.

Chair Morrow asked if the 2 parking spaces were dedicated. He liked the materials, the openness, and the Alpine feel.

Chairman Morrow opened Public Comment:

Janet Perry, property manager 431 Walnut, asked about the residence on the Alpine St. side. Whipple assured that there is no encroachment to Alpine Street and it will not be affected by this development.

There were no further comments and comments were closed.

Vice-Chair Mead was disappointed with the lack of availability of parking. He liked the design overall but questioned the aesthetics of the car portico on Fourth St, and thought the overhang looked flimsy in comparison to the heavy timbers. He liked the supporting timbers and the open corner.

Commissioner Cosgrove excused herself from the remainder of the meeting.

**Motion to advance the 4th and Walnut Mixed-Use Building project to full Design Review.**

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

- 2. **ACTION - West Ketchum Residences Preliminary Plat: Lot 5AA Bavarian Village Subdivision (150 Bird Drive)** The Commission will consider and make recommendations regarding a Townhouse Subdivision Preliminary Plat application submitted by Galena Engineering on behalf of West Ketchum Residences, LLC. The Townhouse Subdivision Preliminary Plat will create 10 townhouse sublots and associated common area on Lot 5AA of Bavarian Village Subdivision. The West Ketchum Residences is a 10-unit townhome development. The project is located within the General Residential High Density (GR-H) Zoning District.

Senior Planner Skelton gave the background for the West Ketchum Residences Preliminary Plat. Staff recommended the plat be recommended to City Council for approval.

Chairman Morrow opened Public Comment:

There were no comments and Public Comments was closed.

**Motion to recommend approval to City Council with Conditions 1-7 and authorize the Chair to sign the Finding of Fact and Conclusions of Law.**

*Motion made by Commissioner Carter, Seconded by Commissioner Eggers.*

*Voting Yea: Chairman Morrow, Vice-Chairman Mead, Commissioner Carter, Commissioner Eggers*

*Voting Abstaining: Commissioner Cosgrove*

- 3. **ACTION - Ketchum Boutique Hotel Design Review: 260 E River St.** (Lots 1, 2, 3, FR 21 and 22, Block 82) The Commission will consider and take action on a Design Review application submitted by PEG Ketchum Hotel LLC (of 180 N. University Ave, Suite 200, Provo, UT 84601), represented by Nick Blayden, for a proposed new hotel located on three parcels. The subject development site is approximately 47,249 square feet and is zoned Tourist (T). The proposed hotel consists of approximately 92 hotel rooms, on-site employee housing for 23 employees, a ground-floor restaurant, conference and meeting space, parking garage, roof top bar, and outdoor public plaza, among other features. The hotel is proposed at an overall project size of approximately 128,436 square feet with a maximum height of 72 feet. Waivers to the city’s minimum lot size, floor area ratio, height, and side setbacks requirements are proposed. *(continued from February 24, 2020 Special Meeting)*

*Commissioner Eggers recused himself from this agenda item.*

Director John Gaeddert introduced the Design Review landscaping, rendering, and mechanicals.

Nick Blayden, PEG Development, introduced the Design Review.

Justin Heppler, AJC Architects, spoke to the firepit on the corner.

Nicole Cary gave an overview of the landscaping, including shrubs, natural planting along the Creek, planters on the highway side containing crab apple, fir, pine and aspen. Drip irrigation would be used.

Heppler showed exterior materials and the landscaping at each elevation.

Charles Despain, mechanical engineer, explained the minimal impact of the mechanical venting, sound, and emissions on the west side of the building. The emergency generator would run once per week for 15 minutes, at any time of day, for maintenance. It would produce minimal sound and a sound barrier enclosure.

Commissioner Carter asked about the exhaust on the west facade.

Despain noted the boilers would vent to the roof, but the dryers vent to the side at the lower end of the building. Lint traps would be used. No fumes and minimal steam would be emitted. The proposed vents are 15 feet from the property line and landscaping would be planted in the setback.

Blayden spoke to the parking, indicating there would be free public parking with validation. Director Gaeddert spoke to the location of the generator, which is commonly located in the setback.

Whipple stated the noise would be mitigated since the noise would also affect the hotel guests as well as neighbors.

Gaeddert noted Conditions 16 and 17 were added to the Staff Report concerning the issues discussed at the last meeting. Condition 16 addressed the terraced wall. Condition 17 addressed the brightness of the fireplace.

Heppler spoke to the impact of the terraced walls on the south side. The wall had been broken up into 2 6-foot panels instead of one 12-foot panel. It may become a space for public art. The corner plaza with the fire pit would require an encroachment permit from the City.

Mead asked about a decorative barricade for separation of pedestrians and cars from the driveway.

Heppler added there would be lighted bollards at the driveway for safety.

Chair Morrow opened the floor for public comment:

Tom Korb, 220 E River Street, asked about the vents near the neighboring building. He stated the generator cannot be located in the setback. He was concerned about the noise and odors. He asked the Commission to require the vents be moved.

There were no other comments and Public Comment was closed.

Chair Morrow asked if the generator was considered to be a structure.

Director Gaeddert stated generators are commonly placed in the setback.

Carter expressed that while he understood the neighbors' concern, the applicant has incentive to have the generator be very quiet and didn't think it needed to be a condition of approval.

Mead thought it was set back sufficiently from the property line and impact would be minimal, since directly above would be an outdoor space for guests of the hotel.

Blayden stated since this is the last objection to the project, he thought the generator could be placed inside the building, if necessary.

**Motion to approve the PEG Ketchum Boutique Hotel, LLC Design Review Application with Conditions as set forth in the Findings of Fact, Conclusions of Law, and Order of Decision provided in Attachment 1 and the authorizing the Chair to sign the Findings of Fact, subject to Conditions 1-18.**

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

4. **ACTION - 4th & Main St Mixed-Use Building Pre-Application Design Review:** (Project Location: Ketchum Townsite: Block 5: Lots 1, 2, 3, and 4) The Commission will consider and give direction on a Pre-Application Design Review submitted by Chris Ensign of Solstice Homes Development for a new four-story, 47.5 foot tall, 59,130-square-foot mixed-use building located on four lots on Main Street between 4th and 5th Streets within the Retail core of the Community Core (CC-1).

*Commissioner Eggers recused himself from this agenda item.*

Planner Abby Rivin gave the introduction to the Design Review. Since the first Pre-Application was heard by a quorum of three commissioners and Commissioner Eggers had since recused himself from this project, the application is coming back for Pre-Application.

Chris Ensign, developer, presented the design review stating he was looking to the Commission for guidance.

Chair Morrow expressed that anything similar in mass to the buildings across the street would not be accepted by the Community. He was looking for undulation, definition, breezeways, or other features. He wanted to see something that did not look like one large building.

Ensign agreed the banks were detrimental to Main Street, decreasing vibrancy and removing people from Main Street after 5:00PM. He used the Ketchum Comprehensive Plan as a base for his design. The Warfield, Enoteca, and Rocky Mountain Hardware buildings were his inspiration. He did not want to ask for any variances. He expressed his willingness to make further design changes.

Vice-Chair Mead thought the design was great but looked too industrial and more suited to an east-coast village than a western town like Ketchum.

Ensign thought the brick was an element of Ketchum architecture and this design related to the other buildings. He asked if modern was more the Ketchum-look. Mead agreed it was hard to spot what was unsettling about the design; glazing, number of panes?

Commissioner Carter liked the industrial look, a throw-back to the Industrial part of Ketchum like the smelter, but this building is very large, taking a full city-block. It would make a very big impact on Ketchum Main St. He suggested it be made to look like multiple buildings. He stated this should add something to the town and something we would be proud to walk past.

Ensign stated he had studied the town and wanted to bring "after 5:00 PM" vibrancy to the area. He used step-backs to decrease the perceived mass and avoid a canyon effect on Main Street.

The Commissioners and Ensign discussed the perceived flaws with the current design, vibrancy, and size of the project.

Vice-Chair Mead liked the terracing, outdoor space, glass railings, undulation on the first floor, the corner step-down, and the landscaping on the terracing.

Commissioner Carter asked about the retail spaces on 4<sup>th</sup> Street. Ensign indicated that would be the lobby for the residential spaces with no retail access on 4<sup>th</sup> Street due to the slope of the lot at that point. The parking would be accessible from 5th Street.

Commissioner Mead thought the horizontal accents were too repetitive and it needed some vertical features. He liked the 4th St side.

Planner Rivin noted the motion could be to continue the Pre-Design Review if substantial changes are made. Commissioner Carter supported continuing the pre-design review.

Ensign stated he had incorporated the feedback he had received and expressed the desire to move forward on the project, as long as it was in compliance.

Chair Morrow explained the process may have multiple versions. Vice-Chair Mead wanted to see the design fit in with the character of the community and supported continuing the Pre-Design Review Application.

Director Gaeddert suggested a noticed public hearing for a meeting with a workshop format prior to the next meeting for Design Review.

Commissioner Carter questioned the amount of glazing on bedrooms and bathrooms.

Jay Emmer, Sotheby's, stated the floor plans were still in the concept stage and may be altered when the floor plans are determined. This may alter the amount of glazing on the final building design.

Ensign asked the commission about the exterior materials. Rivin noted staff would work with the applicant to meet the building standards for design.

Applicant asked for a summary of what the Commission's expectations were for design. Director Gaeddert asked for drawings from street level at different vantage points. Mead liked the cornice on the 3rd floor and the view of the 4th Street facade. He expressed concern over the glazing and passive solar in summer requiring excessive energy use for air-conditioning.

Carter liked the building but recognized the size and monotony of the facade. Wanted to see traffic flow and how it would function at the street level.

Chair Morrow opened the floor to public comment.

Diane Goodwin, resident, asked about retail space on the 4th Street side and expressed a desire to see the project reflect the community heritage. She lamented the loss of the historic Formula Sports A-Frame building and thought it would be greatly missed.

Public comment was closed.

**Motion to continue Pre-Design Review to April 13, 2020 and direct the developer to submit drawings, renderings or information to assist the Commission's review of the project's plans and the design concept.**

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

*Voting Yea: Chairman Morrow, Vice-Chairman Mead, Commissioner Carter, Commissioner Eggers*

*Absent: Commissioner Cosgrove*

**STAFF REPORTS & CITY COUNCIL MEETING UPDATE**

Director Gaeddert presented the changes that were made to the Ketch I building that were not part of the approved Design Review and the proposed solutions to bring it back into compliance. Changes included the transformer, siding, fence, window placement, and CMU wall. Morrow thought the changes were not great, but safety had been met and it was an improvement. Commissioner Carter and Chair Morrow approved the changes. Landscaping would be installed in Summer. Vice-Chair Mead suggested it might be camouflaged with art. Chair Morrow wanted it to be brought back for approval before construction changes are made.

Ketch II had siding that was not an approved material and the window trim was left off. Stain was an issue, the width of the window trim, decks, mechanicals, and the wall height violated the Code. Chair Morrow wanted to see a real rendering of the improvements.

Commissioner Carter was concerned that the project was not built to the approved Design Review standards, Chair Morrow opined that just because it is affordable housing it shouldn't be built below standards. Director Gaeddert will bring this project back at the next PZ Meeting.

**ADJOURNMENT**

The meeting was adjourned at 8:40 PM.

**Motion to adjourn.**

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

*Voting Yea: Chairman Morrow, Vice-Chairman Mead, Commissioner Carter, Commissioner Eggers*

*Voting Abstaining: Commissioner Cosgrove*

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Neil Morrow  
Chairman



City of Ketchum  
Planning & Building

STAFF REPORT  
KETCHUM PLANNING AND ZONING COMMISSION  
MEETING OF MAY 19, 2020

- PROJECT:** 3020 Warm Springs Rd Duplex Design Review
- FILE NUMBER:** P20-031
- APPLICATION TYPE:** Design Review
- 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 April 29<sup>th</sup>, 2020.
- REVIEWER:** Abby Rivin, Associate Planner

**NEW DUPLEX**

The applicant, architect Craig Lawrence representing property owners Doug & Stacey Waddell, has proposed a new duplex located at 3020 Warm Springs Road. The development is comprised of two attached townhome units with mirrored floor plans accessed from a new circular driveway. The property is currently developed with a duplex, which will be demolished to accommodate the project.

The three-story duplex is slightly less than 35-feet tall, which is the maximum building height permitted in the GR-L Zone. The duplex's proposed building coverage is 31%, which is 440 square feet less than the maximum permitted by KMC §17.12.030. The building is sited within all required setbacks from



Figure 1: Project Location



25 property lines, including the 30-foot setback required from Warm Springs Road. A comprehensive analysis of each zoning standard and dimensional regulation is attached as Exhibit C1 the Staff Report.

### PROJECT SITE & NEIGHBORHOOD CONTEXT

The property is located on Warm Springs Road between Skiway Drive and Jane Lane. The 11,000-square-foot lot is constrained by a 5-foot public utility easement bordering the front lot line, a 15-foot sewer easement along the western property line, and a 10-foot waterline easement along the rear lot line. A well easement is located at the northeast corner of the lot.



Figure 2: Neighboring Duplex

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 similar duplexes. These townhomes developments were all built in 1975. Each duplex is two stories with a total floor area of 2,304 square feet and approximately 11% of building coverage. The site's rear yard borders the Bernath Townhomes, which is accessed from Sage Road. Constructed in 2005, the Bernath duplex is 34-feet tall with 35% of building coverage.

### DESIGN REVIEW

Ketchum Municipal Code §17.96.010.A3 requires Design Review for the construction of new multi-family dwellings. The following analysis highlights certain Design Review standards for the Planning & Zoning Commission's consideration. A comprehensive analysis of all Design Review evaluation criteria is included as Exhibit C2.

#### Compatibility of Design

*The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures (Ketchum Municipal Code §17.96.060.E1).*

Ketchum doesn't have an established design theme. Our town has grown organically overtime with an eclectic mix of styles. While the neighborhood has a broad range of residential design styles, Warm Springs is a distinct and recognizable area of town. The 2014 Comprehensive Plan identified

Warm Springs Road as a key gateway and the community established a goal to maintain the appearance of this scenic corridor.

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 the preservation of Ketchum's mountain community and small-town character.

### **Architectural**

*Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness (Ketchum Municipal Code §17.96.060.F5).*

Building elevations are included on Sheets A-03 and A-04 of the project plans. The three floors are horizontally stacked on top of each other as one-story elements separated by a border of black fascia. The lack of sufficient vertical, two- or three-story elements incorporated into the façade design exacerbates the appearance of flatness.

*The building character shall be clearly defined by use of architectural features (Ketchum Municipal Code §17.96.060.F2).*

Rectangular window and door openings break up the solid, gray stucco walls across each façade. The front façade is characterized by the extensive glass used for the window and door treatments. The stone veneer chimney separating the townhome units is the only vertical, three-story element that grounds the building to the project site. The slight butterfly angle of the roof reduces the box-like appearance of the building.

### **Landscaping**

The project plans indicate that existing vegetation will be retained on the property and no additional landscaping has been proposed. Staff recommends the applicant consider adding landscaping to soften the duplex's rectangular mass, provide visual relief from building walls, and screen the townhomes from the street and neighboring homes.

### **PUBLIC COMMENT**

Public comment regarding the project has been attached as Exhibit D to the Staff Report. Neighbors have raised concerns about the size of the building and the duplex's compatibility with the surrounding neighborhood.

### **STAFF RECOMMENDATION**

After considering the project plans attached as Exhibit B, the applicant's presentation, and any public comment received, Staff recommends the Commission provide feedback to the applicant and move to continue review of the Design Review application to a date certain.

**RECOMMENDED MOTION**

“I move to continue review of the 3020 Warm Springs Rd Duplex Design Review application to the Planning & Zoning Commission Meeting of June 8<sup>th</sup>.”

**EXHIBITS:**

- A. Design Review Application
- B. Project Plans
- C. Staff Analysis
  - 1. Zoning and Dimensional Standards Analysis
  - 2. Design Review Standards Analysis
  - 3. City Department Comments
- D. Public Comment

# Exhibit A: Design Review Application



City of Ketchum  
Planning & Building

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pd

OFFICIAL USE ONLY
P 20-031
4-23-20
mp
<input type="checkbox"/> <input checked="" type="checkbox"/>

**Design Review Application**

**APPLICANT INFORMATION**

Project Name: <u>WADDELL/POUSH DUPLEX</u>	Phone: <u>206-300-2599</u>
Owner: <u>DOUG &amp; STACEY 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 AIA</u>	Phone: <u>208-720-5372</u>
Email: <u>clawrenceaia@msn.com</u>	Mailing Address: <u>BOX 2662</u>
Architect License Number: <u>AR-2152</u>	<u>KETCHUM, ID 83340</u>
Engineer of Record: <u>CRAIG MAXWELL PE</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: RESIDENTIAL DUPLEX Number of Residential Units: \_\_\_\_\_

**TOTAL FLOOR AREA**

	Proposed	Existing
Basements	0 Sq. Ft.	Sq. Ft.
1 <sup>st</sup> Floor	3412 Sq. Ft.	Sq. Ft.
2 <sup>nd</sup> Floor	3,222 Sq. Ft.	Sq. Ft.
3 <sup>rd</sup> Floor	2,040 Sq. Ft.	Sq. Ft.
Mezzanine	0 Sq. Ft.	Sq. Ft.
Total	8,678 Sq. Ft.	Sq. Ft.

**FLOOR AREA RATIO**

Community Core: \_\_\_\_\_ Tourist: \_\_\_\_\_ General Residential-High: \_\_\_\_\_

**BUILDING COVERAGE/OPEN SPACE**

Percent of Building Coverage: 31%

**DIMENSIONAL STANDARDS/PROPOSED SETBACKS**

Front: 35'-0" Side: 12'-0" Side: 12'-0" Rear: 15'-0"

Building Height: 34'-8"

**OFF-STREET PARKING**

Parking Spaces Provided: 4

Curb Cut: 35 Sq. Ft. 35 %

**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.

Ray Lawrence AIA for H. DOUGLAS WADDELL 3-5-20  
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.

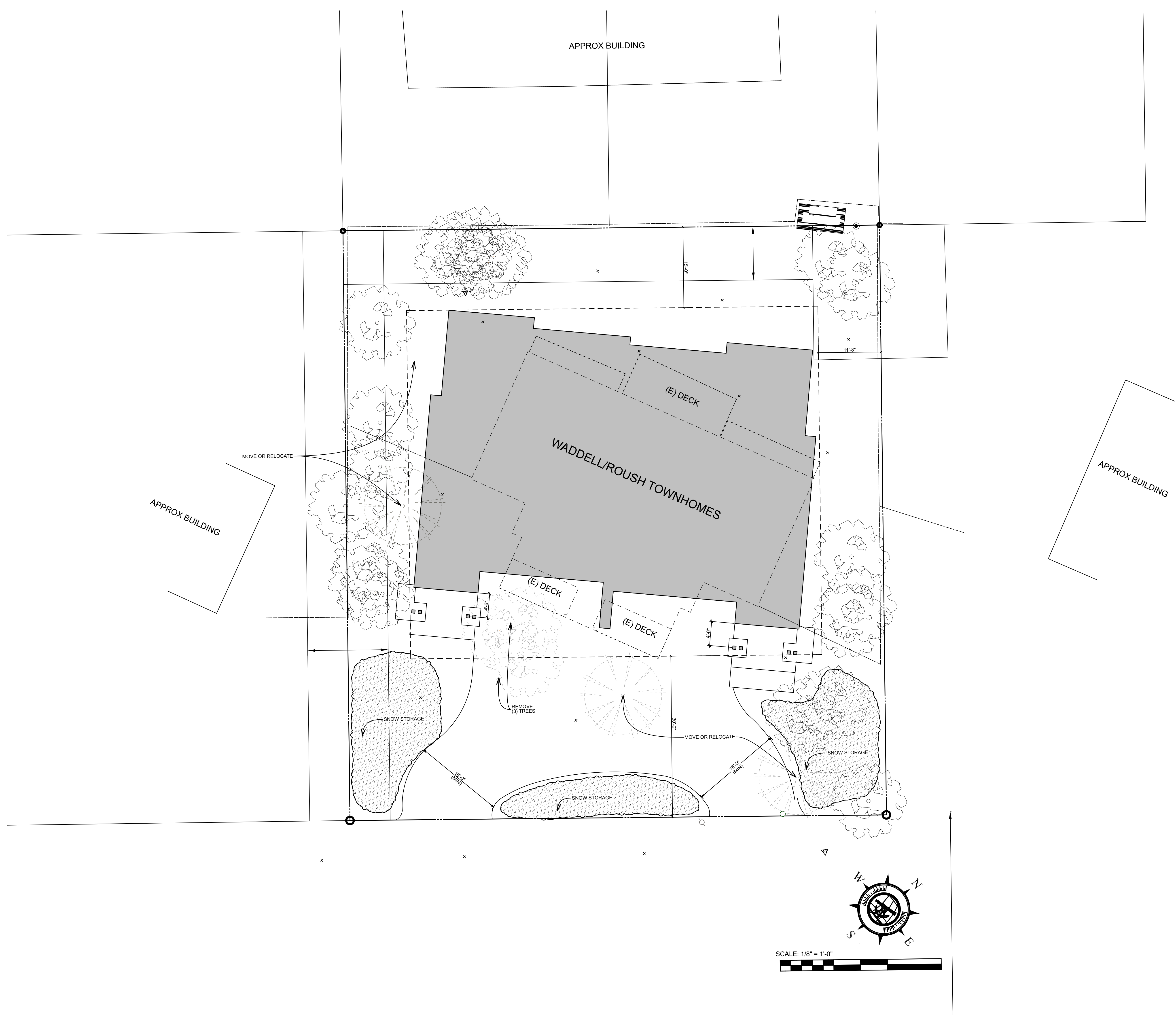
**B. Sidewalks:**

- 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.

# Exhibit B: Project Plans



DATE	REVISION

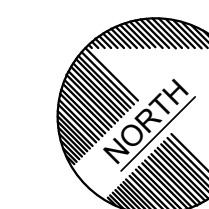
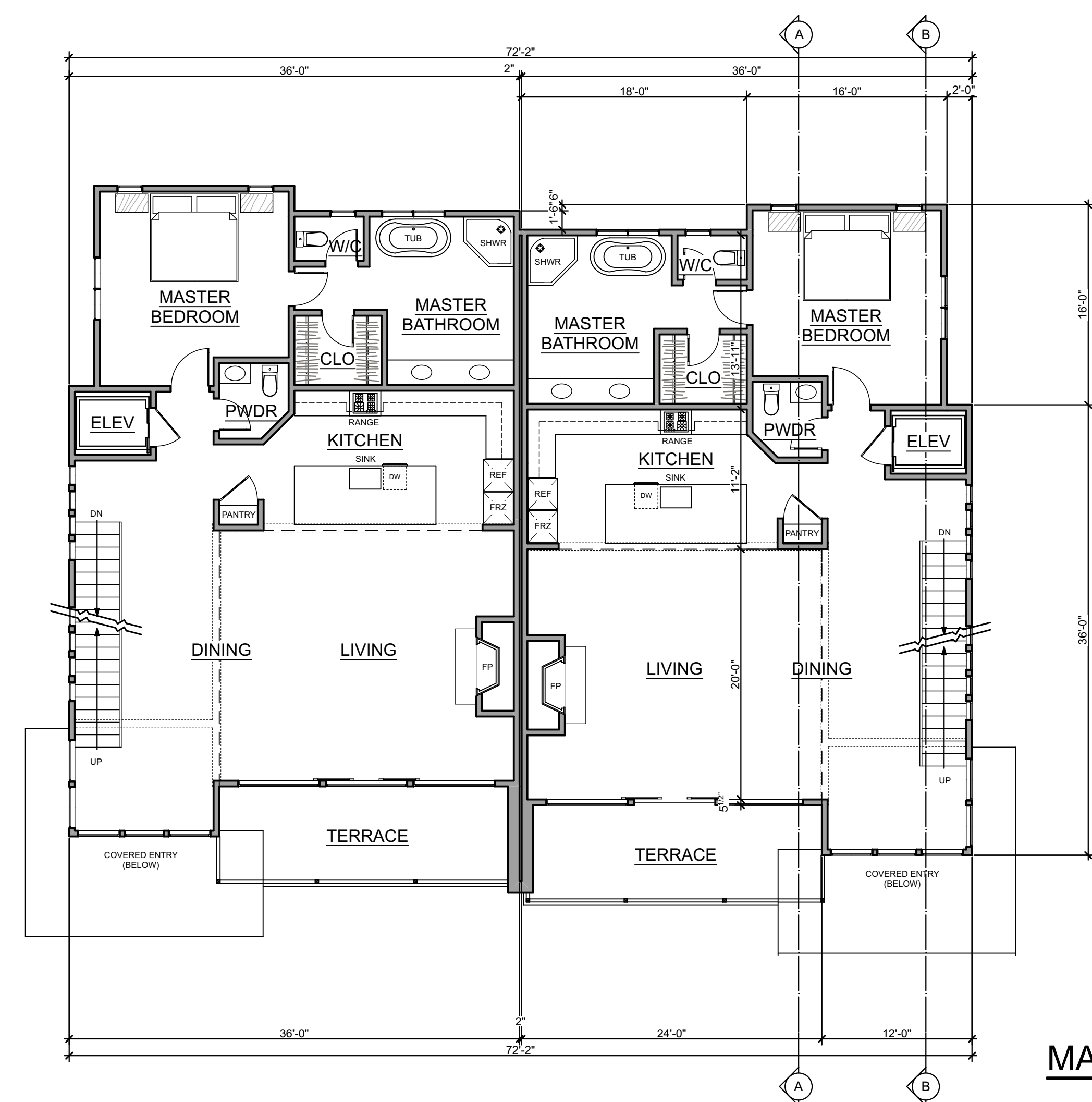
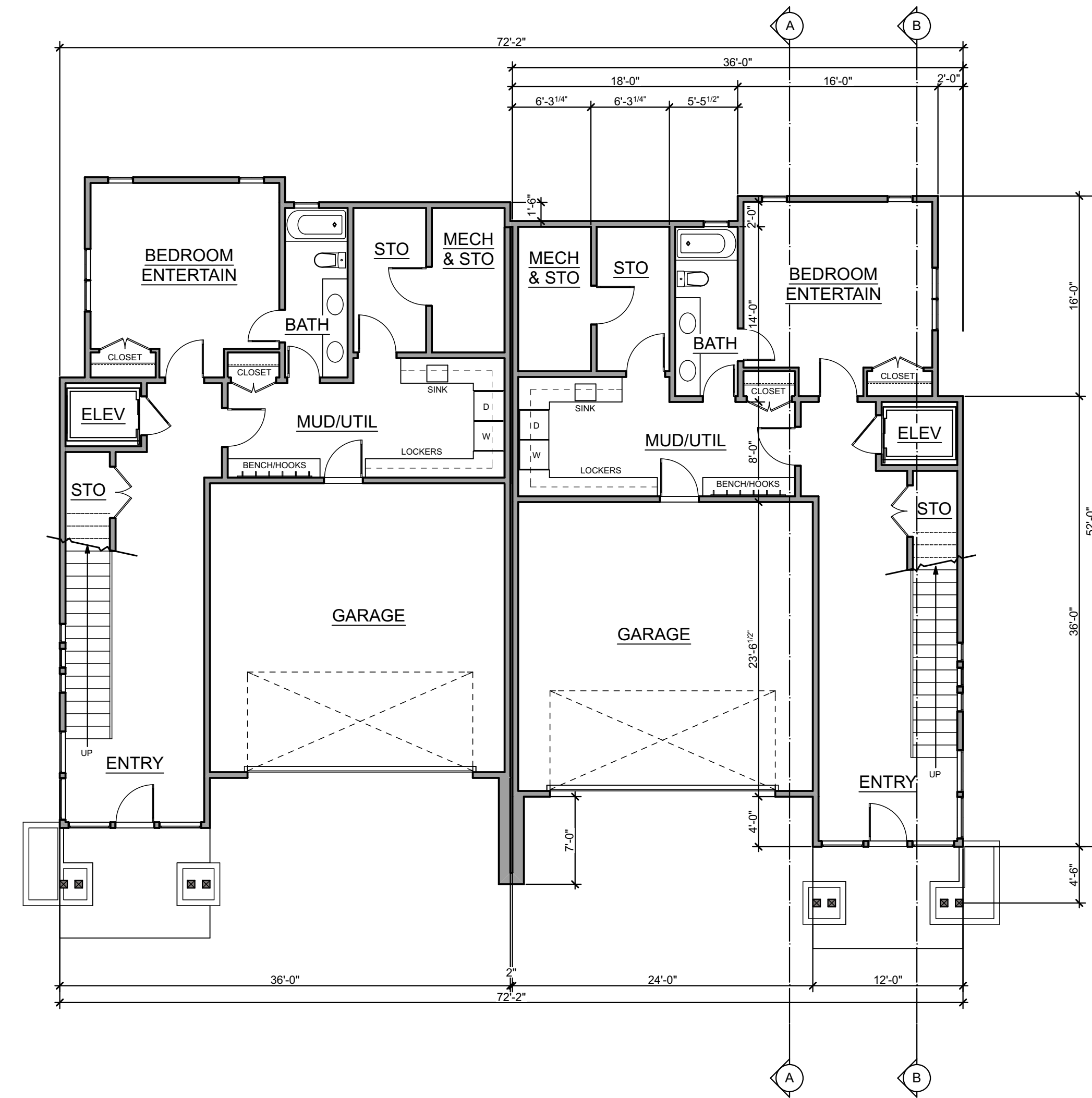
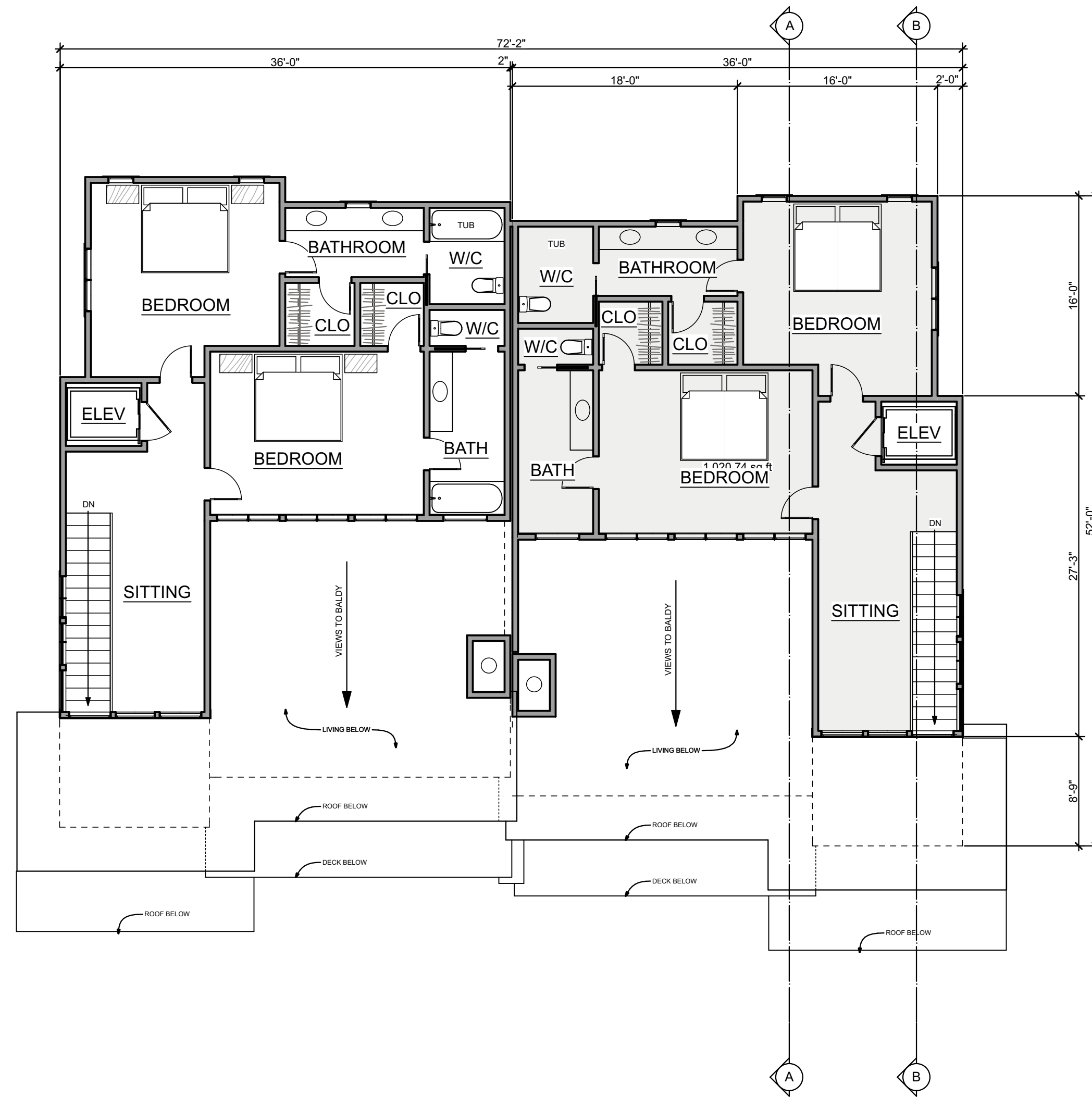
**WADDELL/ROUSH DUPLEX**  
3020 WARM SPRINGS ROAD, KETCHUM, ID. 83340

**Craig Lawrence AIA**  
**ARCHITECTURE**  
Planning - Design

208.770.5777 • clawrenceaia@msra.com  
P.O. Box 2642 • Ketchum, ID 83340

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# WADDELL/ROUSH DUPLEX

3020 WARM SPRINGS ROAD, KETCHUM, ID, ID 83340

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### SOUTH EXTERIOR ELEVATION

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



### EAST EXTERIOR ELEVATION

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



**NORTH EXTERIOR ELEVATION**

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

DRAWING DATE  
4/30/20

DATE	

PRELIMINARY DESIGN REVIEW  
IS PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN PERMISSION.

# WADDELL/ROUSH DUPLEX

3020 WARM SPRINGS ROAD, KETCHUM, ID, 83340

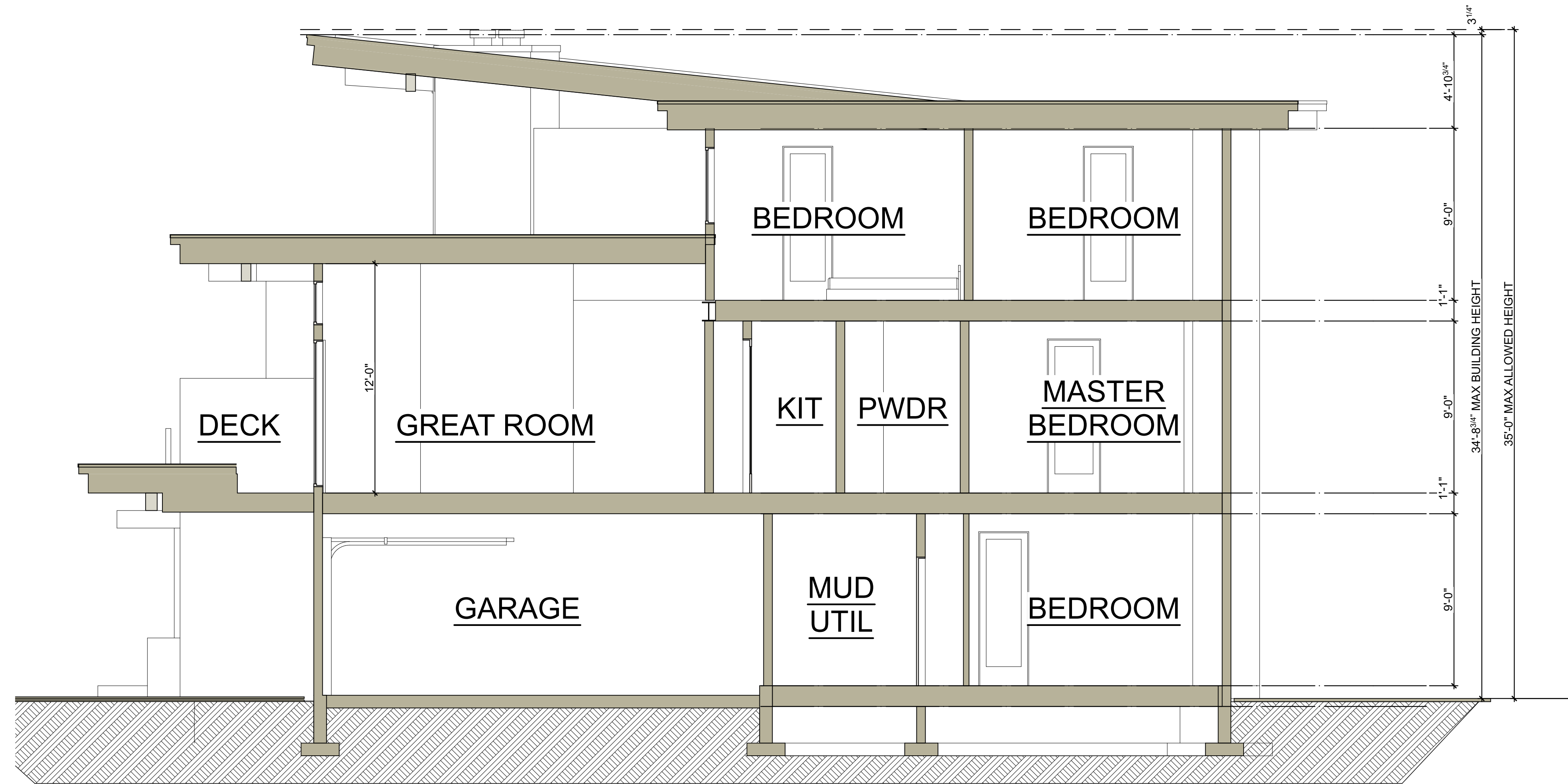
**Craig Lawrence AIA**  
**ARCHITECTURE**  
 Planning - Design

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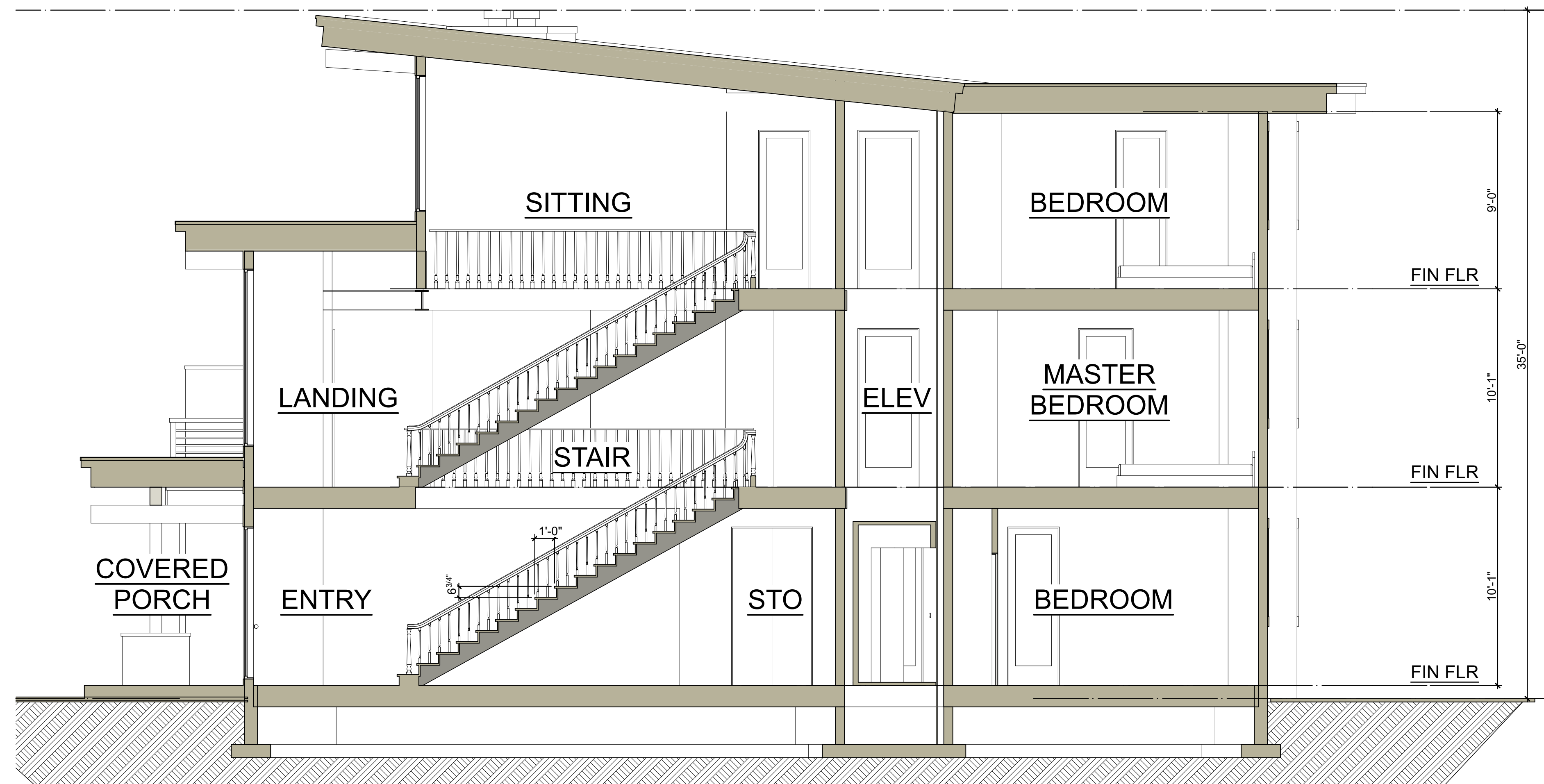
SHEET NUMBER

## A-04



**BUILDING SECTION - "A"**

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



**BUILDING SECTION - "B"**

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

DRAWING DATE  
4/30/20

DATE	

**WADDELL/ROUSH DUPLEX**  
 3020 WARM SPRINGS ROAD, KETCHUM, ID, ID 83340  
 PRELIMINARY DESIGN REVIEW  
 IS PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN PERMISSION.

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 P.O. Box 2662 • Ketchum, ID 83340

SHEET NUMBER  
**A-05**

**NOTES**

1. GENERAL RESTRICTIONS & TITLE INFORMATION:  
THE PURPOSE OF THIS MAP IS TO SHOW TOPOGRAPHIC/SITE INFORMATION AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED. CHANGES MAY HAVE OCCURRED TO SITE CONDITIONS SINCE SURVEY DATE.
2. THIS MAP WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT AND IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT.
3. A TITLE POLICY HAS NOT BEEN SUBMITTED TO BENCHMARK ASSOCIATES, NOR HAS A TITLE POLICY BEEN OBTAINED FROM THE BENCHMARK ASSOCIATES WITHIN SAID POLICY. THIS MAP MAY AFFECT ITEMS SHOWN ON THIS MAP.
4. ELECTRONIC DATA, BENCHMARK ASSOCIATES ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE REUSE, DISTRIBUTION OR ACCURACY OF DATA CONTAINED ON ELECTRONIC COPIES OF THIS DRAWING. THE STAMPED HARD COPY OF THIS DRAWING IS THE FINAL PRODUCT.
5. THIS MAP IS THE PROPERTY OF BENCHMARK ASSOCIATES AND NO FURTHER COPIES OR DIGITAL FILES WILL BE TRANSMITTED.
6. EASEMENTS, ENCUMBRANCES AND RESTRICTIONS:  
THE ORIGINAL PLAT DOES NOT SHOW BUILDING ENVELOPES, SETBACK AND FOOTPRINT REQUIREMENTS PER CURRENT CITY OF KETCHUM ORDINANCES MAY VARY FROM PLAT. IT IS RECOMMENDED THAT SAID ORDINANCES BE CONSULTED.
7. GENERAL RESTRICTIONS - EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT OF REAL ESTATE:  
EASEMENTS, OTHER THAN THOSE SHOWN OR LISTED HEREON.  
BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING ORDINANCES, AVAILANCHE, ANY OTHER LAND-USE REGULATIONS OR WETLANDS AND RIPARIAN, CERTAIN AREAS WITHIN THIS MAP MAY CONTAIN RIPARIAN, RIVERINE OR WETLANDS CONDITIONS. SAID AREAS AND THE LOCATION OF ORDINARY HIGH WATER (OHW), IF SHOWN HEREON, ARE SUBJECT TO INTERPRETATION. IT IS RECOMMENDED THAT THE LANDOWNER OR CLIENT RETAIN THE SERVICES OF AN ENVIRONMENTAL SPECIALIST IN ORDER TO OBTAIN A DETAILED ANALYSIS OF SUCH AREAS.  
IF ANY EXISTING PERMITS WAS REQUIRED FROM LOCAL STATE OR FEDERAL AGENCIES PRIOR TO CONSTRUCTION, EXCAVATION OR FILL ACTIVITIES.
8. STORM WATER PLAN, IF SOIL DISTURBANCE, CLEARING, GRADING AND/OR EXCAVATION OF ONE (1) ACRE OR MORE IS TO TAKE PLACE A FEDERAL GENERAL CONSTRUCTION PERMIT INCLUDING A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST BE OBTAINED FROM THE U.S. ENVIRONMENTAL PROTECTION AGENCY PRIOR TO ANY SITE DISTURBANCE.
9. FLOOD PLAIN, THE 1% ANNUAL FLOOD LINE, IF DESIGNATED ON THIS MAP IS CONSIDERED RESPONSIBLE FOR REGULATORY PURPOSES. HOWEVER, BENCHMARK ASSOCIATES DOES NOT REPRESENT GUARANTEE, WARRANT NOR IMPLY THAT AREAS OUTSIDE OF THE DESIGNATED FLOOD PLAN AREA ARE SAFE ON THE FLOOD INSURANCE STUDY FOR BLAINE COUNTY, IDAHO (UNINCORPORATED AREAS) COMMUNITY NUMBER 165167 - PANEL NO. 0442 E - NOVEMBER 26, 2010.
10. FLOOD PLAIN DESIGN ELEVATIONS: CURRENT FEMA FLOOD INSURANCE REGULATIONS SPECIFY THE BOTTOM FLOOR OF STRUCTURE AS EITHER THE BOTTOM OF FOUNDATION OR GRAV. SPACE OR TOP OF SLAB. THE BASE FLOOD FLOOD ELEVATION FOR THE ENTIRE STRUCTURE AND SHOULD BE CONSIDERED PRIOR TO DESIGN. REFER TO LOCAL BUILDING CODES FOR ADDITIONAL CONSTRAINTS AND REGULATIONS.

**SURVEY AND SITE FEATURES:**

12. BASIS OF BENCHMARKS: SURVEYED BY GRS, GROUND CONTROL POINTS AND CERTAIN EASEMENTS SHOWN HEREON ARE PER PLAT REFER TO PLAT & COARS FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY. ALL DISTANCES SHOWN ARE GROUND DISTANCES IN U.S. SURVEY FEET.
13. ELEVATIONS BASED ON NAVD 88 (GEOID09) DATUM.
14. UTILITIES AND DRAIN PIPES: IF SHOWN HEREON ARE PER SURFACE EVIDENCE AND/OR PHOTOGRAPHY. UTILITIES SHOWN ARE NOT TO BE CONSIDERED PRIOR TO UNDERGROUND DESIGN. UTILITIES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
15. BUILDING WALLS: IF SHOWN HEREON ARE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
16. SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.
17. TREE LOCATIONS AND DRIP LINES IF SHOWN HEREON ARE APPROXIMATE.
18. OBJECTS ABOVE GROUND LEVEL: TREES, BUILDINGS, POWER POLES, ETC., MAY BE DISPLACED. DATE OF PHOTOGRAPHY: JUNE 2017.
19. CONTOUR INTERVAL: 1' - CONTOURS IN AREAS OF DENSE VEGETATION MAY DEVIATE FROM TRUE ELEVATION BY ONE HALF THE HEIGHT OF THE VEGETATION. DATE OF LIDAR FLIGHT FOR CONTOURS: 2017.
20. MAP SCALE: DUE TO ELECTRONIC MAP DELIVERY AND ALTERNATE PRINTING METHODS, THE SCALE OF THIS MAP IS NOT GUARANTEED.
21. FEATURES OBSERVED BY DIVERS, SNOW OR VEHICLES AT THE TIME OF SURVEY DO NOT APPEAR ON THIS MAP.

PREPARED BY:  
BENCHMARK ASSOCIATES, P.A.  
C/O BLDG 733 - 700 BELLEVUE, KETCHUM, IDAHO, 83340  
PHONE: 208.755.9214  
WEB: <http://benchmark-associates.com/>  
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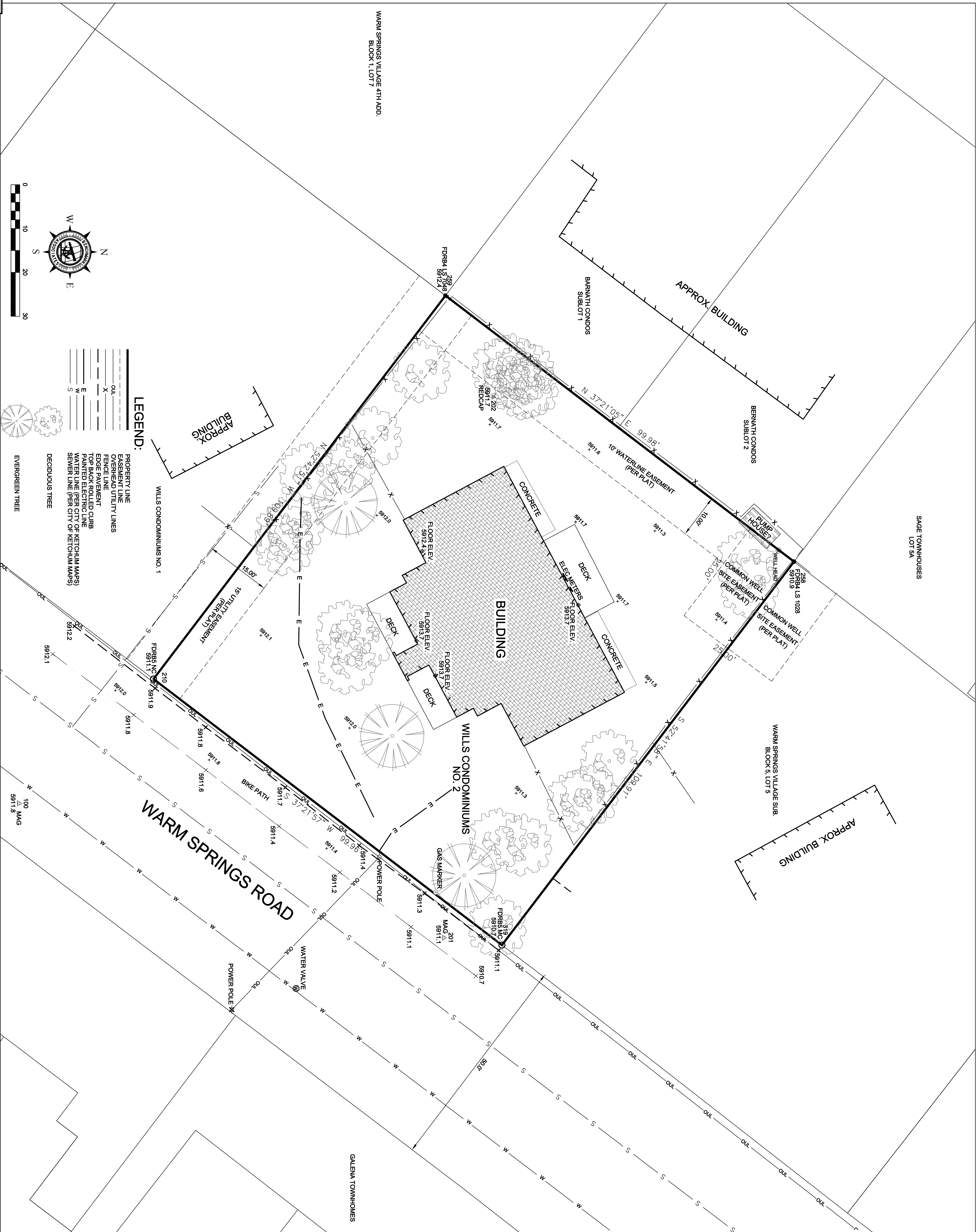
**WILLS CONDOMINIUMS NO. 2**

LOCATED WITHIN SECTIONS 11 & 14, TOWNSHIP NORTH RANGE 17 EAST, B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PREPARED FOR: DOUG WADDELL

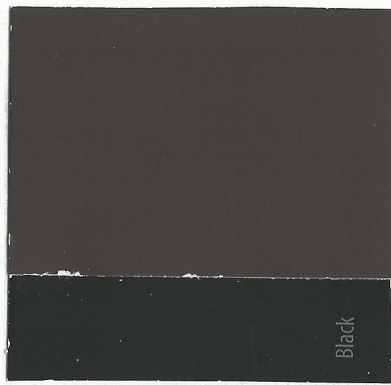
PROJECT NO. 20003 DWG BY: DWS | CRD 20003.CHD 20003.DWG  
DATE OF SURVEY: 1/30/2020 SHEET: 1 OF 1  
A TOROGRAPHIC MAP

**PRELIMINARY WORKSHEET**

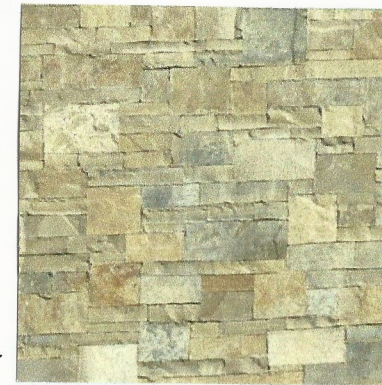




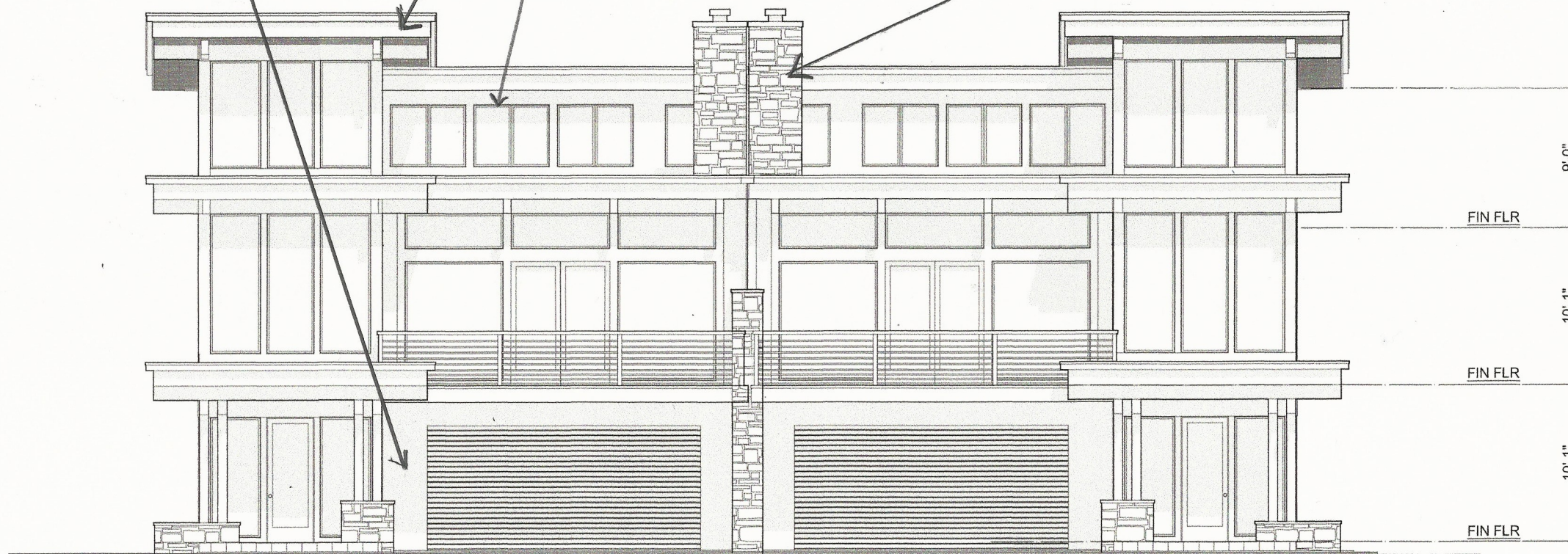
STUCCO  
MATCH BENJAMIN  
MOORE 1543  
PLYMOUTH ROCK



FASCIA, TRIM  
BENJAMIN MOORE  
2134-20  
MID SUMMER NIGHT  
WINDOW CLADDING  
BLACK



STONE VENEER  
SELECT STONE  
FRONTIER  
SANDSTONE



9'-0"  
FIN FLR  
10'-1"  
FIN FLR  
10'-1"  
FIN FLR

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

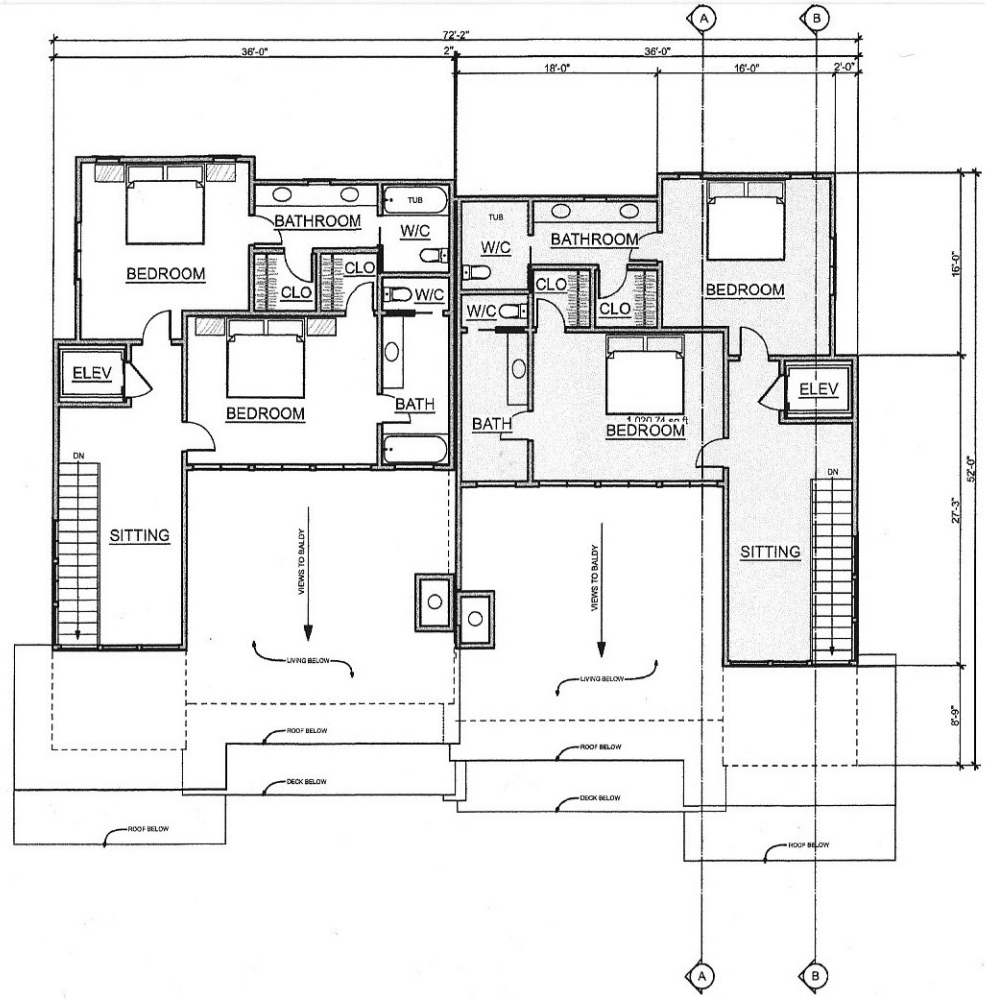
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3020 WARM SPRINGS ROAD

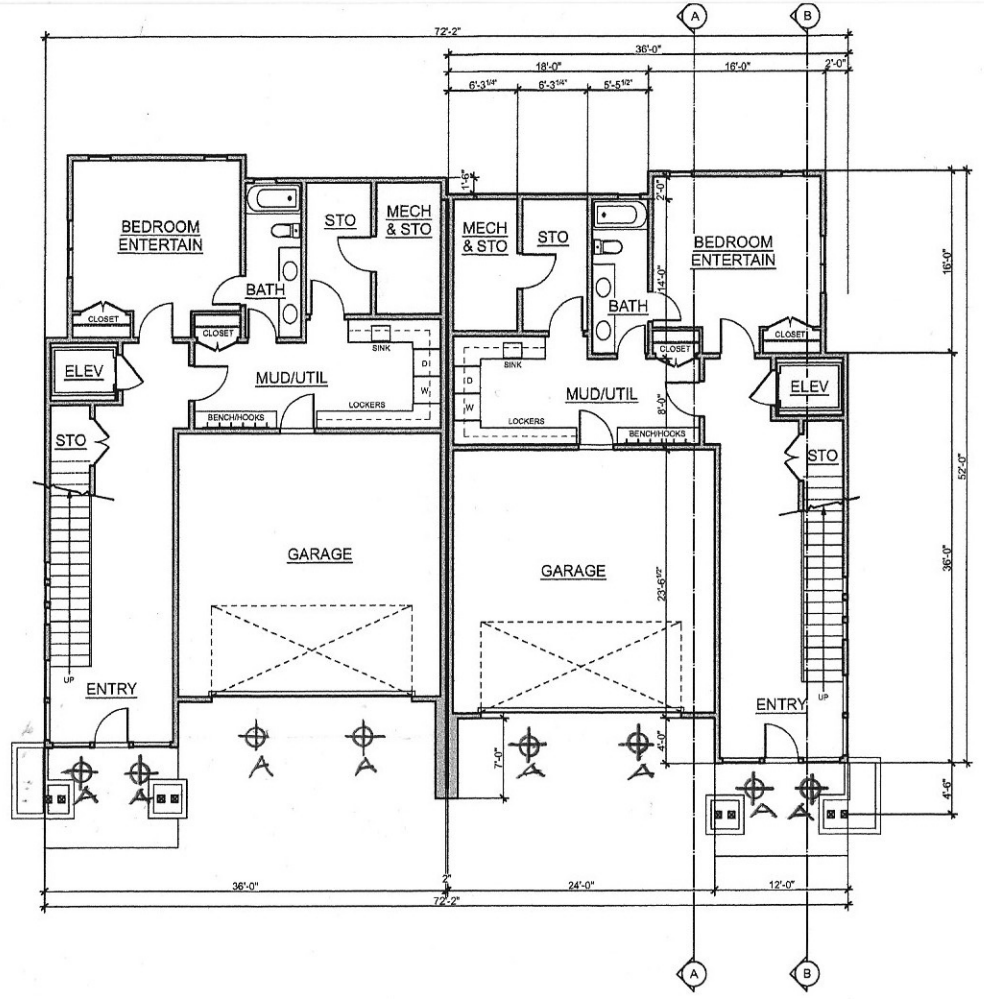
KETCHUM, IDAHO

**CRAIG LAWRENCE AIA  
ARCHITECTURE**

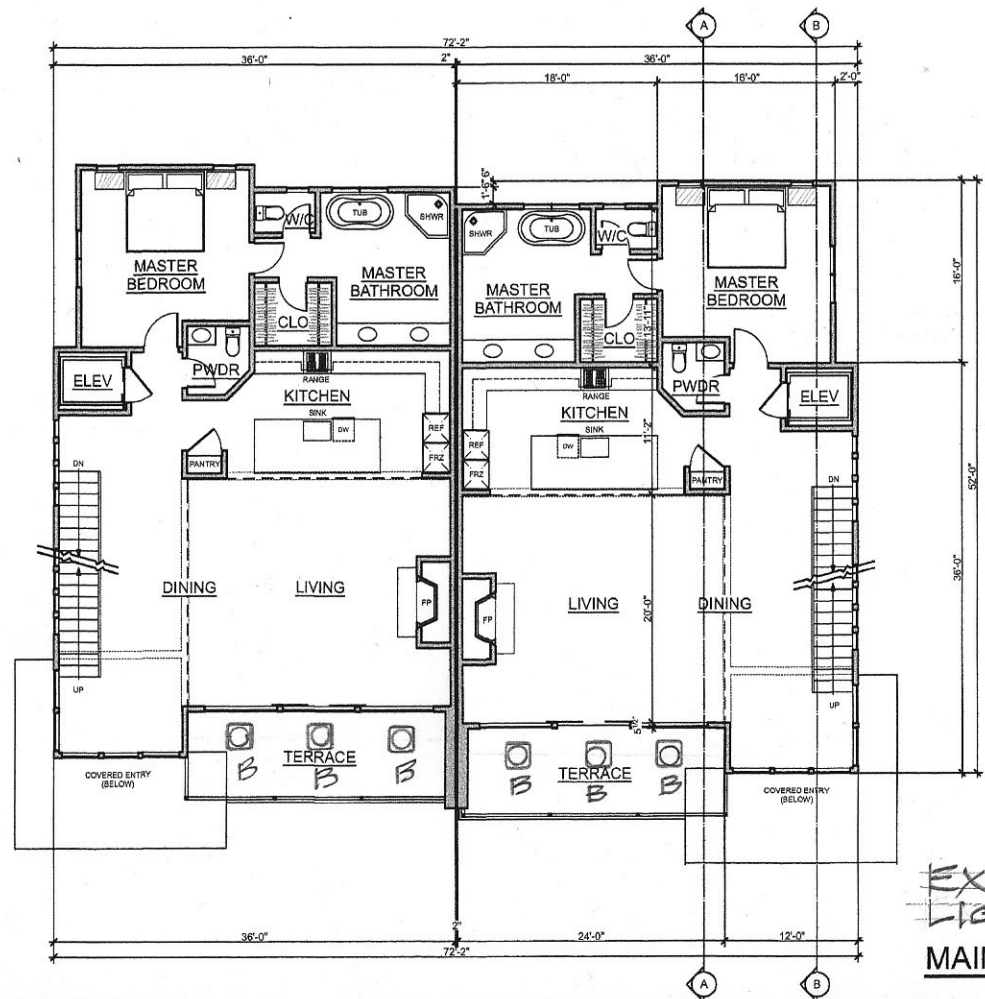
BOX 2662  
KETCHUM, ID 83340  
208-720-5372  
clawrenceaia@msn.com



**UPPER LEVEL FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**LOWER LEVEL FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**EXTERIOR LIGHTING**  
**MAIN LEVEL FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**EXTERIOR LIGHTING**

**NOTE:**  
- ALL EXTERIOR LIGHTING FIXTURES TO COMPLY W/ KETCHUM PARK SKY ORDINANCE, CHAPTER 7.132

DATE	

**WADDELL/ROUSH DUPLEX**  
3020 WARM SPRINGS ROAD, KETCHUM, ID, 83340

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SHEET NUMBER  
**A-02**

PRELIMINARY DESIGN REVIEW  
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HUBBARDTON FORGE.

## PRODUCT SPECIFICATIONS

\*Image shown may not reflect your configured options



## Twilight Dark Sky Friendly Outdoor Semi-Flush

HUBBARDTON FORGE

Base Item #364903

Configured Item #364903-1019

364903-LED-78

### FINISH

Coastal Burnished Steel - 78

### LAMPING

LED

## OPTIONS

### FINISH

Coastal Black - 10  
 Coastal Natural Iron - 20  
 Coastal Gold - 70  
 Coastal Mahogany - 73  
 Coastal Bronze - 75  
 Coastal Dark Smoke - 77  
 Coastal Burnished Steel - 78

### LAMPING

Incandescent  
 LED

## SPECIFICATIONS

### Twilight Dark Sky Friendly Outdoor Semi-Flush

Base Item #: 364903

Configured Item #: 364903-1019

364903-LED-78

Aluminum outdoor semi-flush ceiling light. Designed and built to Dark Sky standards.

- Handcrafted to order by skilled artisans in Vermont, USA
- Lifetime Limited Warranty when installed in residential setting
- Features our robust Coastal Outdoor finish specifically formulated to resist some of the harshest environmental conditions.

### Dimensions

Height	6.80"
Length	9.00"
Width	9.00"
Product Weight	4.20 lbs
Canopy	9.0" SQ
Packed Weight	7.00 lbs
Shipping (DIM) Weight	19.00 lbs

### LED Lamping Retrofit

LED: LED - GU24, 9.8W Bulb, 800lm (Bulb Incl)

CCT: 2700K

CRI: Min 80

Dimming: Yes

IES Files Available: N

### Location Rating

Outdoor Damp

### Safety Rating

UL, CUL listed



**HALO LED ICAT HOUSING for NEW CONSTRUCTION**

41

cessed 5" aperture new construction housing for use with LED integrated trims or modules. Suitable for 2x8 residential framing or commercial plenum construction, type IC rated and can be used in direct contact with insulation\*. Airtight rating reduces airflow between living spaces and unconditioned areas providing additional energy savings. Use with Halo® LT56, SMD6, RL56, RA56, SLD6 LED integrated trims and the ML56 LED modular recessed lighting system.

Catalog #		Type
Project		
Comments		Date
Prepared by		

**DESIGN FEATURES**

**Housings**

- Single wall precision rolled aluminum housing with interlocking construction maintains concentricity
- Adjusts vertically to accommodate 3/8" to 1" thick ceilings and locks in position with (3) setscrews
- V notches facilitate use of guide strings or laser lines for precise positioning
- Shipped with overspray protector installed
- Housing can be removed from below the ceiling for service or splice inspection

**Plaster Frame**

- Compact galvanized steel plaster frame with integral bar hanger receivers
- (2) regressed screws provide positive horizontal bar hanger locking from below the ceiling
- Integral gasket achieves ASTM-E283 airtight code compliance without additional gaskets or caulk

**Junction Box**

- Compact galvanized steel junction box with 16in<sup>3</sup> internal volume
- Listed for (10) #12 or (14) #14 AWG 90° C splice conductors
- (4) 1/2" conduit pry-outs positioned to allow straight conduit runs.
- (3) Slide-N-Side™ non-metallic (NM) wire traps allows wiring outside the box
- Accepts 14-2, 14-3, 12-2, 12-3 U.S. and 14-2, 14-3, 12-2 Canadian NM cable
- (3) 4-port push wire nuts with clear caps for quick and reliable mains voltage connections
- Hinged door with offset cover for easy wire access
- Junction box is repositionable 90° on plaster frame to avoid obstructions

**Bar Hangers**

- Captive preinstalled All-Nail™ bar hangers support housing at any point along span
- Pass-N-Thru™ feature adjust bars from 7-1/4" to 24" wide without removal
- Score lines allow "tool-less" shortening for 12" joists
- Captive nail penetrates standard and engineered lumber
- Leveling flange aligns plaster frame with framing
- Integral clip attaches directly to tee-bar

**Connector**

- Two-conductor wire mount connector is rated for 120-277V
- CAUTION – verify LED module input voltage is compatible with the input voltage of the housing. If uncertain, consult a qualified electrician
- cULus listed with Halo® LT56, SMD6, RL56, RA56, SLD6 and ML56 family of LED integrated trims

**Code Compliance**

- Type IC inherently protected, suitable for direct contact to air permeable insulation and cULus listed for damp locations
- Not for use in direct contact with spray foam insulation, consult NEMA LSD57-2013
- Wet location listed in covered ceilings and IP56 certified with select trims
- Airtight per ASTM-E283
- Can be used for State of California Title 24 high efficacy luminaire compliance
- Suitable for use in clothes closets when installed in accordance with the NEC 410.16 spacing requirements
- Contains no mercury or lead and RoHS compliant

**Warranty**

- Five year limited warranty, consult website for details [www.eaton.com/lighting/Legal](http://www.eaton.com/lighting/Legal)



**E550ICAT**

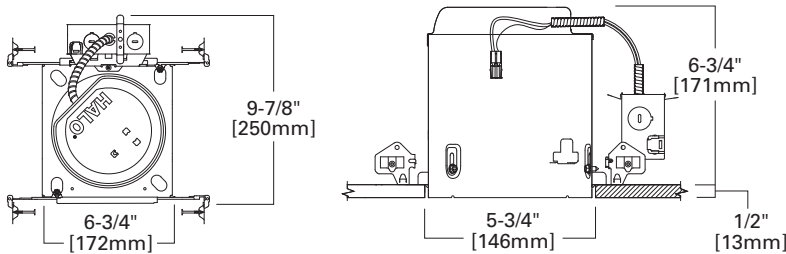
**5" Recessed New Construction Housing**

**For Integrated LED Trims and Modules**

**20W Maximum**

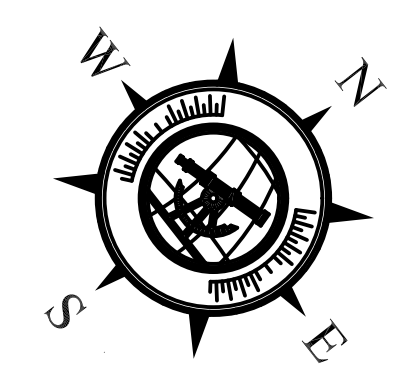
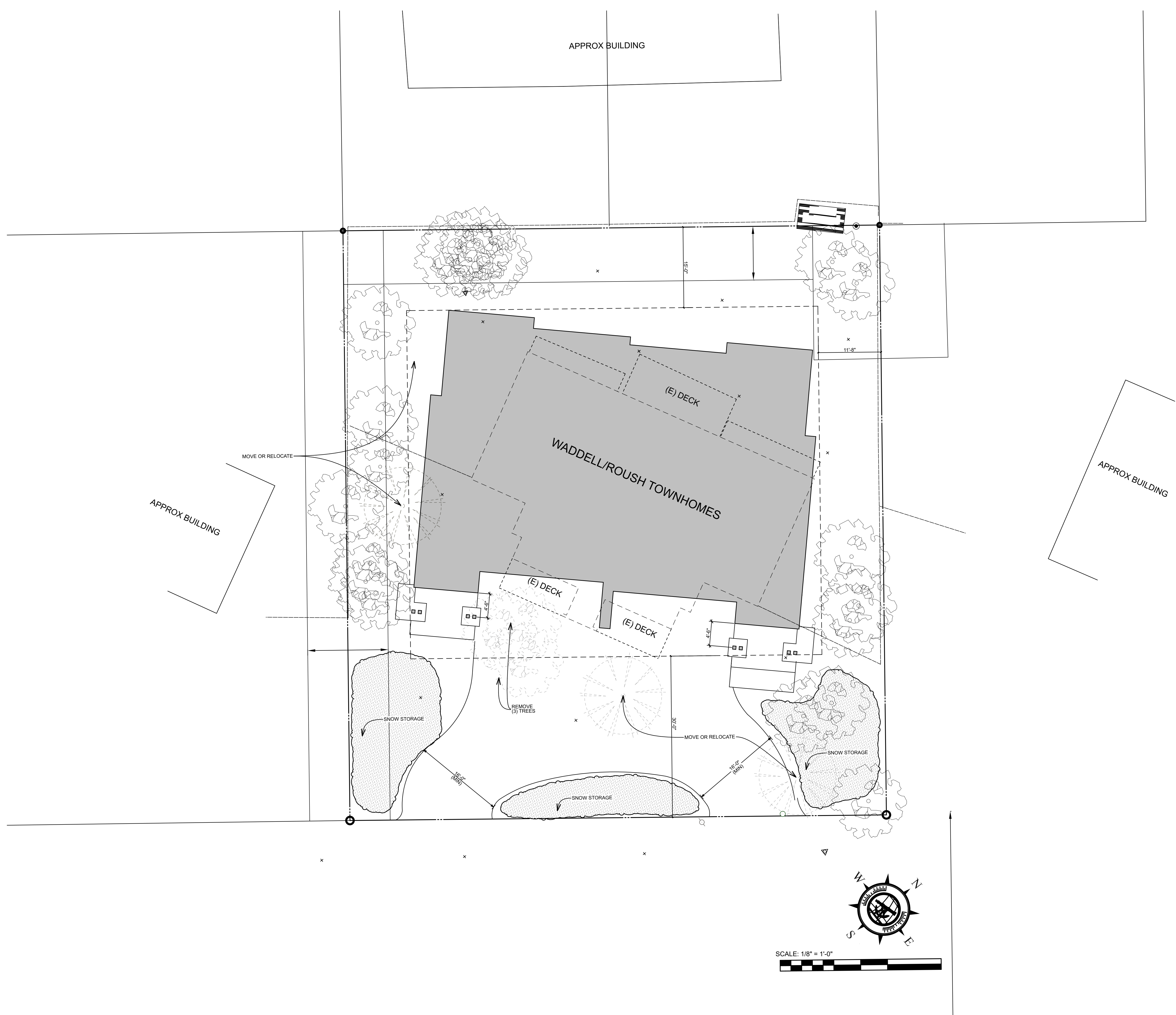
**FOR USE IN INSULATED CEILINGS**

**FOR DIRECT CONTACT WITH INSULATION**



Refer to ENERGY STAR® certified Products List and CEC (T20) Database for compatible Halo LED listings.

\* Not to be used in direct contact with spray foam insulation.



DATE	

**WADDELL/ROUSH DUPLEX**  
3020 WARM SPRINGS ROAD, KETCHUM, ID. 83340

**Craig Lawrence AIA**  
**ARCHITECTURE**  
Planning - Design

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P.O. Box 2642 • Ketchum, ID 83340

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# Exhibit C: Staff Analysis

1. Zoning and Dimensional Standards Analysis
2. Design Review Standards Analysis
3. City Department Comments



3020 Warm Springs Rd Duplex Design Review  
EXHIBIT C1: ZONING & 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	<b>Minimum Lot Area</b>
			<b>Staff Comments</b>	<p><b>Required:</b> 8,000 square feet minimum</p> <p><b>Existing (Wills Condominiums No. 2):</b> 11,000 square feet The applicant will submit a Townhouse Subdivision Preliminary Plat application to subdivide the lot into two townhouse sublots.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	<b>Building Coverage</b>
			<b>Staff Comments</b>	<p><b>BUILDING COVERAGE:</b> The total square footage of the building foundation and 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><b>Permitted:</b> 35%</p> <p><b>Proposed:</b> 31% (3,410 square feet/11,000-square-foot lot area)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	<b>Minimum Building Setbacks</b>
			<b>Staff Comments</b>	<p><b>Minimum:</b> Warm Spring Road: 30 feet 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><b>Proposed:</b> Front (Warm Springs Rd): 30' Side (E/Interior): 11'-8" Side (W/Interior): 12' Rear (N/Interior): 15'</p> <p>As shown on Sheet A-01 of the project plans, the covered entry extends into the required setback from Warm Springs Road. The support posts are located within the required setbacks. The portion of the porch that extends within the setback area must be less than 30 inches in height. The roof covering may extend no more than 3 feet within the setback area. These encroachments must be dimensioned and shown in elevation on the project plans submitted with the Building Permit application.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	<b>Building Height</b>
			<b>Staff Comments</b>	<p><b>Maximum Permitted:</b> 35 feet <b>Proposed:</b> 34'-8"</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.030H	<b>Curb Cut</b>
			<b>Staff Comments</b>	<p><b>Required:</b> A total of 35% of the linear footage of any street frontage can be devoted to access to off street parking.</p> <p><b>Proposed:</b> The applicant has proposed two 16-foot driveway accesses from Warm Spring Road. 32% (32-feet of curb cut/100 linear feet along Warm Springs Road) of the property's street frontage along Warm Springs Road is used for the two driveway accesses to the duplex development.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.040	<b>Parking Spaces</b>
			<b>Staff Comments</b>	<p>Off-street parking standards apply to any new development and to any new established uses.</p> <p><b>Required:</b> Multiple-Family Residential Dwelling Units in the GR-L Zone Units 2,001 square feet and above: 2 parking spaces</p>

			<b>Proposed:</b> Each townhome unit has its own attached garage. 2 parking spaces are provided for each townhome unit that may be accommodated within the enclosed garages or on the circular driveway.
--	--	--	--



3020 Warm Springs Rd Duplex Design Review  
EXHIBIT C2: DESIGN REVIEW STANDARDS ANALYSIS

Design Review Improvements and Standards (KMC §17.96.060)				
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.A1 Streets	The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development.  <i>Staff Comments</i> The duplex will be accessed from a circular driveway along Warm Springs Road.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.A2 Streets	All street designs shall be approved by the City Engineer.  <i>Staff Comments</i> No changes are proposed to the street design or lanes of travel within the Warm Springs Road right-of-way.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.B1 Sidewalks	All projects under 17.96.010(A) that qualify as a “Substantial Improvement” shall install sidewalks as required by the Public Works Department.  <i>Staff Comments</i> While the project qualifies as a substantial improvement, sidewalks are not required to be installed along residential roads. The right-of-way next to the front property line must be improved to City standards residential streets.  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 Exhibit C3 for comments and conditions from the City Engineer & Streets 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.  <i>Staff Comments</i> The City does not require developers to install sidewalks along residential roads.  The developer must improve the right-of-way next to the front property line to meet City standards for residential streets.  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 Exhibit C3 for review comments and conditions from the City Engineer & Streets Department.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B3 Sidewalks	Sidewalks may be waived if one of the following criteria is met: a. The project comprises an addition of less than 250 square feet of conditioned space. b. The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.  <i>Staff Comments</i> The applicant is not required to install sidewalks for the townhome development.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B4 Sidewalks	The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.  <i>Staff Comments</i> This standard does not apply because sidewalks are not included in the City right-of-way standards for residential roads.  The applicant must improve the right-of-way next to the front property line to meet City standards for residential streets.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B5 Sidewalks	New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.  <i>Staff Comments</i> N/A. The City does not require developers to install sidewalks in residential neighborhoods.
<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

				<p>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.</p> <p><i>Staff Comments</i> N/A. Staff does not recommend a voluntary cash contribution in-lieu of improvements for this project.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>17.96.060.C1 Drainage</b></p> <p><i>Staff Comments</i> The drainage system must keep all storm water within the project site. The developer must install drainage improvements that 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 &amp; 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. See Exhibit C3 for City Department comments including City Engineer and Streets Department conditions.</p>	<p>All storm water shall be retained on site.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>17.96.060.C2 Drainage</b></p> <p><i>Staff Comments</i> See above analysis for Ketchum Municipal Code §17.96.060C1. All drainage improvements are required to meet City standards.</p> <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 &amp; Streets Department prior to issuance of a Building Permit for the project.</p> <p>See Exhibit C3 for review comments and conditions from the City Engineer &amp; Streets Department.</p>	<p>Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>17.96.060.C3 Drainage</b></p> <p><i>Staff Comments</i> 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.</p>	<p>The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>17.96.060.C.4 Drainage</b></p> <p><i>Staff Comments</i> 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 &amp; Streets Department.</p>	<p>Drainage facilities shall be constructed per City standards.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>17.96.060.D1 Utilities</b></p> <p><i>Staff Comments</i> All utilities necessary for the duplex project must be improved and installed at the sole expense of the applicant.</p> <p>Final plans will be reviewed and approved by the Utilities Department prior to issuance of a Building Permit for the project. See Exhibit C3 for review comments and conditions from the Utilities Department.</p>	<p>All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>17.96.060.D2 Utilities</b></p> <p><i>Staff Comments</i> All utilities within the development site shall be underground and concealed from public view. See above analysis for Ketchum Municipal Code §17.96.060D1.</p>	<p>Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>17.96.060.D3 Utilities</b></p> <p><i>Staff Comments</i> Services for high-speed internet are available to serve the duplex project.</p>	<p>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.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>17.96.060.E1 Compatibility of Design</b></p>	<p>The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.</p>

			<b>Staff Comments</b>	<p>The project is primarily comprised of windows and gray stucco. Stone veneer (frontier sandstone) ornaments the two chimneys running vertically along the party wall separating the two townhomes. The stone veneer is also used for the front porches. The black trim, fascia, window cladding, and garage doors contrast with the gray stucco and stone to provide visual interest. The front façade is mostly glass doors and windows. The black garage doors and second-floor balcony as well as the stone veneer elements provide relief from the extensive glazing.</p> <p>The duplex project will add a more modern design style to the residential neighborhood. Surrounding development is characterized by a more traditional design style with natural materials and pitched roofs. While the project design is more modern, the exterior materials and color palate complement the traditional architecture of the neighboring residential development.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.060.E2 Compatibility of Design</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>N/A. No significant landmarks of historical or cultural importance have been identified on the property.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.060.E3 Compatibility of Design</b>	<b>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.</b>
			<b>Staff Comments</b>	<i>N/A This standard does not apply because this project is new construction. The existing duplex on the property, built in 1975, will be demolished.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.F1 Architectural</b>	<b>Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.</b>
			<b>Staff Comments</b>	<i>The townhome units have two entrances—one interior access from the garage and an exterior entryway. The covered porch entryways at either side of the duplex lead to the shared circular driveway. The driveway leads to the multi-use pathway along Warm Springs Road</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.F2 Architectural</b>	<b>The building character shall be clearly defined by use of architectural features.</b>
			<b>Staff Comments</b>	<i>Building elevations are included on Sheets A-03 and A-04 of the project plans. The front façade is defined by rectangular windows and doors. The three floors are separated by thick borders of black fascia. The garage doors and second-floor balcony provide relief from the significant glazing. Projecting between the townhome units, the stone veneer chimneys separate the townhome units. The side and rear façade are comprised primarily of gray stucco with windows. The roof covering at the entryway as well canopy elements decrease the stacked appearance of first and second floors. The third floor is setback from the bottom floors at the front elevation. The slight butterfly slope of the roof decreases the bulk of the box-shaped building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.F3 Architectural</b>	<b>There shall be continuity of materials, colors and signing within the project.</b>
			<b>Staff Comments</b>	<i>Each façade incorporates gray stucco and black fascia and trim. The window and door openings provide each façade with different rectangular rhythm. The duplex design appears cohesive through the same materials and colors across all facades. Stone veneer provides ornamentation and relief to the front elevation.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.F4 Architectural</b>	<b>Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.</b>
			<b>Staff Comments</b>	<p><i>The project does not propose any fences or accessory structures. The applicant proposes to retain the existing vegetation on the property. Sheet A-01. The existing landscaping provides a buffer from the adjacent property to the west.</i></p> <p><i>More landscaping would: (1) enhance privacy between neighboring homes, (2) soften the visual impact of the vertical wall planes, and (3) enhance the appearance of the duplex development.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.F5 Architectural</b>	<b>Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.</b>
			<b>Staff Comments</b>	<i>The front façade is defined by rectangular windows and doors. The three floors are separated by thick borders of black fascia. The garage doors and second-floor balcony provide relief from the significant glazing. Projecting between the townhome units, the stone veneer chimneys separate the townhome units. The side and rear façade are comprised primarily of gray stucco with windows. The roof covering at the entryway as well canopy elements decrease the stacked</i>



				appearance of first and second floors. The third floor is setback from the bottom floors at the front elevation. The inverted pitch of the butterfly roof reduces the bulk of the box-shaped building form.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F6 Architectural	<b>Building(s) shall orient towards their primary street frontage.</b>
			<i>Staff Comments</i>	<i>The duplex buildings orient towards Warm Springs Road.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F7 Architectural	<b>Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.</b>
			<i>Staff Comments</i>	<i>This project is a townhome development in a residential neighborhood accessed off Warm Springs Road. Each townhome will have its own garbage bin fully screened within the townhome unit. No common dumpster has been proposed for the duplex development. Prior to issuance of a Building Permit for the project, the applicant shall submit a will serve letter from Clear Creek Disposal to the Planning &amp; Building Department.</i>  <i>The project plans do not indicate the installation of any satellite receivers. Any future installations of satellite receivers must be screened from public view.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F8 Architectural	<b>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.</b>
			<i>Staff Comments</i>	<i>Enhancing weather protection, the inverted pitch of the roof and the flat roof forms will prevent water from dripping or snow from sliding from the building. The covered porches provide weather protection at the front entryway.</i>  <i>Any sloped roof shedding snow and rain onto pedestrian and vehicular circulation pathways below must include snow clips, gutters, and downspouts.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G1 Circulation Design	<b>Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.</b>
			<i>Staff Comments</i>	<i>The covered porches at the front doors lead to the shared circular driveway, which connects to multi-use path along Warm Spring Road.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.G2	<b>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.</b>
			Circulation Design	<i>N/A. No awnings are proposed to extend across of a public sidewalk.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G3 Circulation Design	<b>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.</b>
			<i>Staff Comments</i>	<i>The townhome development will be accessed from Warm Springs Road. The shared circular driveway enhances usability and safety by allowing drivers to exit without having to back out onto Warm Springs Road.</i>  <i>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 circular driveway access.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.96.060.G4 Circulation Design	<b>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.</b>
			<i>Staff Comments</i>	<i>The project site is located over 500 feet from Warm Spring Road's intersection with Skiway Drive to the north and over 300 feet from its intersection with Jane Lane.</i>  <i>The project plans must indicate the dimensions of the space between the circular driveway entrances and the existing driveways accessing the neighboring properties at 3018 and 3022 Warm Springs Road.</i>  <i>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 for the proposed parking access.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G5 Circulation Design	Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.
			<i>Staff Comments</i>	<i>The townhome development is accessed from Warm Springs Road. The circular driveway system will provide unobstructed access for emergency vehicles, snowplows, and garbage trucks.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.H1 Snow Storage	Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.
			<i>Staff Comments</i>	<i>Sheet A-01 indicates snow storage areas surrounding the circular driveway areas.</i>  <i>The snow storage calculation must be indicated on the project plans. Snow storage areas must be at least 30% of the improved parking and circulation areas.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.H2 Snow Storage	Snow storage areas shall be provided on-site.
			<i>Staff Comments</i>	<i>Three snow storage areas are indicated on Sheet A-01. See Staff analysis for KMC §17.96.060.H1.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.H3 Snow Storage	A designated snow storage area shall not have any dimension less than five (5') feet and shall be a minimum of twenty-five (25) square feet.
			<i>Staff Comments</i>	<i>The dimensions of the snow storage areas must be indicated on the project plans. Snow storage areas must be at least 30% of the improved parking and circulation areas.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.H4 Snow Storage	In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.
			<i>Staff Comments</i>	<i>N/A the applicant indicated that snow storage areas will be provided on site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I1 Landscaping	Landscaping is required for all projects.
			<i>Staff Comments</i>	<i>Sheet A-01 indicates that existing landscaping will be retained on the property.</i>  <i>The Design Review application must include a defined landscape plan that shows existing landscaping on the site and adjacent right-of-way as retained, relocated or removed and any proposed landscaping including species type, size and quantity.</i>  <i>How will the existing vegetation be preserved during construction?</i>  <i>More landscaping would: (1) enhance privacy between neighboring homes, (2) soften the visual impact of the vertical wall planes, and (3) enhance the appearance of the duplex development.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I2 Landscaping	Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.
			<i>Staff Comments</i>	<i>The landscape materials and vegetation types shall be readily adaptable to the site's microclimate, soil conditions, orientation, and aspect.</i>  <i>Staff recommends additional landscaping to soften the duplex's rectangular mass, provide relief from the building walls, and screen the townhome development from the street and neighboring homes.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I3 Landscaping	All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.
			<i>Staff Comments</i>	<i>All proposed landscape materials and vegetation types shall be drought tolerant. The applicant is encouraged to select native species.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.96.060.I4 Landscaping	Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.
			<i>Staff Comments</i>	<i>Sheet A-01 indicates that existing landscaping will be retained on the property.</i>  <i>Staff recommends additional landscaping to soften the duplex's rectangular mass, provide relief from the building walls, and screen the townhome development from the street and neighboring homes.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.J1 Public Amenities	Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public

				Works Department prior to design review approval from the Commission.
			<i>Staff Comments</i>	<i>This standard does not apply because the applicant is not required to install sidewalks. The City does not require the installation of sidewalks in residential neighborhoods.</i>



3020 Warm Springs Rd Duplex Design Review  
EXHIBIT C3: CITY DEPARTMENT COMMENTS

City Department Comments
<p><i>Note: City Department comments are preliminary. 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 shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project. 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>
<p><b>Fire Department:</b></p> <ul style="list-style-type: none"> <li>• It is the General Contractor’s responsibility to understand and adhere to all Fire Protection Ordinance #1125 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.</li> <li>• The above project shall meet all 2012 International Fire Code requirements in addition to specific City Building and Fire Ordinances.</li> <li>• 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.</li> <li>• 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.</li> <li>• An approved automatic fire sprinkler system shall be installed throughout the building per City of Ketchum Ordinance #1125 (<a href="http://www.ketchumfire.org">www.ketchumfire.org</a>) 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 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.</li> <li>• NOTE: One electronic set of fire sprinkler system plans must be submitted to the Ketchum Fire Department as well as the State Fire Marshal’s 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.</li> <li>• An approved monitored fire sprinkler alarm system shall be installed per City of Ketchum Ordinance #1125 (<a href="http://www.ketchumfire.org">www.ketchumfire.org</a>) 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.</li> <li>• An approved access roadway per 2012 International Fire Code Appendix D (<a href="http://www.ketchumfire.org">www.ketchumfire.org</a>) 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.</li> <li>• Fire extinguishers shall be installed and maintained per 2012 IFC Section 906 both during construction and upon occupancy of the building.</li> <li>• Spark arresters are required on all solid fuel burning appliance chimneys to reduce potential fires from burning embers.</li> <li>• 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.</li> <li>• Inspections of Fire Department permit required installations shall be scheduled at least 48 hours in advance.</li> <li>• 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 <a href="http://www.ketchumfire.org">www.ketchumfire.org</a>.</li> <li>• 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 <a href="http://www.ketchumfire.org">www.ketchumfire.org</a>.</li> <li>• 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.</li> </ul>
<p><b>City Engineer &amp; Streets Department:</b></p> <ul style="list-style-type: none"> <li>• Pursuant to KMC §17.96.060.C.1, all storm water drainage shall be retained on site.</li> <li>• All construction for the project must comply with the standards set forth in Ketchum Municipal Code, Chapter 15.06 Construction Activity Standards. The applicant shall submit a Construction Activity Plan addressing all applicable activities including excavation, material storage and deliveries, screening, and site clean-up (KMC §15.06.030) to be reviewed and approved by the Building Department prior to issuance of a Building Permit for the project. Pursuant to KMC §15.06.030.A.2, the applicant shall provide notice of the project, construction schedule, and general contractor’s contact information to all neighbors with properties adjacent to the project site.</li> <li>• The design shall meet all applicable sections of Chapter 12 of Ketchum Municipal Code including design criteria for private driveways (KMC §12.04.030.L).</li> </ul>

<ul style="list-style-type: none"><li>• The public right-of-way adjacent to the subject property shall be improved to the City’s right-of-way standards for local-residential street ROWs. Material within the first eight (8) feet from the edge of asphalt shall be (1) distinct from the driveway in order to visually appear to be available for parking, (2) pervious and permeable to enhance drainage, and (3) the surface must allow for vehicle parking and be consistent along the entire property frontage. No live plant materials or obstructions, such as boulder or berms, are permitted within the first 8 ft from the edge of asphalt.</li><li>• The applicant shall submit a Street and Alley Digging, Excavation, and Trenching (“DIG”) Permit application with an associated traffic control plan for all construction work within the City right-of-way to be reviewed and approved by the Streets Department. The use of City right-of-way for construction including the closure of adjacent streets or sidewalks requires a Temporary Use of Right-of-Way Permit (“TURP”).</li><li>• City Engineer &amp; Streets 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.</li></ul>
<p><b>Utilities:</b></p> <ul style="list-style-type: none"><li>• The applicant will be responsible for installing connections to the water and sewer system at Warm Spring Road.</li><li>• Improvements installed within the 5-foot public utility easement on the subject property are installed at the applicant’s own risks and any associated repairs shall be at the property owner’s expense.</li><li>• Requirements and specifications for the water and sewer connections will be verified, reviewed, and approved by the Utilities Department prior to issuance of a Building Permit for the project.</li></ul>
<p><b>Building:</b></p> <ul style="list-style-type: none"><li>• The building must meet the 2012 International Building Code and Title 15 Buildings and Construction of Ketchum Municipal Code.</li><li>• Building 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.</li></ul>
<p><b>Planning and Zoning:</b> Comments are denoted throughout the Staff Report and Exhibits C1 and C2.</p>

# Exhibit D: Public Comment

Hi, my name is Irvin Bier and I own a home at 2206 Warm Springs Rd. This e-mail is being sent to support the approval of the Waddell Duplex Project at 3020 Warm Springs Rd. I have reviewed the plans and feel that the design is appropriate for the neighborhood as it contains many elements common to past as well as current development across the North Valley. Please insert this letter into the public comment section of the P&Z process.

Irvin Bier

Sent from my iPad

There is a lot of concern from my neighbors on the Sage Rd side of this project. It seems difficult to for any and all of the neighbors to comment on their concerns and to hear the commissions and staffs response to those concerns. I would strongly suggest that this project's hearings be delayed until a proper, not virtual meeting be held. I know the owners have the right to develop this property, but virtual meetings make it very difficult to work with the neighbors on a mutually acceptable project. For the record, a major concern is that this project pushes the max of the code. As a former councilmen and originator of the form based code, I know that we, the city tried to move away from boxes like this in the core. We required setbacks to increase as heights went up, wedding cake design was the term. I know when I added on to my house on Sage rd., I was required to have setbacks from the side property line as the addition went up in height. Has the code changed?

Please forward this email to the P&Z commissioners,

Thanks,

Baird Gourlay  
PO 1221  
Ketchum, ID 83340  
208 720 4769  
[Bairdg7@gmail.com](mailto:Bairdg7@gmail.com)





Good morning,

Our names are Julie and Tad Gulick and we reside at 420 Huffman Dr. in Warm Springs. We have taken a look at the design of the proposed Waddell duplex at 3020 Warm Springs Rd. We feel it would be a nice addition to the neighborhood and support the building of this structure. Please add our letter of support to the public comment section of the P&Z process.

Thank you,  
Julie and Tad Gulick

Hello,

I am sending this email in support of the plans for the Waddell Duplex at 3020 Warm Springs Road in Ketchum. I have reviewed the plans and feel the design is appropriate for the neighborhood and community. I support approval of the design and project. Please insert this letter into the public comment section of the P&Z process.

Robert and Kayse Gundram  
308 Sage Rd  
Unit 4  
Ketchum, ID 83340

Good Morning,

My name is Scot Jarvis and I have a home at 109 Georgina in Ketchum.

I have recently had the opportunity to review the plans for the Waddell/Roush Duplex at 3020 Warm Springs Road.

It certainly has the feel and consistency of its design to fit well into the surrounding neighborhood.

I fully support approval of this project.

I would request that you include this letter in the public comment section of the Permit & Zoning process.

Sincerely,

Scot Jarvis

425 864-6000

My name is Jill Wood, I live at 201B Skiway Drive. I have seen the design plan for the Waddell Duplex (3020 Warm Springs Road), it is gorgeous and I would love to have it built in our neighborhood. I support this project, please add my comments to the public comment section.

Thanks,

Jill

Greetings Abby,

We are glad to hear a new dwelling will be built at 3020 Warm Spring Road. We are hopeful, based on elevations your team provided, the property owners will work with neighbors toward final design that has more of a tiered (wedding caked) and undulated building form along with sensitivity to building scale in our neighborhood. As property owners of 401A Sage Road directly north (behind) the subject property, we anticipate our residence will be impacted to the greatest degree of a decreased Bald Mountain view. Our direct sunlight will also be significantly decreased along with multiple surrounding neighbors due to maxed rectangular building envelope in both height and width.

We completely understand and expect new construction will increase in height and expanded to zoned setbacks. Our request is for consideration of property owners, architect, and builder to produce plans reducing impact of neighbors' views, loss of direct sunlight, and generally a better blend of scale in our neighborhood than the plans provided. To better review project we'd like to submit the following questions and comments:

- Are story poles able to be erected for better visualization of project scope?
- Are AC units being installed and, if so, where? Will screening for AC units be built?
- Is snow melt system being installed and, if so, where? Will screening for snow melt system be installed?
- We welcome property owners and representative, City of Ketchum Planning, and other interested parties to schedule a site visit to our home with plans and to view story poles.
- We understand the landscaping plans and staff report will be posted on city website and we'll keep checking back for them being posted.
- Are owner's square footage goal able to include a basement in the project to any extent?

Please let us know if you have questions for us, and we request the comments and questions in this email be included in the March 19, meeting.

Thank you,

Jamey and Mark Kern  
401A Sage Road,  
Ketchum, ID 83340  
248.914.4272

All,

I am a home owner with a property on Simpson Road. I have reviewed the plans for the Waddell Duplex at 3020 Warm Springs Road and approve of its design. I believe this project is consistent with the “look and feel” of the Warm Springs neighborhood. I support approval of this project.

Please insert this letter into public comment section of the P&Z process.

Todd Patrick

Greetings:

My name is Karin Schock. My husband and I own unit #144 at The Prospector, 315 Skiway Drive in Ketchum.

The plans for the Waddell Duplex at [3020 Warm Springs Road](#) exceed what we would like to see people build in the neighborhood. In our opinion, the design is attractive, efficient and will enhance the overall aesthetic of the Warm Springs Road area.

I fully support approval of this project. Please insert this letter into public comment section of the P&Z process.

Sincerely,  
Karin Schock  
[karin@schocks.com](mailto:karin@schocks.com)  
509.630.0063

Greetings,

My name is James Zogg and I have a home at 161 Simpson Rd in Ketchum. I've reviewed the plans for the Waddell Duplex at 3020 Warm Springs Road. I feel it has an appropriate design and fits into the neighborhood. I support approval of this project. Please insert this letter into public comment section of the P&Z process.

James Zogg

Sent from [Mail](#) for Windows 10



**From:** Mark Kern <[markdkern@me.com](mailto:markdkern@me.com)>  
**Sent:** Thursday, May 14, 2020 2:04 PM  
**To:** Abby Rivin <[ARivin@ketchumidaho.org](mailto:ARivin@ketchumidaho.org)>  
**Cc:** Jamey Kern <[jameykern@me.com](mailto:jameykern@me.com)>  
**Subject:** Re: Duplex proposal - plans attached

Hi Abby,

We are emailing to confirm your receipt of questions and comments submitted earlier in email chain for next Tuesday's meeting, along with the following questions and comments:

- Will your Staff Report be posted at the following location or other?  
<https://www.ketchumidaho.org/bc-pc/page/planning-and-zoning-commission-10>
- Do you have an anticipated day and time the Staff Report will be posted?
- Structure on NE corner of Skiway and Warm Springs Road intersection is an example of the impact a wall-to-wall box structure can have on a neighborhood, even as a single family dwelling. Not knowing the situation of lots directly to the north and to the east, just walking either lot shows the impact of view and direct light obstruction, along with the negative appeal of box structure. The north elevation of subject duplex has even a greater degree of box/strait flat wall design which is our direct view.

Much appreciated,

Jamey and Mark Kern

**From:** [Steven Hart](#)  
**To:** [Abby Rivin](#)  
**Cc:** [baird Gourlay](#)  
**Subject:** Proposed New Warm Springs Residence  
**Date:** Friday, May 15, 2020 10:20:24 AM

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Hello Abby,

Our neighbors, Mark and Jamey Kern, recently brought to our attention new building plans which will impact our residence. We share a duplex on Sage Road with the Kerns, directly behind the property in question. Needless to say, we're disappointed to learn of the new build design as it will significantly impact our Bald Mountain view and, more importantly, will likely greatly diminish the limited natural light we already experience.

We're not full-time residents there in Ketchum but spend a considerable amount of time there in our Idaho home. It appears the builder in question is, like us, from out of town and wants a home where he and his family can enjoy all that makes the Wood River Valley special. We can fully appreciate that and would normally welcome new construction which might attractively replace the existing building on Warm Springs Road.

Unfortunately, it appears the design of the new building, at three full stories, won't be the type of new build we'd otherwise embrace. The rear facing design, at least from what we've seen, creates a singular, flat block effect which will likely eliminate most, if not all, of our view of Baldy, limit light and create a generally ugly edifice to look at. We assume this design is within Ketchum city guidelines (although we're having trouble reconciling why we had no success expanding our rear deck by a few feet while this eyesore, at least from our perspective, appears not to have encountered any limitations). As Mark mentioned in his correspondence, a tiered wedding-cake design would go a long way toward making the building we see more attractive, help preserve at least part of our view and allow for additional natural light versus the current design.

We're not prone to legal fights (and there may not be one available even if we were). We'd simply like to ask, as future neighbors, for some thoughtful design consideration as the project moves forward. Anything you can do to assist in making that request would be greatly appreciated.

Thanks for your time and consideration.

Steven Hart & Craig Samitt

- 401 Sage Road B/Ketchum
- 5915 E Joshua Tree Lane/Paradise Valley AZ
- 480-299-1202



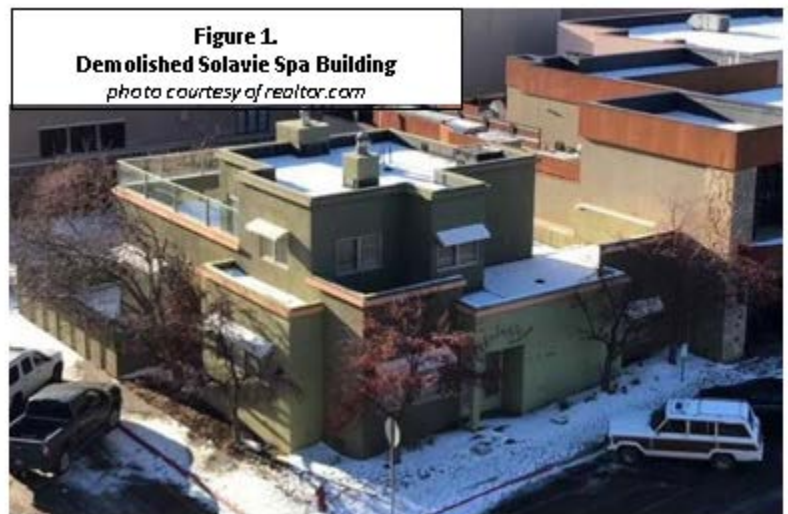
**STAFF REPORT**  
**KETCHUM PLANNING AND ZONING COMMISSION**  
**MEETING OF MAY 19, 2020**

- PROJECT:** Mountain Land Design Showroom & Residences Design Review
- FILE NUMBER:** P20-027
- APPLICATION TYPE:** Design Review
- APPLICANT:** Michael Doty Associates Architects
- PROPERTY OWNER:** Dan Devenport (360 Views LLC per Blaine County Assessor’s Office)
- LOCATION:** 111 N Washington Avenue (Ketchum Townsite: Block 39: Lot 4)
- ZONING DISTRICT:** Mixed-Use Subdistrict of the Community Core (CC-2)
- NOTICE:** A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site on April 29<sup>th</sup>, 2020.
- REVIEWER:** Abby Rivin, Associate Planner

**BACKGROUND**

The subject Design Review application is for the development of a new mixed-use building located at 111 N Washington Avenue within the Mixed-Use Subdistrict of the Community Core (CC-2). The mixed-use building will contain the Mountain Land Design Showroom on the first floor, two residential units on the second floor, a penthouse residential unit on third floor, an employee housing unit within the basement, and an underground parking garage.

The Planning & Zoning Commission reviewed and approved a Design Review application for this project on August 13<sup>th</sup>, 2019. At that time, the plans proposed an addition and exterior façade upgrades to the existing building located on the property. The existing building was constructed in 1983 and most recently was occupied by Solavie Spa Retreat. Demolition work exposed the building’s structural deficiencies. As a result, the property owner chose to pursue a complete tear down of the existing building instead of the renovation.



While the scope of the project has expanded, the design intent remains the same as the original proposal. As the Planning & Zoning Commission reviewed and approved the first iteration of the project plans, Pre-Application Design Review has been waived in accordance with Ketchum Municipal Code (KMC) §17.96.010.C.5.



**Figure 2.**  
**Subject Property**

**PROJECT LOCATION**

The subject property is a 5,500-square-foot lot located at the northwest corner of N Washington Avenue and E 1st Street. Forest Service Park is across 1<sup>st</sup> Street to the south of the subject property. The Limelight Hotel is catty-corner to the project site. Across Washington Avenue to the east is the paid-parking lot operated by the City.

**STAFF RECOMMENDATION**

Staff recommends that the Commission consider the project plans, the applicant’s presentation, and any public comment received, deliberate, and approve the Mountain Land Design Showroom & Residences Design Review application.

**ANALYSIS**

Staff analysis is provided in Tables 1 through 4 including: (1) City Department comments, (3) compliance with zoning and dimensional standards, (3) evaluation of Design Review criteria, and (4) adherence to Community Core Design Review standards. Project plans are attached as Exhibit B to the Staff Report.

**Table 1: City Department Comments**

City Department Comments
<p><i>Note: City Department comments are preliminary. 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 shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project. 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>
<p><b>Fire Department:</b></p> <ul style="list-style-type: none"> <li>• It is the General Contractor’s responsibility to understand and adhere to all Fire Protection Ordinance #1125 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.</li> <li>• The above project shall meet all 2012 International Fire Code requirements in addition to specific City Building and Fire Ordinances.</li> </ul>

- 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.
- 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 #1125 ([www.ketchumfire.org](http://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 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 Marshal's 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 monitored fire sprinkler alarm system shall be installed per City of Ketchum Ordinance #1125 ([www.ketchumfire.org](http://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 2012 IFC Section 906 both during construction and upon occupancy of the building.
- Spark arresters are required on all solid fuel burning appliance chimneys to reduce potential fires from burning embers.
- 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.
- Inspections of Fire Department permit required installations shall be scheduled at least 48 hours in advance.
- 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](http://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](http://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.

**City Engineer & Streets Department:**

- Pursuant to KMC §17.96.060.C1, all storm water drainage shall be retained on site, including water from any roof drains. All roof drain locations will need to be shown on the project plans submitted with the Building Permit application.
- Drainage improvements shall be equal to the length of the subject property lines adjacent to any public street or private street (KMC §17.96.060.C).
- Sidewalk snow removal is the responsibility of the property owner. If a snowmelt system is proposed, an Encroachment Permit from the City will be required. Applicant will be required to maintain and repair all associated encroachments.

- All lighting within the ROW will need to meet city ROW standards. (see Right-of-Way Standards, Commercial Category) on both Washington St. and 1st St. Per City ROW standards a lighting study will need to be provided to ensure project meets city illumination standards for sidewalks. Additional lights may be necessary. Consistent with the standards of the Dark Sky Society, the footcandles illuminating the sidewalk shall be an average of 0.2 fc and shall not exceed 5 fc. If lights are hardwired a separate lighting pedestal may be necessary to provide power to lights and provided at applicant's expense.
- 6 feet of clearance must be provided around all obstacles within the right-of-way, including street trees, grates, and lights.
- Pursuant to ADA standards, sidewalks cross slopes are 1.75 +/- 0.25 percent
- Sign locations and bases will need to be shown on the plans submitted with the Building Permit application. The Streets Department will provide the sign bases.
- Parallel parking stalls are 8' wide x 20' long.
- Alley improvements as shown are generally adequate.
- Roof overhangs shall not extend more than 3 feet over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the City Engineer and Streets Department (KMC §17.96.070 B.6) through an Encroachment Permit.
- If the project results in increased loading, Will Serve letters for gas and electrical must be submitted prior to issuance of a Building Permit for the project.
- Utilities (electrical, gas) are not permitted in public ROW. If utility upgrades are necessary, the applicant will need to coordinate upgrades with Idaho Power and Intermountain Gas.
- All construction for the project must comply with the standards set forth in Ketchum Municipal Code, Chapter 15.06 Construction Activity Standards. The applicant shall submit a Construction Activity Plan addressing all applicable activities including excavation, material storage and deliveries, screening, and site clean-up (KMC §15.06.030) to be reviewed and approved by the Building Department prior to issuance of a Building Permit for the project. Pursuant to KMC §15.06.030.A.2, the applicant shall provide notice of the project, construction schedule, and general contractor's contact information to all neighbors with properties adjacent to the project site.
- The design shall meet all applicable sections of Chapter 12 of Ketchum Municipal Code (KMC §12.04.030.L).
- The applicant shall submit a Street and Alley Digging, Excavation, and Trenching ("DIG") Permit application with an associated traffic control plan for all construction work within the City right-of-way to be reviewed and approved by the Streets Department. The use of City right-of-way for construction including the closure of adjacent streets or sidewalks requires a Temporary Use of Right-of-Way Permit ("TURP").
- City Engineer & Streets 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.

**Utilities:**

- The existing 1" water service line shall be abandoned at the main. A new fire line shall be installed for the fire sprinkler system and all metering must be taken off the new fire line.
- Requirements and specifications for the water and sewer connections will be verified, reviewed, and approved by the Utilities Department prior to issuance of a Building Permit for the project.

**Building:**

- The building must meet the 2012 International Building Code and Title 15 Buildings and Construction of Ketchum Municipal Code.
- Building 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.

**Planning and Zoning:**

Comments are denoted throughout the Staff Report and Tables 2, 3, and 4.

**Table 2: Zoning and Dimensional Standards Analysis**

<b>Zoning and Dimensional Standards Analysis</b>				
<b>Compliant</b>			<b>Standards and Staff Comments</b>	
Yes	No	N/A	Ketchum Municipal Code Section	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	<b>Minimum Lot Area</b> <b>Required:</b> 5,500 square feet minimum <b>Existing:</b> No change. Lot 4 is 5,500 square feet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.040	<b>Floor Area Ratios and Community Housing</b> <b>Staff Comments</b> Permitted Gross FAR in Community Core Subdistrict 2(CC-2) : 1.0 Permitted Gross FAR with Inclusionary Housing Incentive: 2.25  Proposed Gross Floor Area: 12,070 gross square feet  Pursuant to the definition of gross floor area (KMC §17.08.020), four parking stalls for developments on single Ketchum Townsite lots of 5,600 sq ft or less are not included in the gross floor area calculation. Four parking stalls 9' x 18' in size (648 square-feet total) have been deducted from the Gross Floor Area total square footage.  Gross Floor Area with Parking Discount: 11,422 gross square feet Lot Area: 5,500 square feet FAR Proposed: 2.08 (11,422 sq ft/5,500 sq ft lot area) Increase Above Permitted FAR: 5,922 square feet 20% of Increase: 1,184 square feet Net Livable (15% Reduction): 1,007 square feet  The applicant has included a 978-square-foot employee housing unit with an associated 59-square-foot storage unit within the basement to satisfy the community housing contribution (Refer to Basement Floor Proposed Floor Plan).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	<b>Minimum Building Setbacks</b> <b>Staff Comments</b> <u>Required</u> Front & Street Side: 5' average Rear Side Adjacent to an Alleyway: 3' Interior Side: 0' Cantilevered decks and overhangs: 0' Setbacks for 4th floor: 10' Non-habitable Structures/Fixed Amenities/Solar and Mechanical Equipment Affixed to the Roof from all Building Facades: 10'  <u>Proposed Building Setbacks</u> The applicant has indicated the proposed setbacks on the Architectural Site Plan of the Design Review submittal. Front (Washington Avenue): 6'-3½" average Street Side: (1st Street): 5'-1" average

				<p>Rear Side (adjacent to alleyway): 3' Interior Side: 0'</p> <p><u>Proposed Setbacks for Non-Habitable Structures/Fixed Amenities/Solar and Mechanical Equipment Affixed to the Roof from all Building Facades</u></p> <p>The applicant has indicated the proposed setbacks in the elevations included with the Design Review Submittal.</p> <p><b>Non-Habitable Structure (roof deck access): &gt;10' from building facades</b></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	<p><b>Maximum Building Heights</b></p> <p><u>Permitted</u> Building Height: 42' Non-Habitable Structures Located on Building Rooftops: 10'</p> <p><u>Proposed</u> Building Height: 42' Non-Habitable Structures Located on Building Rooftops: 9'-11''</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.125.030H	<p><b>Curb Cut</b></p> <p><u>Staff Comments</u> <u>Required</u> A total of 35% of the linear footage of any street frontage can be devoted to access to off street parking. Corner lots that front two or more streets may select either or both streets as access but shall not devote more than 35% of the total linear footage of street frontage to access off street parking.</p> <p><u>Proposed</u> The vehicle lift to access the basement parking garage is located off the alley. No curb cuts on 1st Street or Washington Avenue are proposed.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.040	<p><b>Parking Spaces</b></p> <p><u>Staff Comments</u> <u>Required</u> Multi-Family Dwelling Units in CC Zone Units 750 square feet or less: 0 parking spaces Units 751 square feet to 2,000 square feet: 1 parking space Units 2,001 square feet and above: 2 parking spaces</p> <p><u>Exemptions in CC Zone</u></p> <ul style="list-style-type: none"> <li>• Community Housing</li> <li>• The first 5,500 gross square feet of retail trade</li> </ul> <p><u>Project Parking Demand</u> <i>Basement</i> Community Housing Unit: 0 parking spaces</p> <p><i>Main Floor</i> Retail Showroom &amp; Accessory Uses (stair and elevator towers) Gross Floor Area: 4,473 gross square feet 0 parking spaces required (exempt per KMC 17.125.040.C.1.c)</p>



			<p><i>Second Floor</i></p> <p>Residential Unit A: 1,948 square feet: 1 parking space required Residential Unit B: 1,538 square feet: 1 parking space required</p> <p><i>Third Floor</i></p> <p>Penthouse Unit: 3,305 square feet: 2 parking spaces required</p> <p>Total Parking Spaces Required: 4</p> <p><u>Proposed</u></p> <p>4 parking spaces within the parking garage in the basement</p> <p>Specifications sheet for the vehicle elevator must be submitted with the Building Permit application for review and approval by the Building Official, Fire Department, and City Engineer.</p>
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**Table 3: Design Review Standards Evaluation**

Design Review Improvements and Standards (KMC §17.96.060)				
Yes	No	N/A	City Code	City Standards and <i>Staff Comments</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.A1 Streets	The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development.
			<i>Staff Comments</i>	<i>The subject property has existing street frontage along 1<sup>st</sup> Street and Washington Avenue.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.A2 Streets	All street designs shall be approved by the City Engineer.
			<i>Staff Comments</i>	<i>No changes to the lanes of travel or the street designs are proposed with this project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.B1 Sidewalks	All projects under 17.96.010(A) that qualify as a “Substantial Improvement” shall install sidewalks as required by the Public Works Department.
			<i>Staff Comments</i>	<i>The applicant has proposed to improve the sidewalks to City ROW standards (Sheets C1.0 &amp; C2.0).</i>  <i>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.</i>  <i>See Table 1 for comments and conditions from the City Engineer &amp; Streets Department.</i>
<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.
			<i>Staff Comments</i>	<i>The applicant will improve the sidewalks to City ROW standards along both Washington Avenue and 1st Street. Sheet C1.0 indicates an 8-foot wide sidewalk, which is the required width for 60’ (1<sup>st</sup> Street) and</i>

				<p>80' (Washington Avenue) ROWs. The sidewalk along Washington Avenue is proposed to narrow slightly to connect with the existing sidewalk conditions by the adjacent private property to the north.</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. See Table 1 for review comments and conditions from the City Engineer &amp; 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> <ol style="list-style-type: none"> <li>The project comprises an addition of less than 250 square feet of conditioned space.</li> <li>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.</li> </ol>
			<b>Staff Comments</b>	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>
			<b>Staff Comments</b>	<p>The proposed sidewalk improvements are equal to the length of property's frontage along Washington Avenue and 1st Street.</p> <p>Final civil drawings for all associated ROW improvements shall be submitted with the Building Permit application to be verified, reviewed, and approved by the City Engineer and Streets Department.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.B5 Sidewalks	<p>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.</p>
			<b>Staff Comments</b>	The proposed sidewalk design connects with existing sidewalks along Washington Avenue and 1 <sup>st</sup> Street.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B6 Sidewalks	<p>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.</p>
			<b>Staff Comments</b>	N/A. Staff does not recommend a voluntary cash contribution in-lieu of improvements for this project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C1 Drainage	All storm water shall be retained on site.

			<i>Staff Comments</i>	<p>All storm water is proposed to be retained on site, including storm water from roof drains. Sheets C1.0 and C2.0 indicate the proposed drainage improvements.</p> <p>Roof drain locations and specifications must be indicated the project plans submitted with the Building Permit application for review and approval by the City Engineer.</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 &amp; KMC §17.96.060.C.1-4) prepared by a civil engineer licensed in the state for review and approval by the City Engineer and Streets Department. See Table 1 for City Department comments including City Engineer and Streets Department conditions.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C2 Drainage	<p>Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.</p>
			<i>Staff Comments</i>	<p>Drainage improvements shall be equal to the length of the property lines along Washington Avenue and 1<sup>st</sup> Street. See above analysis for Ketchum Municipal Code §17.96.060.C1. All drainage improvements are required to be constructed City standards.</p> <p>Final civil drawings for all drainage improvements shall be submitted with the Building Permit application to be verified, reviewed, and approved by the City Engineer and Streets Department.</p> <p>See Table 1 for review comments and conditions from the City Engineer &amp; Streets Department.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C3 Drainage	<p>The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.</p>
			<i>Staff Comments</i>	<p>The City Engineer will determine if the drainage improvements are sufficient after reviewing the final civil drawings submitted with the Building Permit application. The City Engineer may require additional drainage improvements if necessary.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C.4 Drainage	<p>Drainage facilities shall be constructed per City standards.</p>
			<i>Staff Comments</i>	<p>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 &amp; Streets Department.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.D1 Utilities	<p>All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.</p>
			<i>Staff Comments</i>	<p>All utilities necessary for the project shall be improved and installed at the sole expense of the applicant.</p>

				<p><i>Prior to issuance of a Building Permit, the applicant must secure a will-serve letter from Idaho Power.</i></p> <p><i>Final plans will be reviewed and approved by the City Engineer and Utilities Department prior to issuance of a Building Permit for the project. See Table 1 for City Department comments and conditions.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.D2 Utilities	<p>Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.</p> <p><i>Staff Comments</i></p> <p><i>All utilities within the development site shall be underground and concealed from public view. The Architectural Site Plan, First Floor Plan, and Proposed West (Alley) Elevation indicate the electrical utility enclosure.</i></p> <p><i>The applicant’s narrative notes that no roof-mounted mechanical or electrical equipment is anticipated for the project. Condenser units from the cooling system will be located on the 2nd floor deck behind a screen wall at the northeast corner of the building. Electrical metering equipment at the alley elevation is proposed to be screened by a steel enclosure and gas meters are anticipated to be located within a closet accessed from the alley.</i></p> <p><i>All roof and ground mounted mechanical, electrical, and plumbing equipment must be screened from public view.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.D3 Utilities	<p>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.</p> <p><i>Staff Comments</i></p> <p><i>The subject property is served by high-speed internet. If an extension is needed, then the applicant will work with the City Engineer to identify the location of a fiber line to serve the project.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.E1 Compatibility of Design	<p>The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.</p> <p><i>Staff Comments</i></p> <p><i>The proposed exterior materials include:</i></p> <ul style="list-style-type: none"> <li>• <i>Brick Veneer (2¾”, color: lone tree)</i></li> <li>• <i>1’ x 6’ Horizontal Garapa Rainscreen Panels (clear sealer)</i></li> <li>• <i>1’ x 6’ Vertical Garapa Rainscree Panels (weathered patina)</i></li> <li>• <i>2’ x 8’ Fiber Cement Panels (cembrit patina, color: 915-TUFA)</i></li> <li>• <i>Natural Stone Veneer (ashlar pattern)</i></li> <li>• <i>Black Steel Panels and Flashing</i></li> </ul> <p><i>The exterior elevations submitted with the project plans show the proposed materials, colors, and signing. The modern building alludes to more traditional design through natural materials, like the brick and stone.</i></p>

				<i>The proposed materials are compatible with neighboring buildings and the surrounding downtown area. The design approach refashions traditional materials combined with contemporary finishes to enhance visual interest.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.E2 Compatibility of Design	Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.
			<i>Staff Comments</i>	<i>N/A. No significant landmarks of historical or cultural importance have been identified on the property.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.E3 Compatibility of Design	Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.
			<i>Staff Comments</i>	<i>N/A This standard does not apply because the existing building has been demolished and the updated project plan is new construction.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F1 Architectural	Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.
			<i>Staff Comments</i>	<i>The main entry to the showroom is located at the southeast corner of the building and accessed from 1<sup>st</sup> Street. An entrance at the northeast corner of the building along Washington Avenue leads to the lobby area with elevator and stair access to the residential units on the second and third floors.</i>  <i>The entryways are defined by steel canopy elements, floor-to-ceiling windows and glass doors, and signage. Distinguished from the remainder of the storefront, the entrances recessed at the northeast and southeast corners of the building.</i>  <i>Unobstructed pedestrian access is provided from the entryway to a pathway that leads to the sidewalks along 1<sup>st</sup> Street and Washington Avenue.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F2 Architectural	The building character shall be clearly defined by use of architectural features.
			<i>Staff Comments</i>	<i>The building is characterized by modern design elements with simple building forms enhanced by the unique combination and placement of traditional materials. The brick, cement, stone, and rainscreen panels placed in one-, two-, and three-story elements break up solid building walls and mitigate flatness. Flat roofs at varying height and canopy elements further define the building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F3 Architectural	There shall be continuity of materials, colors and signing within the project.
			<i>Staff Comments</i>	<i>The same materials and colors are proposed to be used on all four facades of the building. Back steel is the material used for balconies and roof decks, window shading devices, signage, door and window frames, and panel siding. The multiple black steel elements provide continuity across all facades. The consistent use of the same materials</i>

				<i>across all elevations ties the horizontal and vertical patterns arranged in one-, two-, and three-story elements into one cohesive building design.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F4 Architectural	<p>Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.</p> <p><i>Staff Comments</i></p> <p><i>The project does not propose any fences or accessory structures.</i></p> <p><i>A freestanding stone wall at the corner of 1<sup>st</sup> Street and the alley borders a sunken paver patio, which will serve as the showroom’s BBQ display area. The wall is less than 6 feet above grade, which complies with the maximum height for freestanding walls permitted by KMC §17.124.130. The applicant narrative notes that, “the gray tones of the stone compliment the silver-gray weathered wood on the third story to integrate the highest and lowest portion of the building.”</i></p> <p><i>Landscape features soften the mass of building and provide visual relief to the vertical wall planes. At-grade planters highlight the building entrances at the northeast and southeast corners along Washington Avenue and 1<sup>st</sup> Street. At-grade and raised planters are incorporated within the second- and third-floor balconies and decks. The roof deck is enhanced through at-grade and raised planters and trees in planters.</i></p> <p><i>The applicant has proposed four street trees within the ROW along Washington Avenue and 1<sup>st</sup> Street. Street trees and furniture may be considered if a snowmelt system is installed for the sidewalks. Streetscape improvements must be indicated on civil plans submitted with the Building Permit application for final review and approval by the City Engineer and Streets Department. If approved by the City Engineer and Streets Department, all encroachments within the ROW require an Encroachment Permit.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F5 Architectural	<p>Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.</p> <p><i>Staff Comments</i></p> <p><i>The brick, cement, stone, and rainscreen panels placed in one-, two-, and three-story elements provide undulation while mitigating the appearance of flat building walls or bulky building mass. The glazing use for the window and door openings as well as the black metal balconies and decks enhance the appearance of the building by providing visual relief. Flat roofs at varying height and canopy elements further define the building.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F6 Architectural	<p>Building(s) shall orient towards their primary street frontage.</p> <p><i>Staff Comments</i></p> <p><i>The building orients toward its two primary street frontages— Washington Avenue and 1<sup>st</sup> Street. The only public entrance is located at the southeast corner of the building along the 1<sup>st</sup> Avenue. The entrance to the residential lobby is located at the</i></p>

79				<i>northeast corner of the building along Washington Avenue.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F7 Architectural	Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.
			<i>Staff Comments</i>	<i>The garbage storage area is proposed to be located within the building and will be accessed from the alley. Prior to issuance of a Building Permit for the project, the applicant shall submit a will-serve letter from Clear Creek Disposal.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F8 Architectural	Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.
			<i>Staff Comments</i>	<i>The flat roof design includes internal drains providing weather protection to prevent water from dripping or snow from sliding onto circulation areas.</i>  <i>The Architectural Site Plan indicates the entry canopy wraps around the building corner from main entrance at 1<sup>st</sup> Street bordering the Washington Avenue façade. The entry canopies will serve as weather protection for pedestrians entering the showroom and shields the bicycle rack from precipitation.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G1 Circulation Design	Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.
			<i>Staff Comments</i>	<i>This standard has been met by the proposed sidewalk improvements. The sidewalks will connect to existing sidewalks along 1<sup>st</sup> Street and Washington Avenue, which extend to the downtown pedestrian network.</i>
<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	<i>N/A. No awnings are proposed.</i>  <i>The canopy elements that project into the right-of-way are treated as roof overhangs.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G3 Circulation Design	Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.
			<i>Staff Comments</i>	<i>Vehicle access to the underground parking garage is provided from the Block 39 alleyway. This circulation configuration complies with the Ketchum Traffic Authority's recommendation that no curb cuts be permitted if there is alley access available to serve the development. No curb cuts are proposed along 1<sup>st</sup> Street or Washington Avenue, which enhances safety as driveways intersecting sidewalks may increase congestion and create safety hazards for pedestrians and bicyclists.</i>

				<p><i>Pedestrian and bicycle access to the building is provided from a paver pathway that connects to the public sidewalk along 1<sup>st</sup> Street and Washington Avenue.</i></p> <p><i>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.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.G4 Circulation Design	<p>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.</p> <p><i>Staff Comments</i> <i>N/A as no curb cuts or driveway entrances are proposed along 1<sup>st</sup> Street or Washington Avenue.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.G5 Circulation Design	<p>Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.</p> <p><i>Staff Comments</i> <i>Unobstructed access for emergency vehicles, snowplows, and garbage trucks is provided from the Block 39 alley, 1st Street, and Washington Avenue. The applicant shall submit a will-serve letter from Clear Creek Disposal prior to issuance of a Building Permit for the project.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.H1 Snow Storage	<p>Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.</p> <p><i>Staff Comments</i> <i>The Architectural Site Plans notes, "There are no viable snow storage areas located on site. All snow management will be accomplished by snowmelt and hauling snow off-site."</i></p> <p><i>Most of the on-site circulation areas are covered by roof canopies. Snow removal from the sidewalk along 1<sup>st</sup> Street and Washington Avenue will be the responsibility of the property owner.</i></p> <p><i>The applicant proposes to snowmelt or haul snow off-site, which is permitted as an alternative to providing a snow storage area by KMC §17.96.060.H4.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.H2 Snow Storage	<p>Snow storage areas shall be provided on-site.</p> <p><i>Staff Comments</i> <i>The applicant proposes to snowmelt or haul snow off-site, which is permitted as an alternative to providing a snow storage area by KMC §17.96.060.H4.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.H3 Snow Storage	<p>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.</p> <p><i>Staff Comments</i> <i>The applicant has proposed snowmelt and snow hauling in lieu of providing any snow storage areas on site.</i></p>



81	<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.
			<i>Staff Comments</i>	<i>The Architectural Site Plans notes, "There are no viable snow storage areas located on site. All snow management will be accomplished by snowmelt and hauling snow off-site." Most of the on-site circulation areas are covered by roof canopies. Snow removal from the sidewalk along 1<sup>st</sup> Street and Washington Avenue will be the responsibility of the property owner.</i>
☒	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I1 Landscaping	Landscaping is required for all projects.
			<i>Staff Comments</i>	<i>The landscape plan incorporates at-grade and raised planters within the second- and third-floor balconies and on the roof decks. At-grade planters highlight the building entrances at the northeast and southeast corners along Washington Avenue and 1<sup>st</sup> Street. The roof deck is further enhanced by trees in planters.</i>  <i>The applicant has proposed four street trees within the ROW along Washington Avenue and 1st Street. Street trees and furniture may be considered if a snowmelt system is installed for the sidewalks. Streetscape improvements must be indicated on civil plans submitted with the Building Permit application for final review and approval by the City Engineer and Streets Department. If approved by the City Engineer and Streets Department, all encroachments within the ROW require an Encroachment Permit.</i>
☒	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I2 Landscaping	Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.
			<i>Staff Comments</i>	<i>The proposed landscaping is complementary to the building and surrounding Community Core. The landscape plan has been prepared by a professional landscape architect and is understood to meet requirements for microclimate, soil conditions, orientation and aspect. The applicant's narrative notes that landscaped areas will have regional plantings adaptable to the site's microclimate.</i>
☒	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I3 Landscaping	All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.
			<i>Staff Comments</i>	<i>All trees, shrubs, grasses, and perennials shall be drought tolerant. Native plants are recommended. The landscape plan indicates that all vegetation will be drip irrigated.</i>
☒	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I4 Landscaping	Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.
			<i>Staff Comments</i>	<i>The subject property is surrounded by compatible uses within the Community Core Zone. Forest Service Park serves as an open space buffer that will help mitigate the impacts of building mass from this</i>

				<i>project and the Limelight HOtel. The landscape features soften the mass of building and provide visual relief to the vertical wall planes.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.J1 Public Amenities	Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.
			<i>Staff Comments</i>	<p><i>The applicant has provided one bicycle rack and one bench on site adjacent to the right-of-way at the corner of Washington Avenue and 1<sup>st</sup> Street.</i></p> <p><i>Street trees, streetlights, and a trash receptacle are proposed within the sidewalk along 1<sup>st</sup> Street and Washington Avenue. 6 feet of clearance must be provided around all obstacles within the right-of-way, including street trees, grates, and lights.</i></p> <p><i>All amenities within the right-of-way must be reviewed and approved by the City Engineer and, if approved, will require an Encroachment Permit issued by the City.</i></p> <p><i>Final civil drawings for all associated ROW and street improvements shall be submitted with the Building Permit application to be verified, reviewed, and approved by the City Engineer and Streets Department. See Table 1 for review comments and conditions from the City Engineer &amp; Streets Department.</i></p>

Table 4: Community Core Design Review Standards Evaluation

IMPROVEMENTS AND STANDARDS: 17.96.070 - Community Core (CC) Projects				
Yes	No	N/A	Ketchum Municipal Code Section	City Standards and Staff Comments
<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.
			<i>Staff Comments</i>	<p><i>The applicant has provided one bicycle rack and one bench on site adjacent to the right-of-way at the corner of Washington Avenue and 1<sup>st</sup> Street.</i></p> <p><i>Street trees, streetlights, and a trash receptacle are proposed within the sidewalk along 1<sup>st</sup> Street and Washington Avenue. 6 feet of clearance must be provided around all obstacles within the right-of-way, including street trees, grates, and lights. All amenities within the right-of-way must be reviewed and approved by the City Engineer and, if approved, will require an Encroachment Permit issued by the City.</i></p>

				<p><i>Final civil drawings for all associated ROW and street improvements shall be submitted with the Building Permit application to be verified, reviewed, and approved by the City Engineer and Streets Department. See Table 1 for review comments and conditions from the City Engineer &amp; Streets Department.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(A)(2) Streets	<p>Street trees with a minimum caliper size of three (3") inches, shall be placed in tree grates.</p>
			Staff Comments	<p><i>The Streetscape Landscape Plan indicates that the 4 proposed street trees will be installed within tree grates and planted within silva cells for optimal root development.</i></p> <p><i>Street trees and furniture may be considered if a snowmelt system is installed for the sidewalks. Streetscape improvements must be indicated on civil plans with the Building Permit application for final review and approval by the City Engineer and Streets Department. All encroachments within the ROW require an Encroachment Permit issued by the City.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(A)(3)	<p>Due to site constraints, the requirements if this subsection 17.96.070(A) may be modified by the Public Works Department.</p>
			Staff Comments	<p><i>Modification to the requirements of KMC §17. 96.070(A) may be recommended by the City Engineer and Streets Department following review of the civil drawings submitted with the Building Permit application. Preliminary plans submitted with Design Review are reviewed by the City Engineer and Streets Department in concept only. The final civil drawings including the streetscape, sidewalk, utilities, and drainage plans shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project. Final details and approval will occur during Building Permit review.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(B)(1)	<p>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.</p>
			Staff Comments	<p><i>The Washington Avenue, alley, and 1<sup>st</sup> Avenue facades incorporate significant fenestration and utilize the same materials, colors, and architectural elements as the front façade.</i></p> <p><i>The mixed-use building is proposed to be built to the interior property line. While located less than 5 feet from the interior side property line and not subject to this standard, the applicant has incorporated some material differentiation from the primary concrete wall by adding steel panels and vertical rainscreen panels.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(B)(2)	<p>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.</p>

				Landscaping planters shall be incorporated into facades fronting pedestrian walkways.
			Staff Comments	<i>The Mountain Land Design Showroom is located on the main level of the mixed-use building. Floor-to-ceiling windows and doors with clear transparent glass have been incorporated at the entrances and across the 1<sup>st</sup> Street and Washington Avenue facades. At-grade planters highlight the entrances at the northeast and southeast building corners along Washington Avenue and 1<sup>st</sup> Street.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(B)(3)	For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows.
			Staff Comments	<i>The proposed design maximizes views into the Mountain Land Design Showroom for optimal window shopping.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(B)(4)	Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.
			Staff Comments	<i>Flat roofs at varying height and canopy elements define the building and reduce the appearance of bulk and mass. The flat roofing form is compatible with the modern design style of the mixed-use building. Reflective roofing materials are prohibited.</i>
<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.
			Staff Comments	<i>N/A as no pitched roofs are proposed for the project.</i>
<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.
			Staff Comments	<i>The applicant has proposed one window shade overhang that encroaches over the public sidewalk along 1<sup>st</sup> Street. The proposed window shade extends 2'-6" over the sidewalk (Refer to Architectural Site Plan).</i>  <i>The proposed encroachment of the window shade within the public ROW requires review and approval by the City Engineer and Street Department. If the window shade is approved, the overhang with the ROW may require an Encroachment Permit. The dimensioned window shade overhang encroachment shall be indicated on the project plans submitted with the Building Permit application to be reviewed and approved by the City Engineer and Streets Department. Final details will be reviewed through the Building Permit process.</i>
<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.
			Staff Comments	<i>The showroom and residential lobby entrances lead to at-grade paver pathways that connect to the sidewalks along 1<sup>st</sup> Street and Washington Avenue. These entrances are open and unenclosed. The entryways include a canopy element to provide weather protection.</i>

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<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.
			Staff Comments	<p><i>The trash disposal area is located at the within the building and accessed from the alley. The applicant's narrative notes that garbage will be collected in rolling carts. The rolling carts will be brought to the alley for pick-up and returned to the interior garbage storage area by building maintenance staff.</i></p> <p><i>The applicant shall submit a will serve letter from Clear Creek Disposal prior to issuance of a Building Permit for the project.</i></p>
<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.
			Staff Comments	<p><i>The applicant's narrative notes that no roof-mounted mechanical or electrical equipment is anticipated for the project. Condenser units from the cooling system will be located on the 2<sup>nd</sup> floor deck behind a screen wall at the northeast corner of the building. Electrical metering equipment at the alley elevation is proposed to be screened by a steel enclosure and gas meters are anticipated to be located within a closet accessed from the alley.</i></p> <p><i>All roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. The final screening, location, and height of all ground and roof mounted mechanical equipment shall be reviewed prior to the issuance of a Building Permit and shall be approved upon Final Inspection prior to Certificate of Occupancy for the project.</i></p>
<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.
			Staff Comments	No mature trees have been removed from the project 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.
			Staff Comments	<p><i>The 4 street trees indicated on the Streetscape Plan are proposed to be installed in tree wells and covered by grates. Trees to be located on the roof deck are proposed to be installed within planters.</i></p> <p><i>The applicant has proposed four street trees within the ROW along Washington Avenue and 1st Street. Street trees and furniture may be considered if a snowmelt system is installed for the sidewalks. Streetscape improvements must be indicated on civil plans submitted with the Building Permit application for final review and approval by the City Engineer and Streets Department. If approved by the City</i></p>

				<i>Engineer and Streets Department, all encroachments within the ROW require an Encroachment Permit.</i>
<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.
			Staff Comments	<i>N/A as no parking lot trees or replacement trees are required for the project.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(E)(1)	Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.
			Staff Comments	<i>N/A. No surface parking is proposed with the project.</i>
<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.
			Staff Comments	<i>N/A. The project does not include a surface parking area. On-site parking is accommodated within an underground garage.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(E)(3)	Ground cover, low lying shrubs, and trees shall be planted within the planters and planter boxes. Tree grates or landscaping may be used in tree wells located within pedestrian walkways.
			Staff Comments	<i>The landscape plan includes at-grade and raised planters that enhance the building entrances, upper-level balconies, and roof decks. The 4 street trees are proposed to be installed in tree wells and covered by grates.</i>  <i>6 feet of clearance must be provided around all obstacles within the right-of-way, including street trees, grates, and lights. All amenities within the right-of-way must be reviewed and approved by the City Engineer and, if approved, will require an Encroachment Permit issued by the City.</i>  <i>The applicant has proposed four street trees within the ROW along Washington Avenue and 1st Street. Street trees and furniture may be considered if a snowmelt system is installed for the sidewalks. Streetscape improvements must be indicated on civil plans submitted with the Building Permit application for final review and approval by the City Engineer and Streets Department. If approved by the City Engineer and Streets Department, all encroachments within the ROW require an Encroachment Permit.</i>
<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.
			Staff Comments	<i>The development generates a parking demand of 4 spaces. 1 bike rack accommodating 2 bikes is required for the project.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.070(F)(2)	When the calculation of the required number of bicycle racks called for in this section results in a fractional number, a fraction equal to or

				greater than one-half (1/2) shall be adjusted to the next highest whole number.
			Staff Comments	<i>One bicycle rack is required. The fraction of the calculation is not equal to or greater than one-half.</i>
<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.
			Staff Comments	<i>The bike rack is located on-site by the showroom entrance between the building and the sidewalk and is covered by the canopy overhang.</i>

**RECOMMENDED MOTION**

“I move to approve the Mountain Land Design Showroom & Residences Design Review application subject to conditions 1-11.”

**RECOMMENDED CONDITIONS OF APPROVAL**

1. As a voluntary contribution, in exchange for an increase in FAR, a total community housing contribution of 1,007 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.
2. This Design Review approval is subject to all comments and conditions as described in Tables 1, 2, 3, and 4.
3. This Design Review approval is based on the plans and information presented and approved at the meeting on the date noted herein. Building Permit plans for all on-site improvements must conform to the approved Design Review plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal.
4. All governing ordinances, requirements, and regulations of the Fire Department (2012 International Fire Code and local Fire Protection Ordinance No.1125), Building Department (2012 International Building Code, the 2012 International Residential Code, and Title 15 of Ketchum Municipal Code), Utilities Department, Street Department (Title 12 of Ketchum Municipal Code), and the City Engineer shall be met prior to Certificate of Occupancy.
5. The applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho to include specifications for the ROW, utilities, and drainage improvements to be reviewed and approved by the City Engineer, Streets, and Utilities departments prior to issuance of a Building Permit for the project.
6. The term of Design Review approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations (KMC §17.96.090).
7. All Design Review elements shall be completed prior to issuance of a Certificate of Occupancy for the building.

8. All exterior lighting on the property shall comply with Ketchum Municipal Code, Chapter 17.132, Dark Skies, and will be inspected by Planning Staff and approved prior the issuance of a Certificate of Occupancy for the building.
9. The project shall comply with the requirements of §17.124.040 Development Standards as adopted on the date a Building Permit is submitted for the project.
10. Prior to issuance of a Building Permit for the project, the applicant shall submit a construction management plan, which addresses each of the standards as set forth in Ketchum Municipal Code, Chapter 15.06 Construction Activity Standards.
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.

**EXHIBITS:**

- A. Design Review Application
- B. Project Plans
- C. Applicant Narrative: Design Review Evaluation Criteria and CC Design Review Standards



**Exhibit A:**  
**Design Review Application**



**City of Ketchum  
Planning & Building**

OFFICIAL USE ONLY	
File #	W20-027
Date Received	3-20-20
By:	MP
Pre-Application Fee Paid:	
Design Review Fee Paid:	
Approved Date:	
Denied Date:	
By:	MP
ADRE: Yes <input type="checkbox"/> No <input type="checkbox"/>	

**Design Review Application**

APPLICANT INFORMATION			
Project Name: Mountain Land Design Showroom		Phone: (801) 415-1601	
Owner: Mountain Land Design; Dan Devenport		Mailing Address: 2345 S. Main Street, Salt Lake City, Utah 84115	
Email: ddevenport@mountainlanddesign.com			
Architect/Representative: Michael Doty Associates; Michael Doty		Phone: (208) 726-4228	
Email: mike@mda-arc.com		Mailing Address: PO Box 2792, Ketchum, Idaho 83340	
Architect License Number: AR-1612			
Engineer of Record: Konrad & Stohler; Dave Konrad		Phone: (208) 928-7810	
Email: kse@ksengr.net		Mailing Address: PO Box 4464, Ketchum, Idaho 83340	
Engineer License Number: P-8618			
<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 4, Block 39, Ketchum Townsite			
Street Address: 111 N. Washington Avenue			
Lot Area (Square Feet): 5,500 SF			
Zoning District: CC-2; Community Core 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: Home Design and Appliance Showroom; Residential		Number of Residential Units: 3	
TOTAL FLOOR AREA			
	<b>Proposed</b>	<b>Existing</b>	
Basements	4,042	Sq. Ft.	Sq. Ft.
1 <sup>st</sup> Floor	4,476	Sq. Ft.	Sq. Ft.
2 <sup>nd</sup> Floor	4,061	Sq. Ft.	Sq. Ft.
3 <sup>rd</sup> Floor	3,223	Sq. Ft.	Sq. Ft.
Mezzanine		Sq. Ft.	Sq. Ft.
Total	15,802	Sq. Ft.	Sq. Ft.
FLOOR AREA RATIO			
Community Core: 2.08		Tourist:	General Residential-High:
BUILDING COVERAGE/OPEN SPACE			
Percent of Building Coverage: 89%			
DIMENSIONAL STANDARDS/PROPOSED SETBACKS			
Front: 5'-1" Average	Side: 6'-4" Average	Side: 0	Rear: 3'
Building Height: 39'-1" at front facade; 42'-0" at rear facade			
OFF STREET PARKING			
Parking Spaces Provided: 4			
Curb Cut: N/A	Sq. Ft.	%	
WATER SYSTEM			
<input type="checkbox"/> Municipal Service		<input type="checkbox"/> 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

03/20/2020  
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.

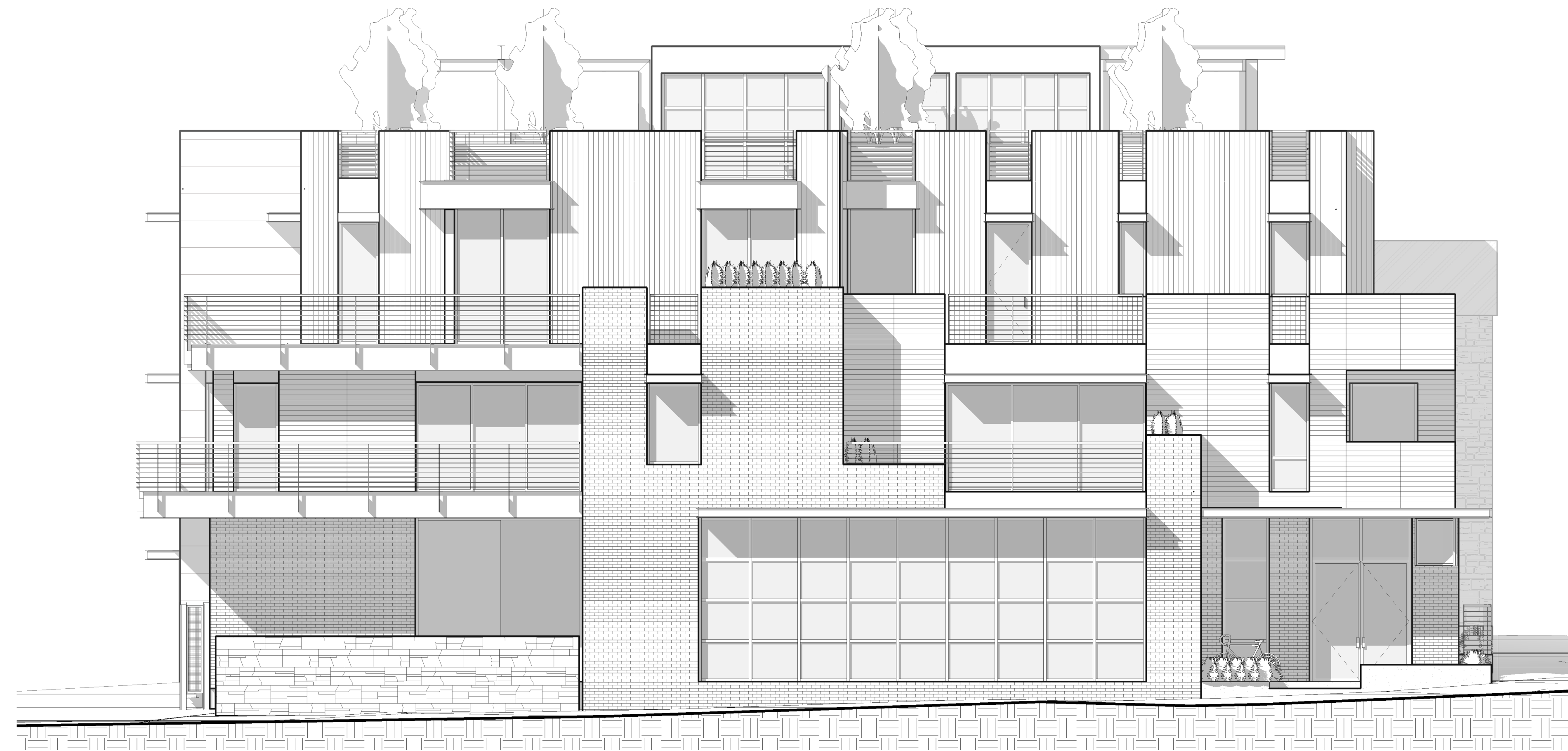
**C. Drainage:**

- 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.

# Exhibit B: Project Plans

# INDEX TO DRAWINGS

DR-1	DESIGN REVIEW COVER
C1.0	SITE GRADING DRAINAGE AND UTILITY PLAN
C2.0	DETAIL SHEET
DR-2	ARCHITECTURAL SITE PLAN
DR-3	PROPOSED BASEMENT FLOOR PLAN
DR-4	PROPOSED FIRST FLOOR PLAN
DR-5	PROPOSED SECOND FLOOR PLAN
DR-6	PROPOSED THIRD FLOOR PLAN
DR-7	PROPOSED ROOF DECK FLOOR PLAN
DR-8	PROPOSED ROOF PLAN
DR-9	PROPOSED EXTERIOR FINISHES
DR-10	PROPOSED BUILDING ELEVATIONS
DR-11	PROPOSED BUILDING ELEVATIONS (COLORED)
DR-12	PROPOSED BUILDING ELEVATIONS
DR-13	PROPOSED BUILDING ELEVATIONS (COLORED)
DR-14	PROPOSED BUILDING ELEVATIONS
DR-15	PROPOSED BUILDING ELEVATIONS (COLORED)
DR-16	PROPOSED BUILDING ELEVATIONS
DR-17	PROPOSED BUILDING ELEVATIONS (COLORED)
DR-18	PROPOSED BUILDING SECTION
DR-19	PROPOSED 3-D VIEWS
DR-20	PROPOSED 3-D VIEWS
DR-21	PROPOSED 3-D VIEWS
DR-22	PROPOSED 3-D VIEWS
DR-23	PROPOSED 3-D VIEWS
DR-24	PROPOSED 3-D VIEWS (COLORED)
DR-25	PROPOSED 3-D VIEWS (COLORED)
DR-26	PROPOSED 3-D VIEWS (COLORED)
DR-27	PROPOSED 3-D VIEWS (COLORED)
DR-28	PROPOSED 3-D VIEWS (COLORED)
L1	BASEMENT
L2	STREETSCAPE
L3	2ND FLOOR DECKS
L4	3RD FLOOR DECKS
L5	ROOF DECKS
TOTAL DESIGN REVIEW SHEETS: 35	



## MATERIAL SYMBOLS

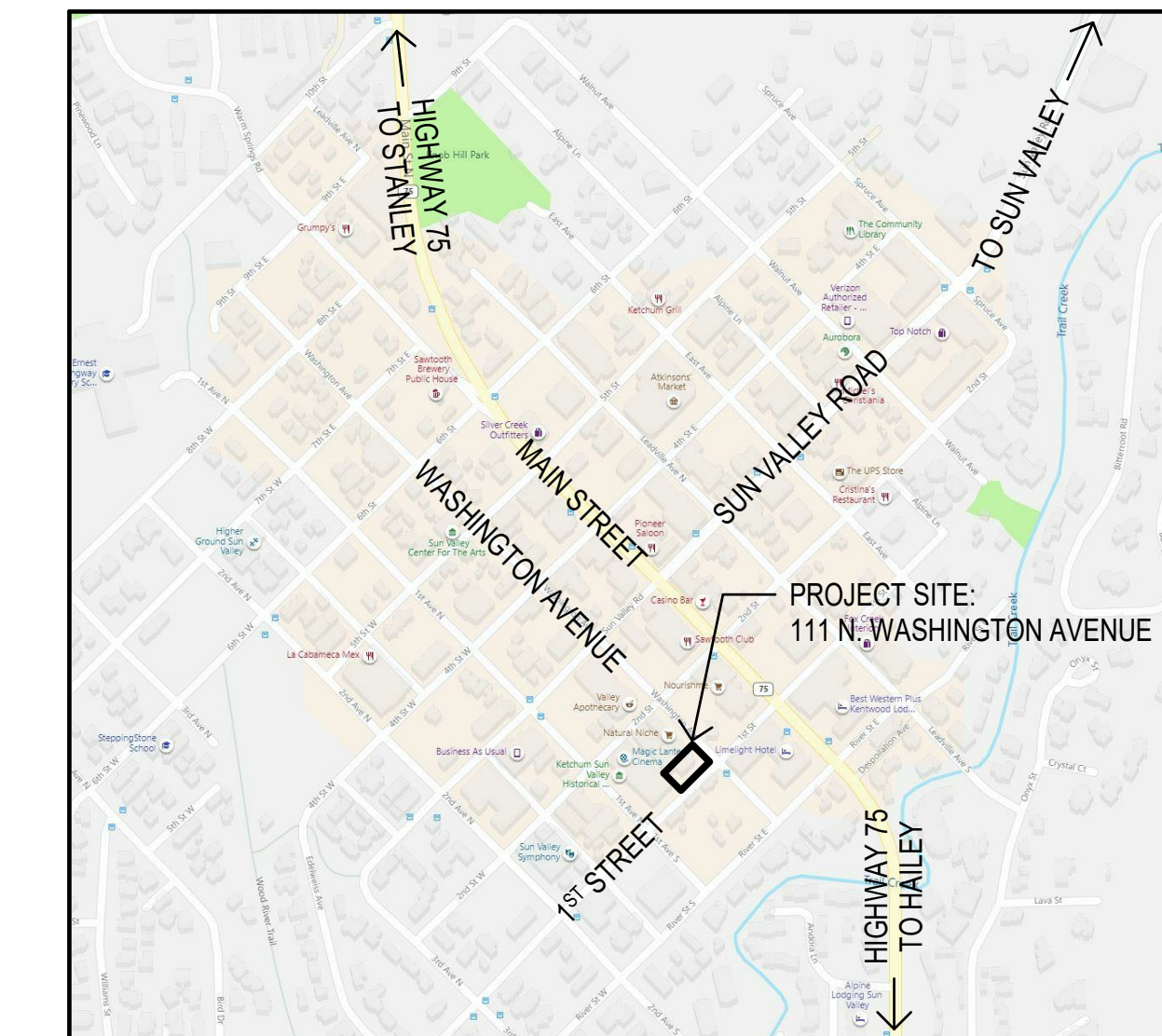
PLAN AND SECTION	ELEVATION
EARTH / TOP SOIL	SIDING
PLYWOOD	CONCRETE
WASHED ROCK	STUCCO
FINISH WOOD	GLASS
ASPHALT PAVING / ROADBED MATL.	CONCRETE MASONRY UNIT
SAND, PLASTER, GYPSUM BOARD	BRICK
CONCRETE	BATT INSULATION
BRICK	BIBS INSULATION
CONCRETE MASONRY UNIT	RIGID INSULATION
CUT STONE	SPRAY FOAM INSULATION
STEEL	WALL - NEW CONSTRUCTION
ALUMINUM	WALL - EXISTING TO REMAIN
	WALL - TO BE DEMOLISHED

## PROJECT TEAM

<b>OWNER:</b>	Mountain Land Design Dan Devenport 2345 S. Main Street Salt Lake City, Utah 84115 ddevenport@mountainlanddesign.com	<b>LANDSCAPE ARCHITECT:</b>	BYLA Landscape Architects Chase Gouley PO Box 594 323 North Lewis Street, Suite N Ketchum, Idaho 83340 (208) 726-5907 chase@byla.us
<b>ARCHITECT:</b>	Michael Doty Associates, Architects, PC PO Box 2792 371 Washington Avenue North Ketchum, Idaho 83340 (208) 726-4228 mike@mda-arc.com	<b>CIVIL ENGINEER:</b>	Galena Engineering, Inc. Sean Flynn 317 North River Street Hailey, Idaho 83333 (208) 788-1705 sfflynn@galena-engineering.com
<b>GENERAL CONTRACTOR:</b>	Magleby Construction Bryan McNamara 511 East Avenue, Suite 201 Ketchum, Idaho 83340 (208) 725-3923 bmacnamara@maglebyconstruction.com		
<b>STRUCTURAL ENGINEER:</b>	Konrad & Stohler Structural Engineering, LLC Dave Konrad PO Box 4464 Ketchum, Idaho 83341 (208) 928-7810 kse@ksengr.net		

## PROJECT DATA

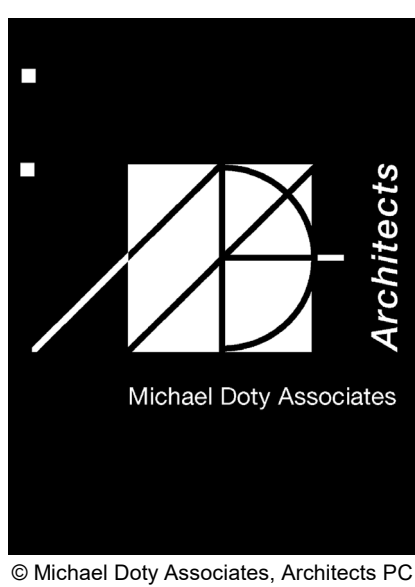
<b>LEGAL DESCRIPTION:</b>	LOT 4, BLOCK 39, KETCHUM TOWNSITE KETCHUM, IDAHO
<b>ZONING:</b>	CC-2 COMMUNITY CORE; MIXED USE
<b>CONSTRUCTION TYPE:</b>	TYPE V-B
<b>OCCUPANCY:</b>	B - BUSINESS, SHOWROOM R-2 - MULTI-FAMILY RESIDENTIAL
<b>BUILDING AREA:</b>	BASEMENT: 1,268 SF MAIN FLOOR: 4,224 SF 2ND FLOOR: 2,848 SF 3RD FLOOR: 327 SF TOTAL: 8,667 SF
<b>FIRE SPRINKLER SYSTEM:</b>	NFPA 13 THROUGHOUT
<b>SITE AREA:</b>	5,500 SQ. FT. (0.13 ACRES)
<b>CODES:</b>	2015 INTERNATIONAL BUILDING CODE (2015 IBC) AS ADOPTED BY CITY OF KETCHUM BUILDING DEPT.
<b>JURISDICTIONS:</b>	CITY OF KETCHUM PLANNING & ZONING CITY OF KETCHUM BUILDING DEPARTMENT CITY OF KETCHUM FIRE DEPARTMENT

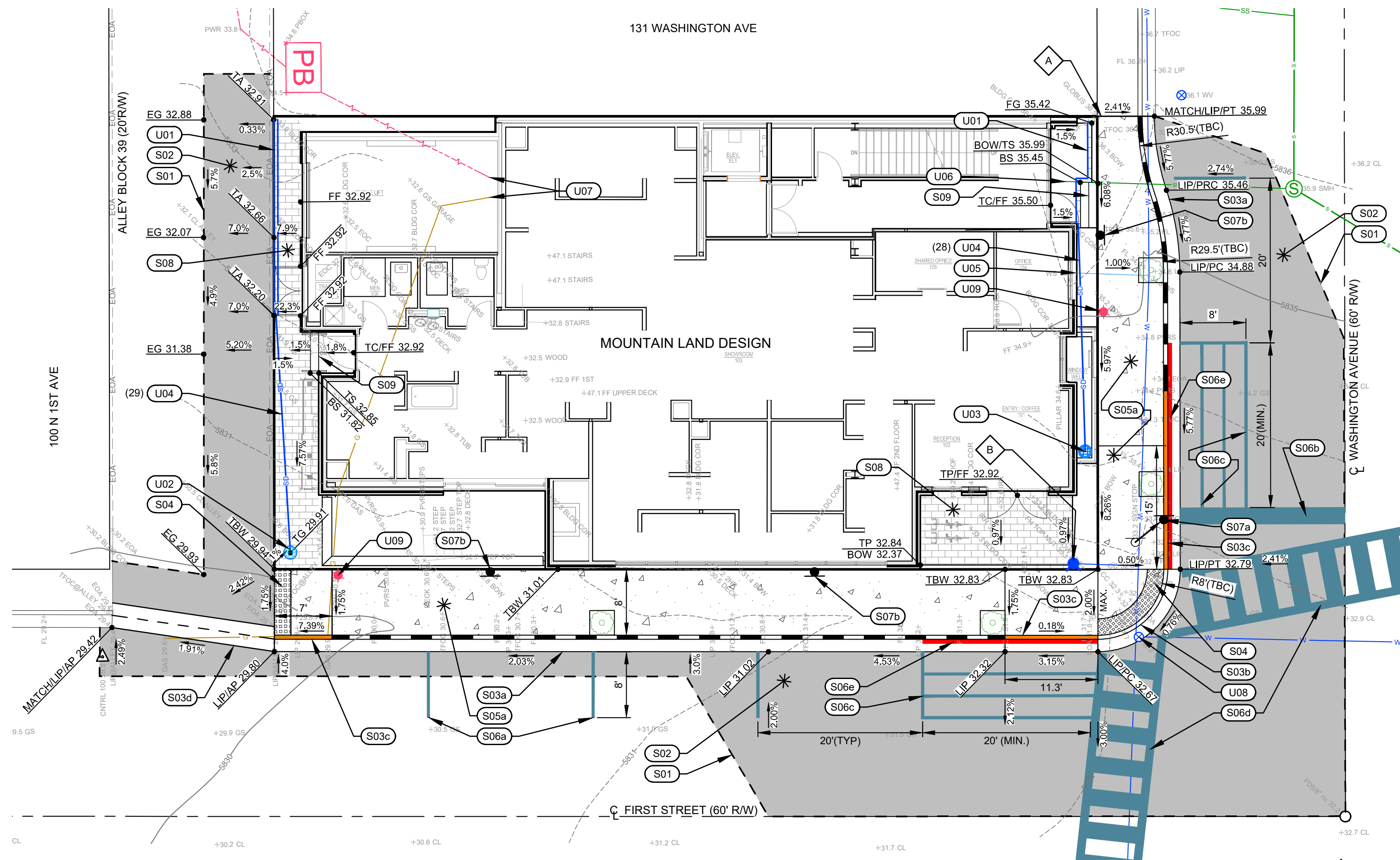


# MOUNTAIN LAND DESIGN SHOWROOM AND RESIDENCES

111 NORTH WASHINGTON AVENUE  
KETCHUM, IDAHO

DESIGN REVIEW SUBMITTAL  
5/6/2020





LEGEND	
<b>EXISTING ITEMS</b>	
	PROPERTY BOUNDARY
	ADJOINERS LOT LINE
	CENTERLINE ROAD
	EOA-EDGE OF ASPHALT
	BOW/TFOC-SIDEWALK
	GAS SERVICE
	UNDERGROUND POWER
	PVRs-PAVERS
	FOUND 5/8" REBAR AS SHOWN
	FOUND ALUMINUM CAP
	SEWER MAN HOLE
	SEWER CLEAN OUT
	FIRE HYDRANT
	WATER VALVE
	POWER METER/TRANSFORMER
	GAS METER
	AP = ANGLE POINT
	BS = BOTTOM OF STEP
	EG = EXISTING GRADE
	GS = GROUND ELEVATION
	IRR = IRRIGATION BOX
	FF = FINISHED FLOOR
	LIP = LIP OF GUTTER
	PC = POINT OF CURVE
	PT = POINT OF TANGENT
	PRC = POINT OF REVERSE CURVE
	TBW = TOP BACK OF WALK
	TC = TOP OF CONCRETE
	TG = TOP OF GRATE
	TP = TOP OF PAVERS
	TS = TOP OF STEP
<b>PROPOSED ITEMS</b>	
	NEW ASPHALT
	CONCRETE SIDEWALK
	CONCRETE 6" VERTICAL CURB
	CURB TRANSITION
	ZERO REVEAL CURB & GUTTER
	ADA ACCESS TRUNCATED DOME SIGN
	STORM DRAIN
	DRYWELL WITH GRATED LID
	SAWCUT LINE
	ROAD PAINT
	GRADE
	TRENCH DRAIN
	VALLEY GUTTER
	STREET LIGHT
	THICKENED EDGE CONCRETE SIDEWALK
	PAVERS PER LANDSCAPE ARCHITECT
	EXTERIOR WALL 1ST FLOOR
	EXTERIOR WALL BASEMENT
	TREE WELL
	DRYWELL

**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 4, SHEET C2.0.
    - b. ZERO REVEAL CURB AND GUTTER PER DETAIL 3, SHEET C2.0.
    - c. CURB TRANSITION PER DETAIL 3, SHEET C2.0 [ (byp.) ].
    - d. 3" WIDE CONCRETE VALLEY GUTTER PER DETAIL 7, SHEET C2.0.
  - S04 INSTALL TRUNCATED DOME DETECTABLE WARNING INSERT. SEE DETAIL 10, SHEET C2.0.
  - S05 CONSTRUCT CONCRETE SIDEWALK. WIDTH AS SHOWN HEREON.
    - a. CONSISTENT THICKNESS SIDEWALK. SEE DETAIL 2, SHEET C2.0.
    - b. THICKENED EDGE SIDEWALK. SEE DETAIL 2, SHEET C2.0.
  - S06 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)
  - S07 INSTALL SIGNS. CITY WILL PROVIDE SIGN BASES. SEE DETAIL 11, SHEET C2.0 FOR SIGN BASE DETAIL.
    - a. RELOCATE STOP/STREET SIGN.
    - b. REGULATORY SIGN. COORDINATE TYPE AND FINAL LOCATION WITH CITY OF KETCHUM.
  - S08 INSTALL PAVERS PER LANDSCAPE ARCHITECT PLANS.
  - S09 CONSTRUCT CONCRETE STAIRS WITH HANDRAILS PER DETAIL 9, SHEET C2.0.
- A MATCH EXISTING LINES AND GRADES
- B RETAIN AND PROTECT FIRE HYDRANT
- UTILITY IMPROVEMENTS**
- U01 TRENCH DRAIN WITH HEAT TAPE. SEE LANDSCAPE ARCHITECT DRAWINGS FOR DETAIL. INSTALL PER MANUFACTURERS SPECIFICATIONS.
  - U02 INSTALL DRYWELL PER DETAIL 6, SHEET C2.0. CONNECT ROOF DRAINS PER ARCH. RIM ELEV = 5829.91 (ROUND GRATE) I.E. (IN) = 5826.91
  - U03 INSTALL DRYWELL. PER DETAIL 8, SHEET C2.0. RIM ELEV = 5821.42 (ROUND GRATE) I.E. (IN) = 5818.82
  - U04 INSTALL 6" Ø D3034 PVC PIPE @ S=2.0% MIN. (PIPE LENGTH, LF)
  - U05 INSTALL NEW WATER SERVICE. DISCONNECT EXISTING SERVICE AT WATER MAIN. NEW SERVICE SIZE TO BE DETERMINED BY PLUMBING ENGINEER.
  - U06 RETAIN, PROTECT,UTILIZE EXISTING 4"Ø SEWER SERVICE.
  - U07 RELOCATE DRY UTILITIES PER ARCHITECTURAL PLANS.
  - U08 RELOCATE GAVE VALVE OUT OF ZERO REVEAL CURB AND GUTTER. COORDINATE WORK WITH CITY OF KETCHUM WATER DEPARTMENT.
  - U09 INSTALL STREET LIGHT PER CITY OF KETCHUM STANDARDS. APPROXIMATE LOCATION SHOWN.

**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" (ISPMC), AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPMC 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 (ISPMC), 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 (ISPMC), 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 ANS/NSF 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 ANS/NSF 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 ISPMC SECTION 201.
12. ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPMC SECTION 202. EXCAVATED SUBGRADE SHALL BE COMPACTED AND ALL UNSUITABLE SECTIONS REMOVED AND REPLACED WITH STRUCTURAL FILL AS DETERMINED BY THE ENGINEER. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
13. ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPMC 802. TYPE II (ITD STANDARD 703.04, 2"). SHALL BE PLACED IN CONFORMANCE WITH ISPMC SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
14. ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPMC 802, TYPE I (ITD STANDARD 703.04, 3/4" B). SHALL BE PLACED IN CONFORMANCE WITH ISPMC SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
15. ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPMC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPMC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPMC SECTION 805.
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 ISPMC SECTION 701 AND 703. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPMC SECTION 703, TABLE 1.C.
19. ALL TRENCHING SHALL CONFORM TO ISPMC STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
20. TOPOGRAPHIC, SITE, AND BOUNDARY SURVEYS SHOWN HEREON WERE CONDUCTED BY ALPINE ENTERPRISES INC.
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.

A PRELIMINARY SITE, GRADING, DRAINAGE, AND UTILITY PLAN FOR  
**111 N WASHINGTON AVE.**  
 LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO.  
 PREPARED FOR 360 VIEWS, LLC

PROJECT INFORMATION  
 P:\360views\17340w\Construction\1734-Cont-2024-05-05.dwg 05/09/24 2:40:50 PM

DESIGNED BY	SKS
CHECKED BY	SNE
DATE	05/09/24

**GALENA ENGINEERING, INC.**  
 Civil Engineers & Land Surveyors  
 317 N. River Street  
 Hailey, Idaho 83333  
 (208) 788-1705  
 (208) 788-4612 fax  
 email galena@galena-engineering.com

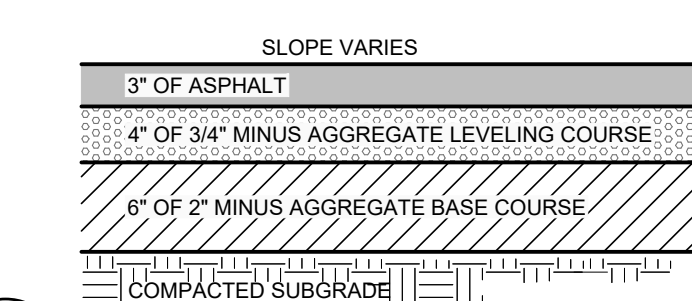
REUSE OF DRAWINGS  
 shall be used on any project or extension of this project except by agreement in writing with Galena Engineering, Inc.

NO.	DATE	BY	REVISIONS
1	05/09/24	SKS	ISSUE FOR BUILDING DESIGN REVIEW

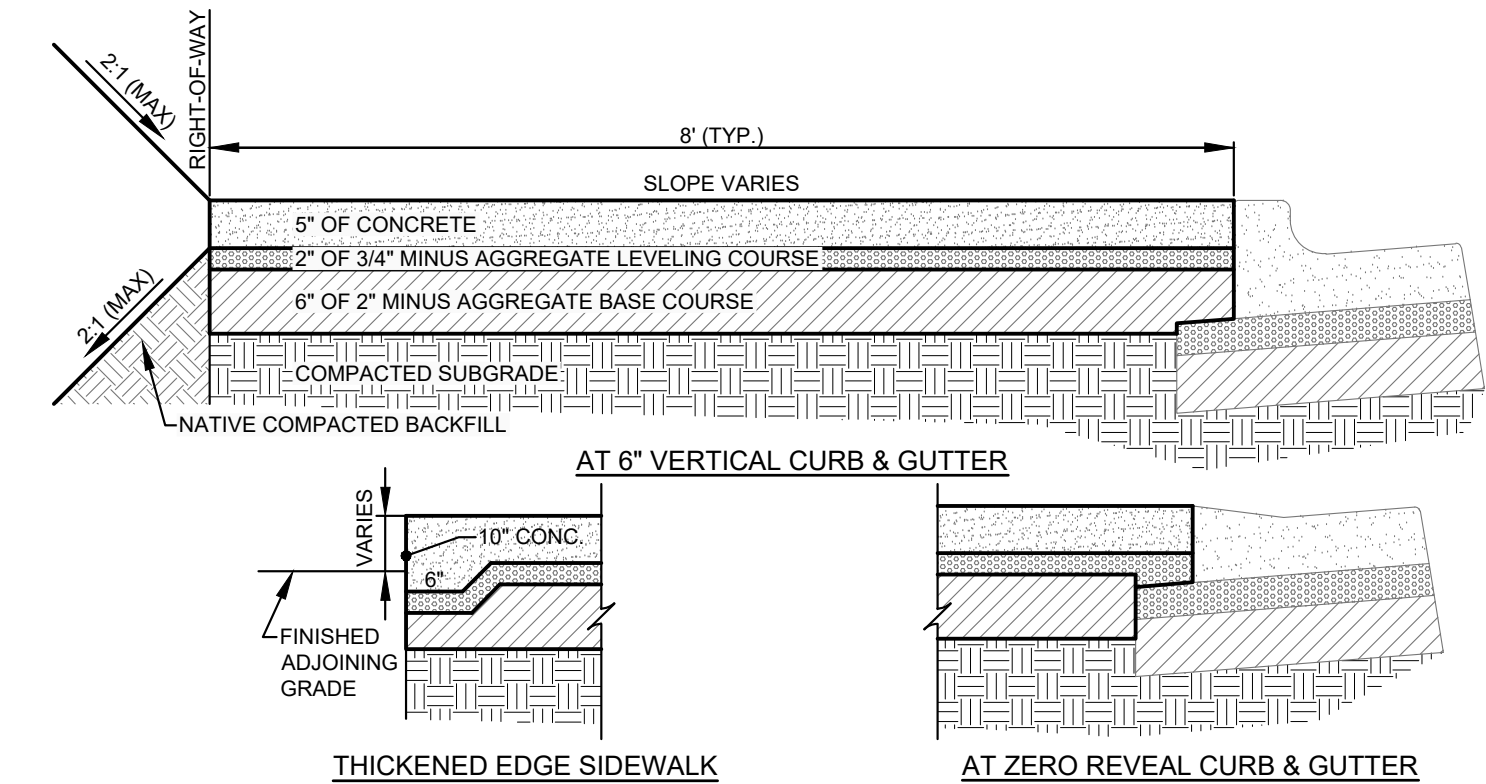
**C1.0**



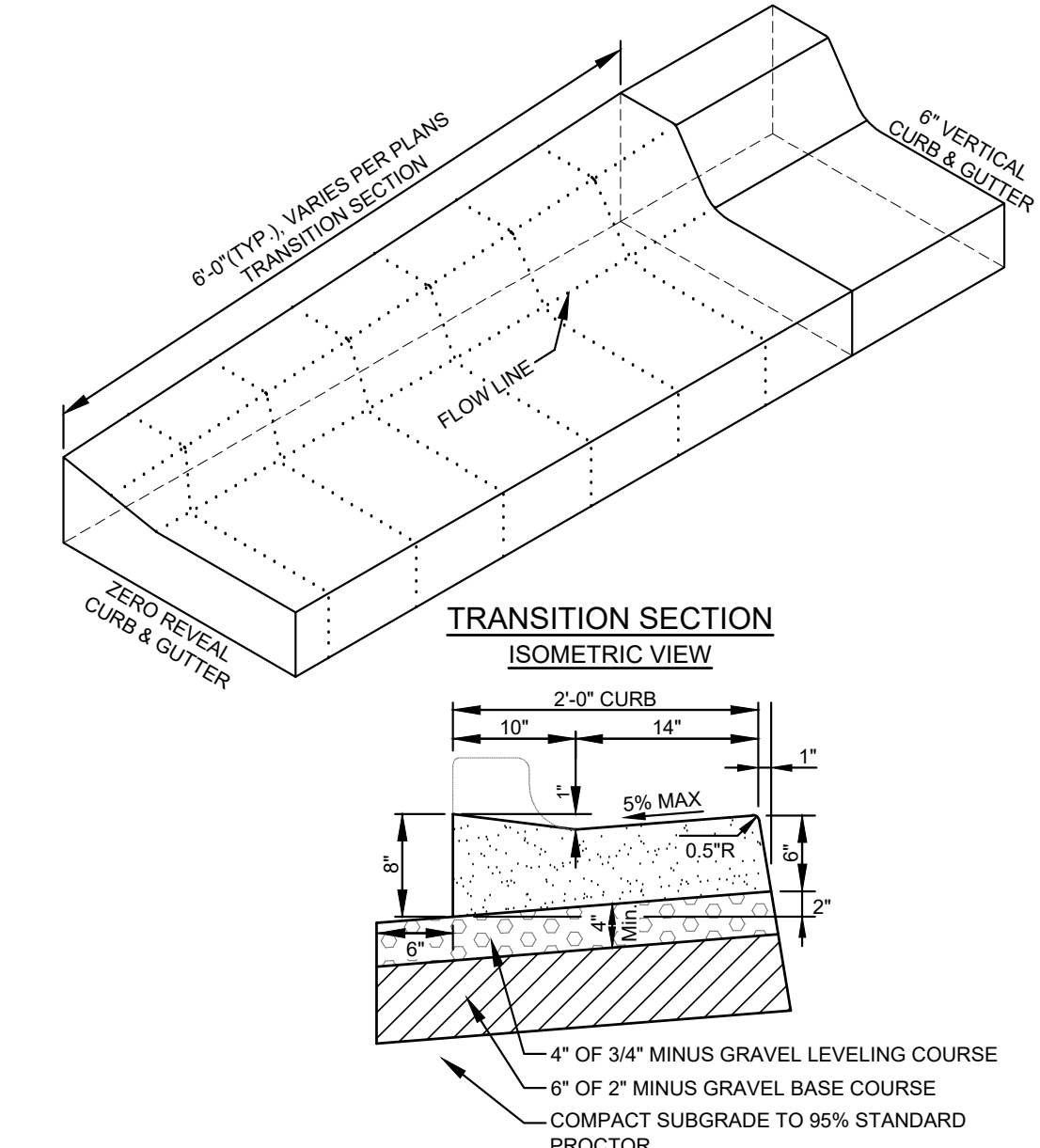
**1 C2.0**  
TYPICAL ASPHALT SECTION  
N.T.S.



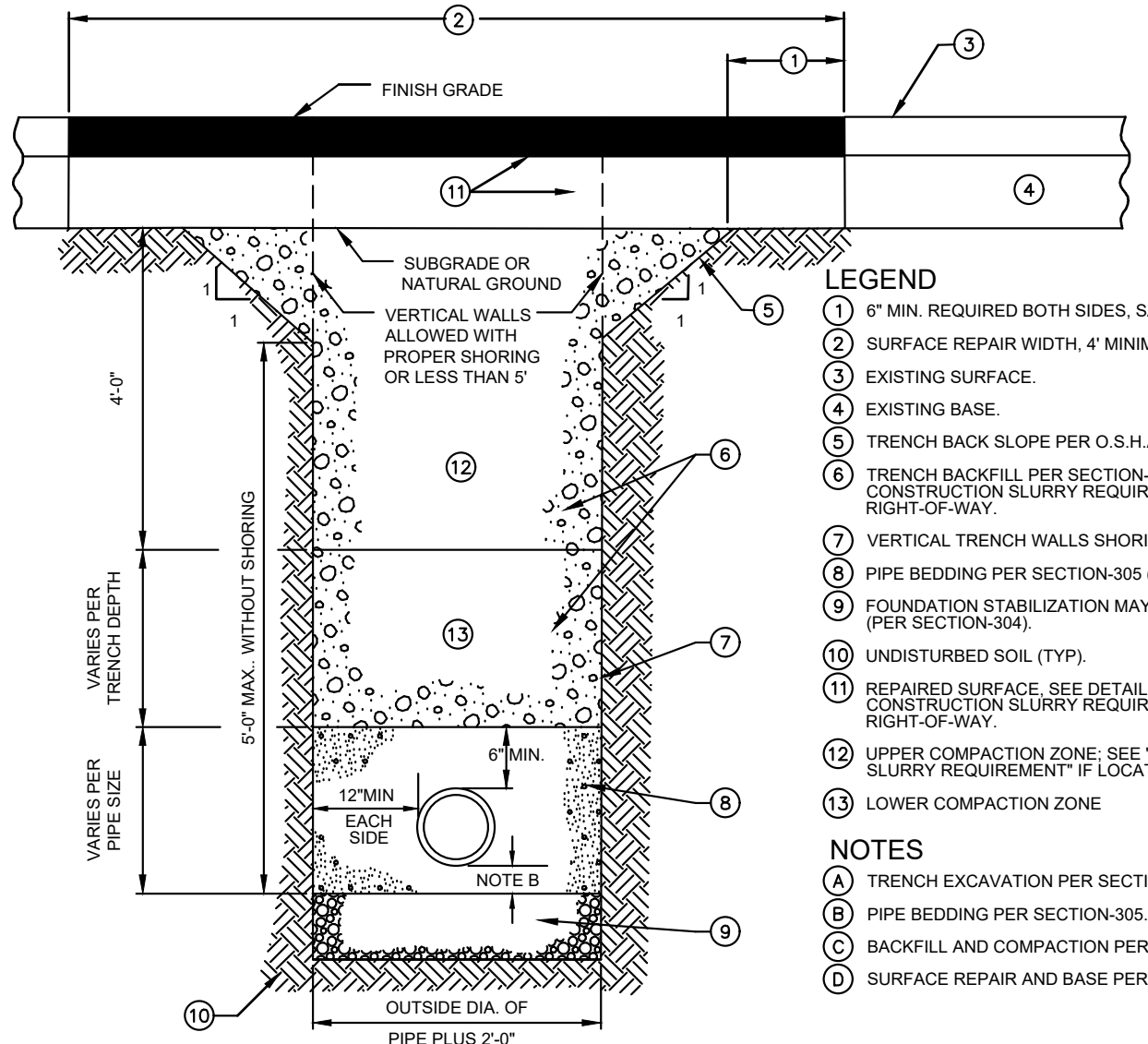
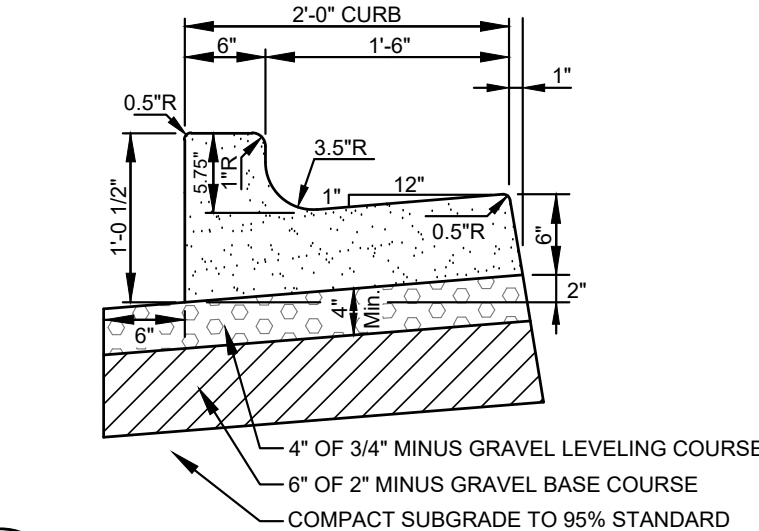
**2 C2.0**  
TYPICAL CONCRETE SIDEWALK SECTION  
N.T.S.



**3 C2.0**  
TYPICAL CURB TRANSITION DETAIL  
N.T.S.



**4 C2.0**  
6" CONCRETE VERTICAL CURB & GUTTER  
N.T.S.



- LEGEND**
- 8" MIN. REQUIRED BOTH SIDES, SAWCUT REQUIRED.
  - SURFACE REPAIR WIDTH, 4" MINIMUM.
  - EXISTING SURFACE.
  - EXISTING BASE.
  - TRENCH BACK SLOPE PER O.S.H.A. OR SUITABLE SHORING.
  - TRENCH BACKFILL PER SECTION-306, OR SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
  - VERTICAL TRENCH WALLS SHORING PER O.S.H.A.
  - PIPE BEDDING PER SECTION-305 (SEE SD-302).
  - FOUNDATION STABILIZATION MAY VARY PER SOIL TYPE AND STABILITY (PER SECTION-304).
  - UNDISTURBED SOIL (TYP).
  - REPAIRED SURFACE. SEE DETAILS 1 AND 2. SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
  - UPPER COMPACTION ZONE. SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
  - LOWER COMPACTION ZONE.
- NOTES**
- TRENCH EXCAVATION PER SECTION-301.
  - PIPE BEDDING PER SECTION-305.
  - BACKFILL AND COMPACTION PER SECTION-306.
  - SURFACE REPAIR AND BASE PER DETAIL 3C2.0

**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:

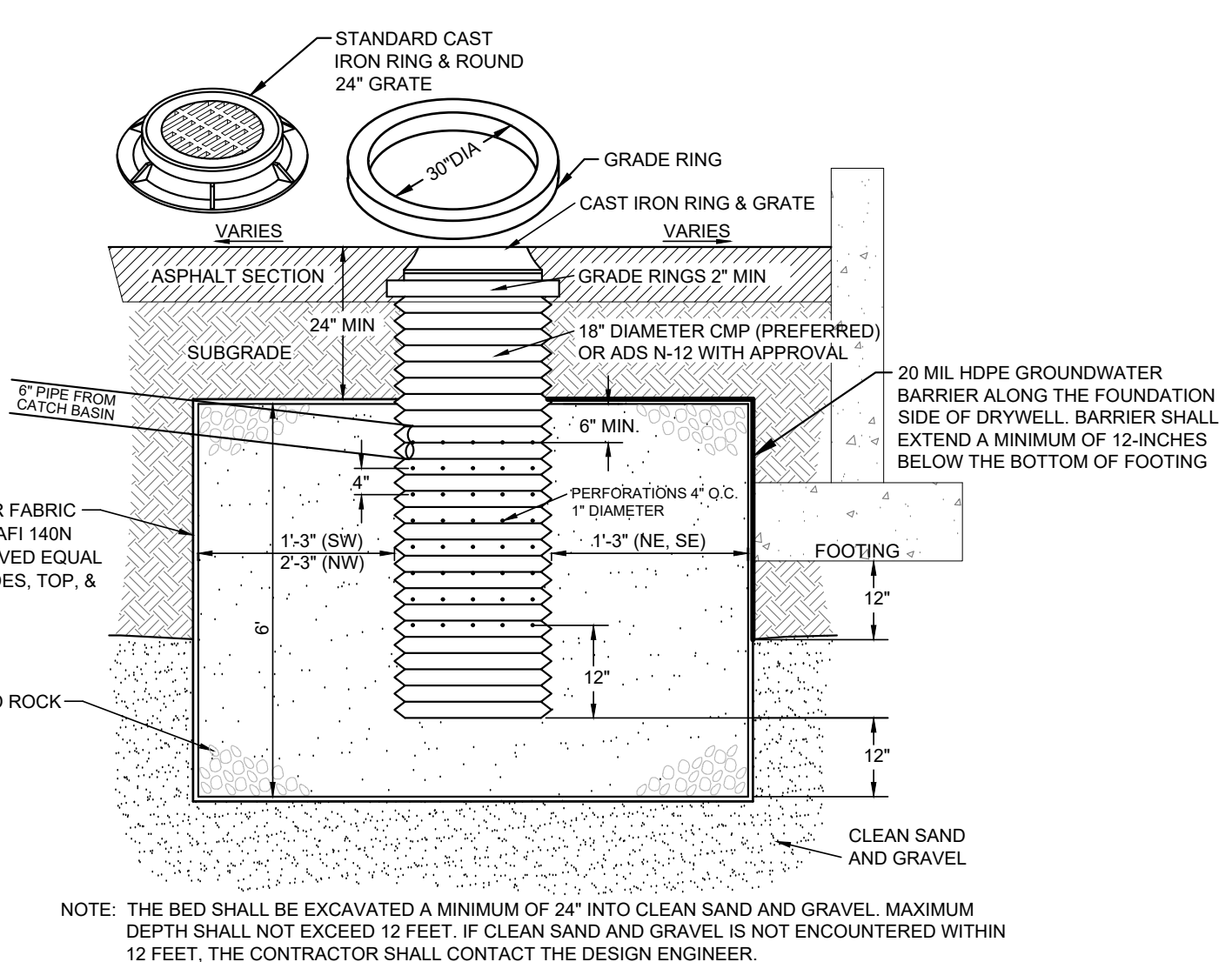
COARSE AGGREGATE (2" MINUS) 2500 LBS.  
SAND 800 LBS.  
PORTLAND CEMENT 94 LBS.  
WATER 11 GAL (MAX.)

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

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

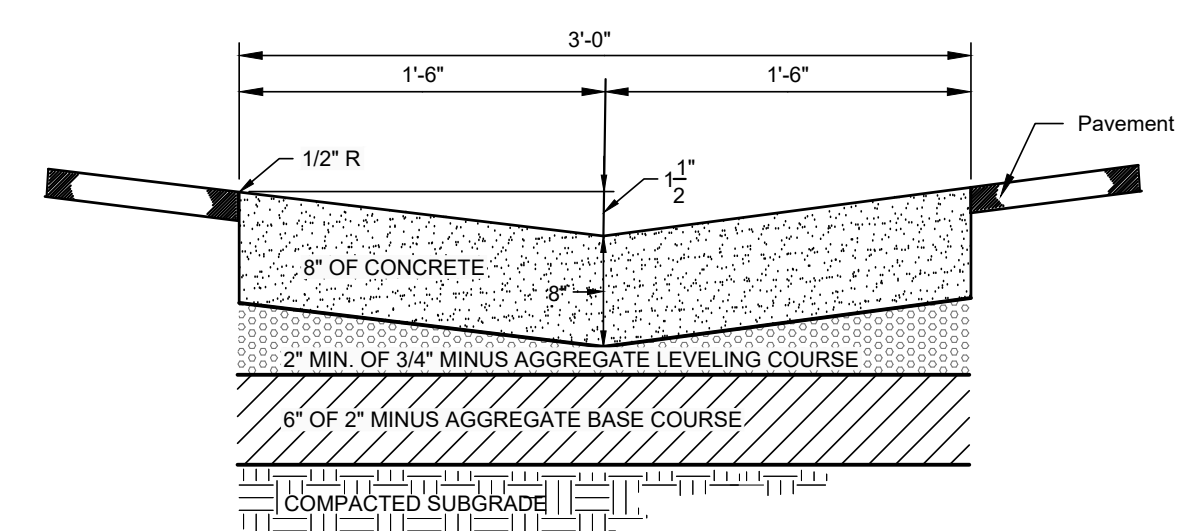
**5 C2.0**  
TYPICAL TRENCH SECTION  
N.T.S.

**6 C2.0**  
ALLEY DRYWELL DETAIL  
N.T.S.

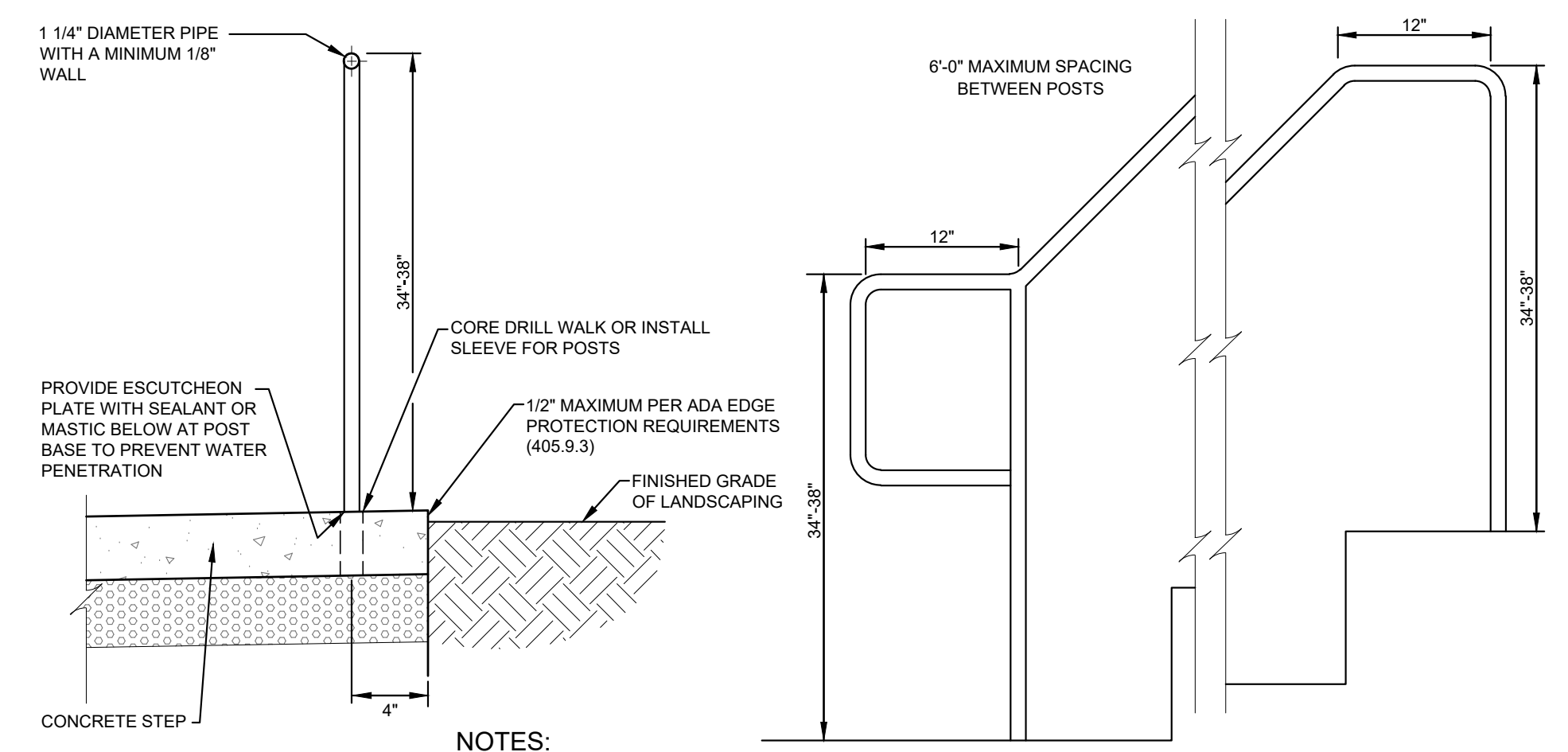
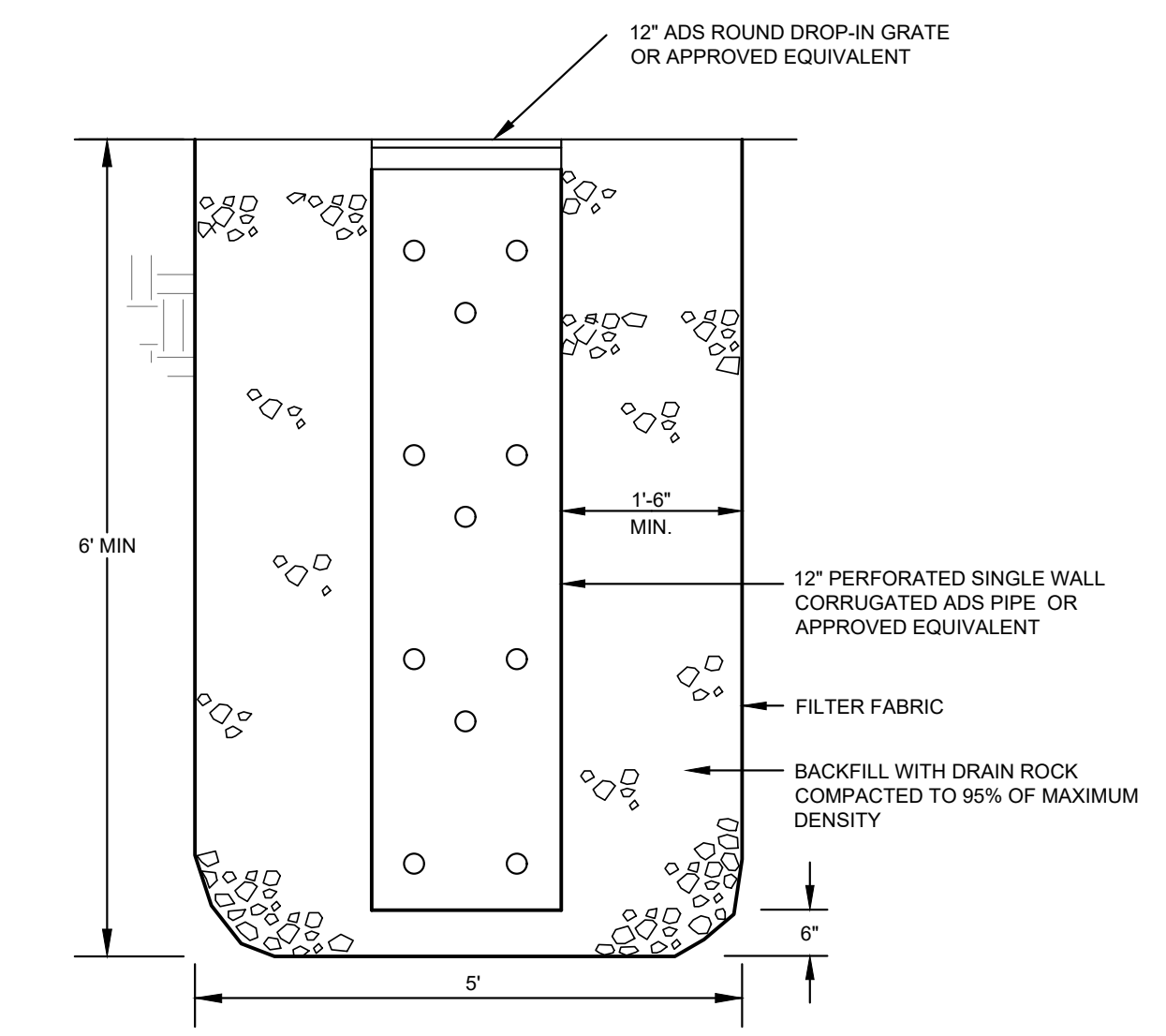


NOTE: THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL. MAXIMUM DEPTH SHALL NOT EXCEED 12 FEET. IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN 12 FEET, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER.

**7 C2.0**  
36" CONCRETE VALLEY GUTTER  
N.T.S.



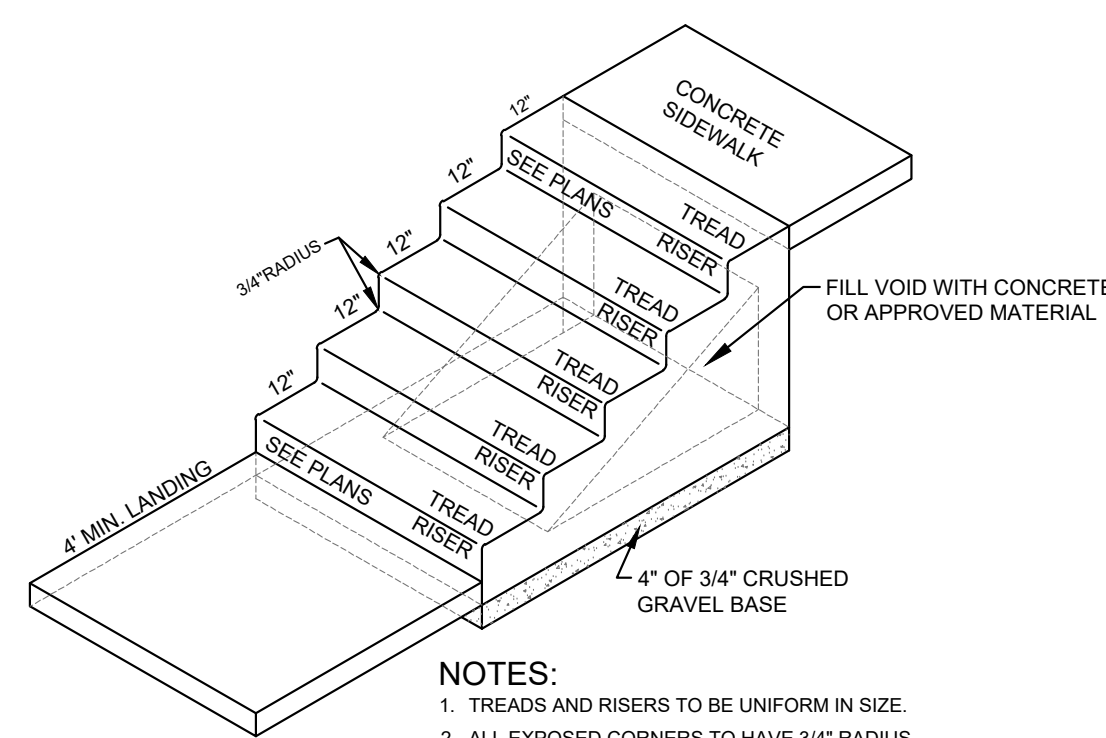
**8 C2.0**  
LANDSCAPE DRYWELL DETAIL  
N.T.S.



**NOTES:**

- HANDRAIL SHALL BE PAINTED. PAINT SPECIFICATIONS PER OWNER.
- CLEAR WIDTH: THE CLEAR WIDTH BETWEEN HANDRAILS SHALL BE 36 INCHES MINIMUM PER ADA REQUIREMENTS (405.5).

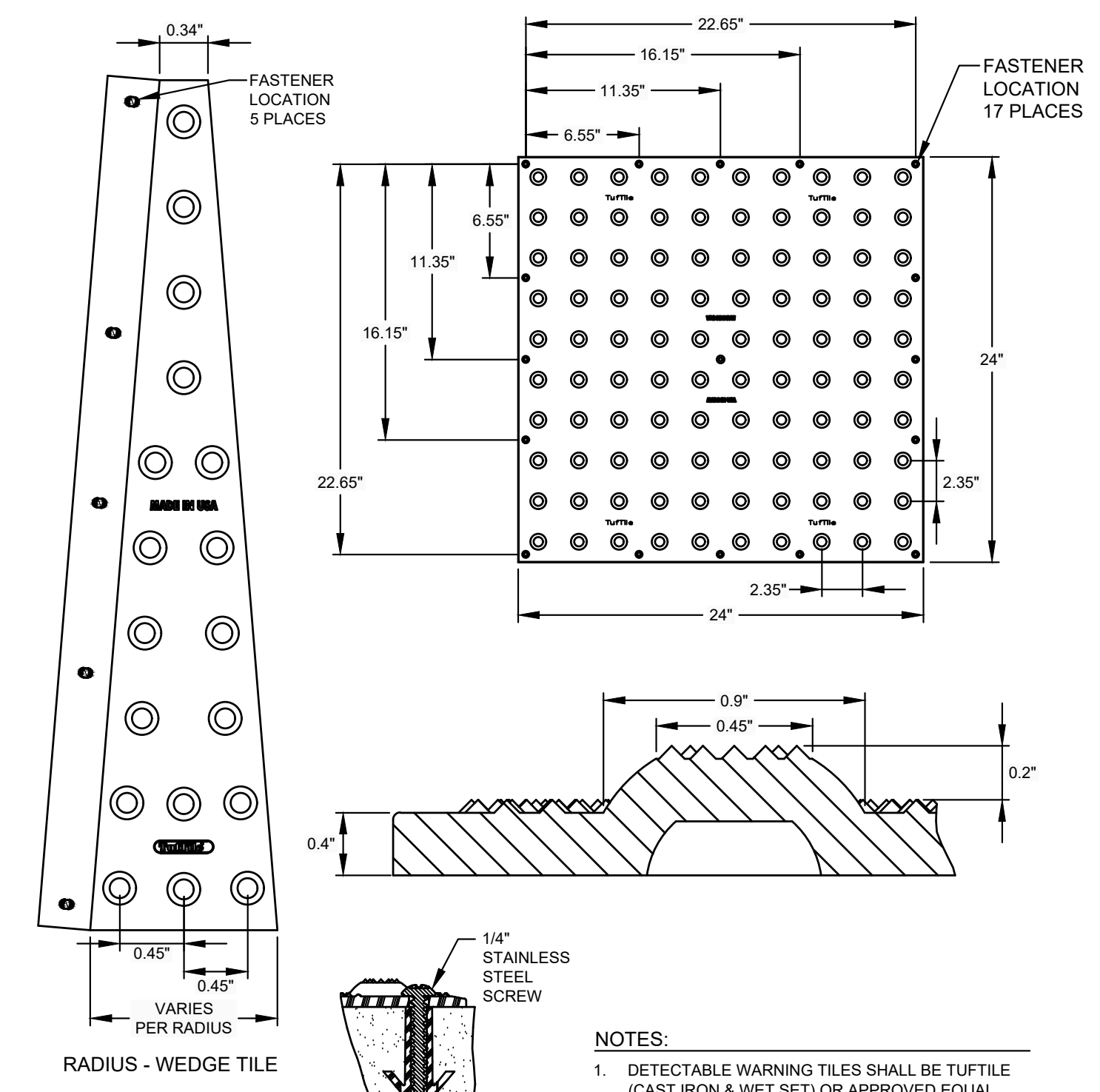
**STAND ALONE HANDRAIL DETAIL**  
N.T.S.



**NOTES:**

- TREADS AND RISERS TO BE UNIFORM IN SIZE.
- ALL EXPOSED CORNERS TO HAVE 3/4" RADIUS.
- IF SPACE PERMITS, FIRST TREAD TO BE AT GRADE WITH SIDEWALK.

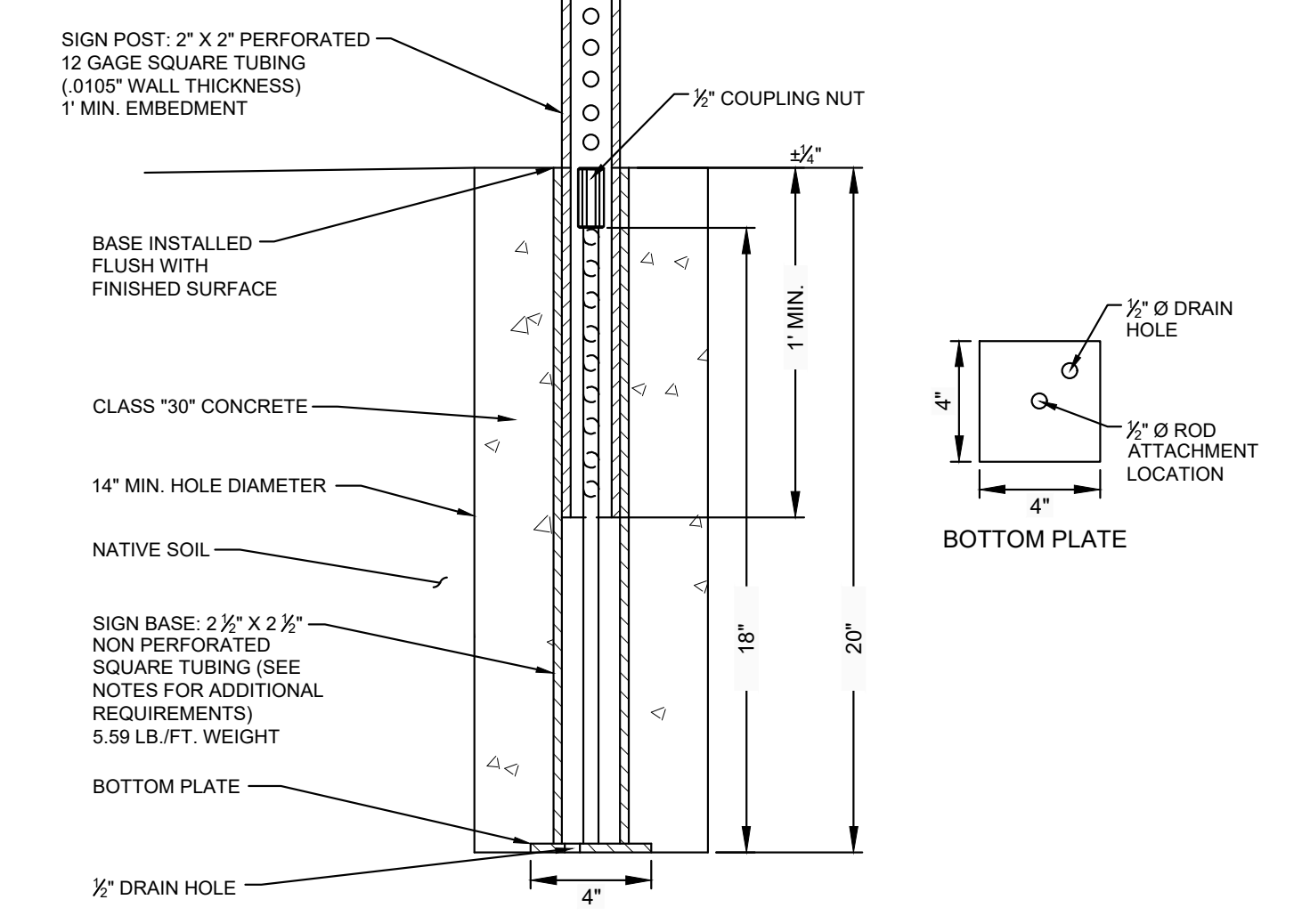
**WALL MOUNTED HANDRAIL DETAIL**  
N.T.S.



**NOTES:**

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

**10 C2.0**  
DETECTABLE WARNING PLATE DETAIL  
N.T.S.



**NOTES:**

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

**SIGN BASE MATERIAL & DIMENSION REQUIREMENTS**

- 2 1/2" OUTSIDE TUBE STEEL (20" LENGTH)
- 2 1/2" INSIDE TUBE STEEL
- 1/2" THICK

**INTERNAL ROD MATERIAL & DIMENSION REQUIREMENTS**

- 1/2" COLD ROLLED ROD (18" LENGTH)
- 1/2" COUPLING NUTS

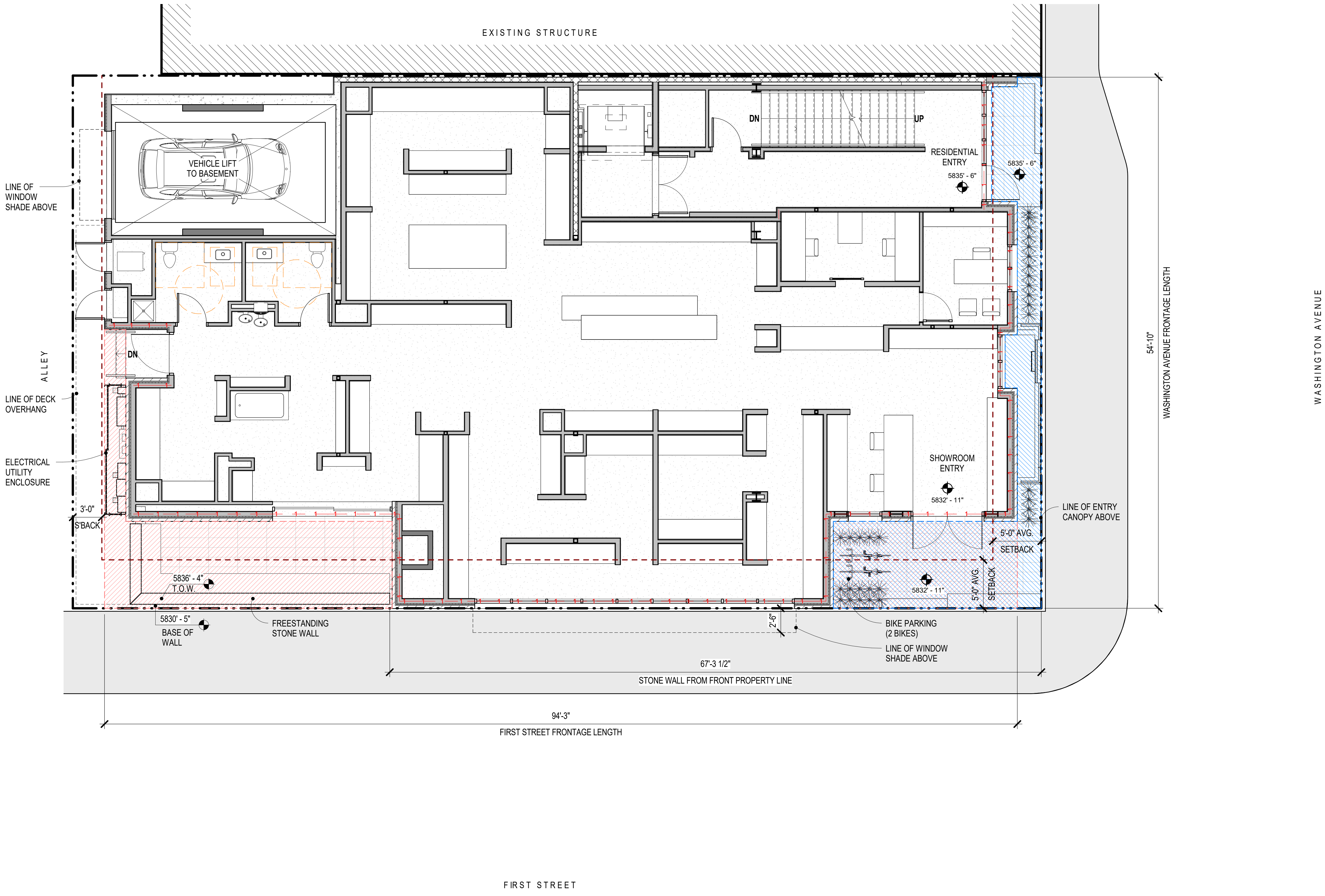
**BOTTOM PLATE MATERIAL & DIMENSION REQUIREMENTS**

- 4" X 4" X 1/2" STEEL STRIP

**11 C2.0**  
TYPICAL SIGN BASE DETAIL  
N.T.S.

**9 C2.0**  
TYPICAL HANDRAIL AND STAIRS DETAIL  
N.T.S.





### AVERAGE FRONTAGE CALCULATION

RED CROSS HATCH AREA INDICATES ACTUAL SETBACK TO FACE OF FINISH ALONG FIRST STREET FRONTAGE, INCLUDING PATIOS LESS THAN 30 INCHES ABOVE ADJACENT GRADE AND FENCES/WALLS LESS THAN 6 FEET ABOVE ADJACENT GRADE = 480.54 SF

AVERAGE SETBACK (5'-0" MIN.) = SETBACK AREA + FRONTAGE LENGTH = 480.54 SF + 94'-3" = 5'-1"

BLUE CROSS HATCH AREA INDICATES ACTUAL SETBACK TO FACE OF FINISH ALONG WASHINGTON AVENUE FRONTAGE, INCLUDING PATIOS LESS THAN 30 INCHES ABOVE ADJACENT GRADE AND FENCES/WALLS LESS THAN 6 FEET ABOVE ADJACENT GRADE = 344.66 SF

AVERAGE SETBACK (5'-0" MIN.) = SETBACK AREA + FRONTAGE LENGTH = 344.66 SF + 54'-10" = 6'-3 1/2"

### SNOW STORAGE CALCULATION

THERE ARE NO VIABLE SNOW STORAGE AREAS LOCATED ON SITE. ALL SNOW MANAGEMENT WILL BE ACCOMPLISHED BY SNOWMELT AND HAULING SNOW OFF-SITE.

### BUILDING INFORMATION

SITE AREA: 55x100 CITY LOT = 5,500 SF

BUILDING GROSS AREA:  
 BASEMENT: 4,528 SF (NOT INCLUDED IN TOTAL PER FLOOR AREA, GROSS DEFINITION)

MAIN FLOOR: 4,473 SF  
 2ND FLOOR: 4,083 SF  
 3RD FLOOR: 3,236 SF  
 ROOF ACCESS: 278 SF  
 TOTAL: 12,070 SF

SUBTRACT (4) 9x18 PARKING SPACES, AS ALLOWED PER FLOOR AREA, GROSS DEFINITION  
 12,070 SF  
 -648 SF  
 11,422 SF GROSS FLOOR AREA

F.A.R. CALCULATION: 11,422 GSF + 5,500 SF = 2.08 F.A.R.

ARCHITECTURAL SITE PLAN

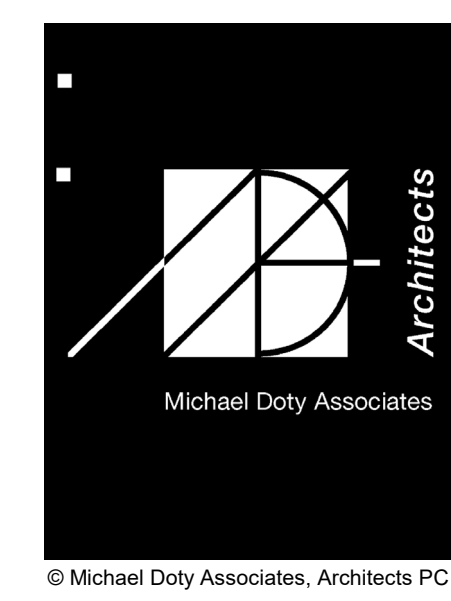
1 2 4 8 3/16" = 1'-0"

PROJECT NORTH TRUE NORTH

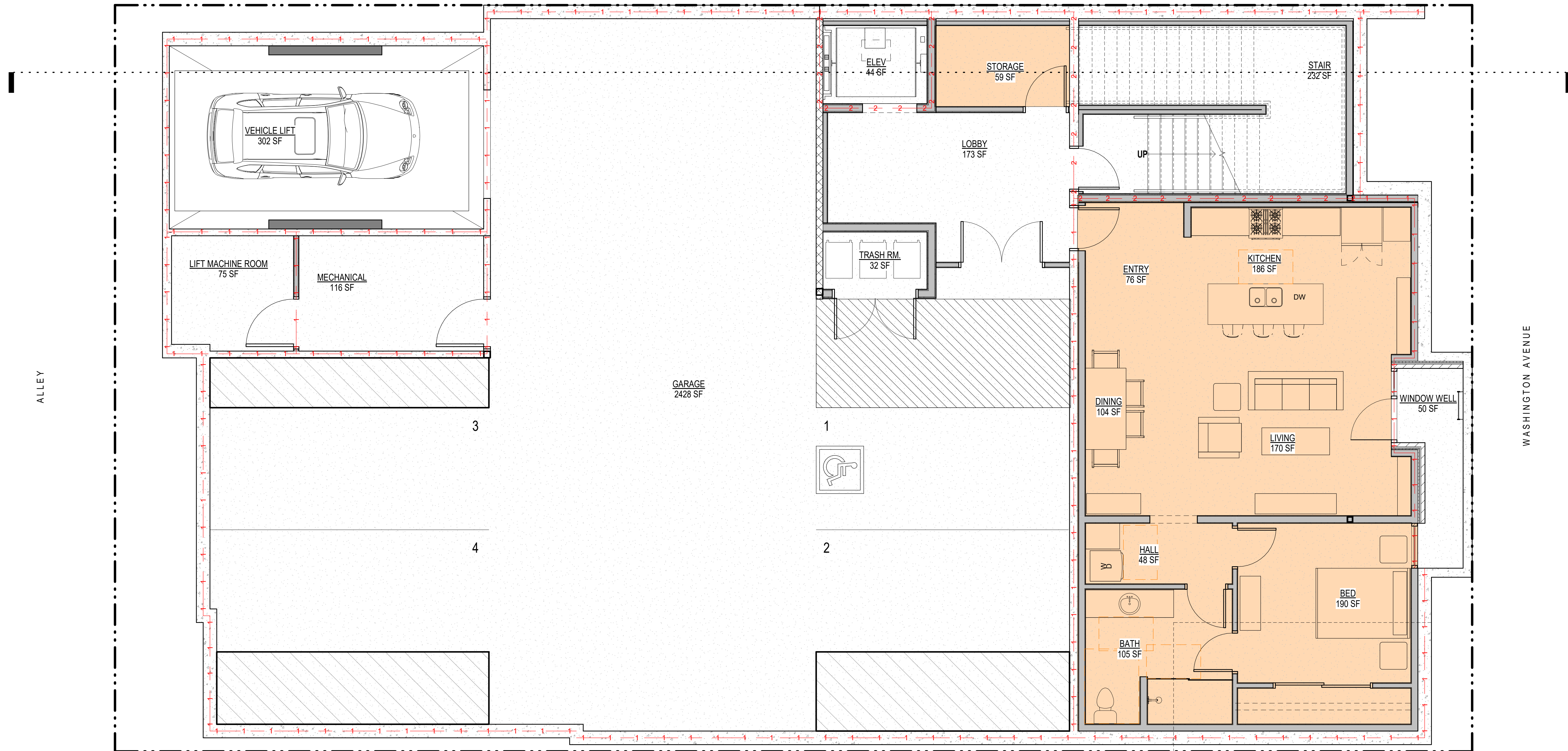
# MOUNTAIN LAND DESIGN SHOWROOM AND RESIDENCES

111 NORTH WASHINGTON AVENUE  
 KETCHUM, IDAHO

DESIGN REVIEW SUBMITTAL  
 5/6/2020





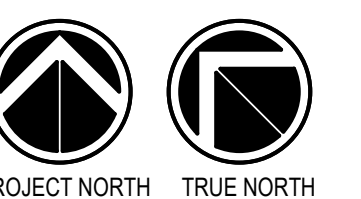


WORKFORCE UNIT: 978 SF  
 STORAGE: 59 SF  
 TOTAL WORKFORCE UNIT: 1,037  
 (1,013 SF OWED PER 2.08 FAR)

GROSS FLOOR AREA: 4,528 SF  
 NET FLOOR AREA: 831 SF

PROPOSED BASEMENT FLOOR PLAN

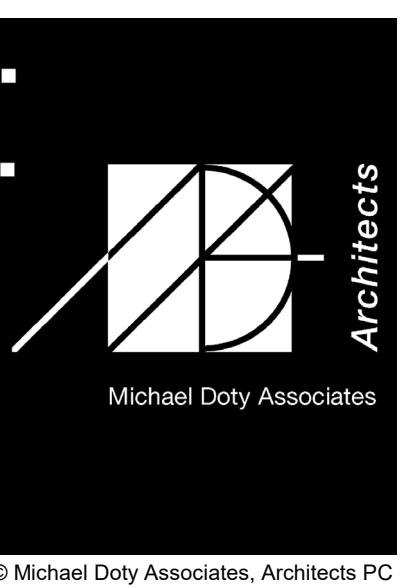
1 2 4 8 1/4" = 1'-0"



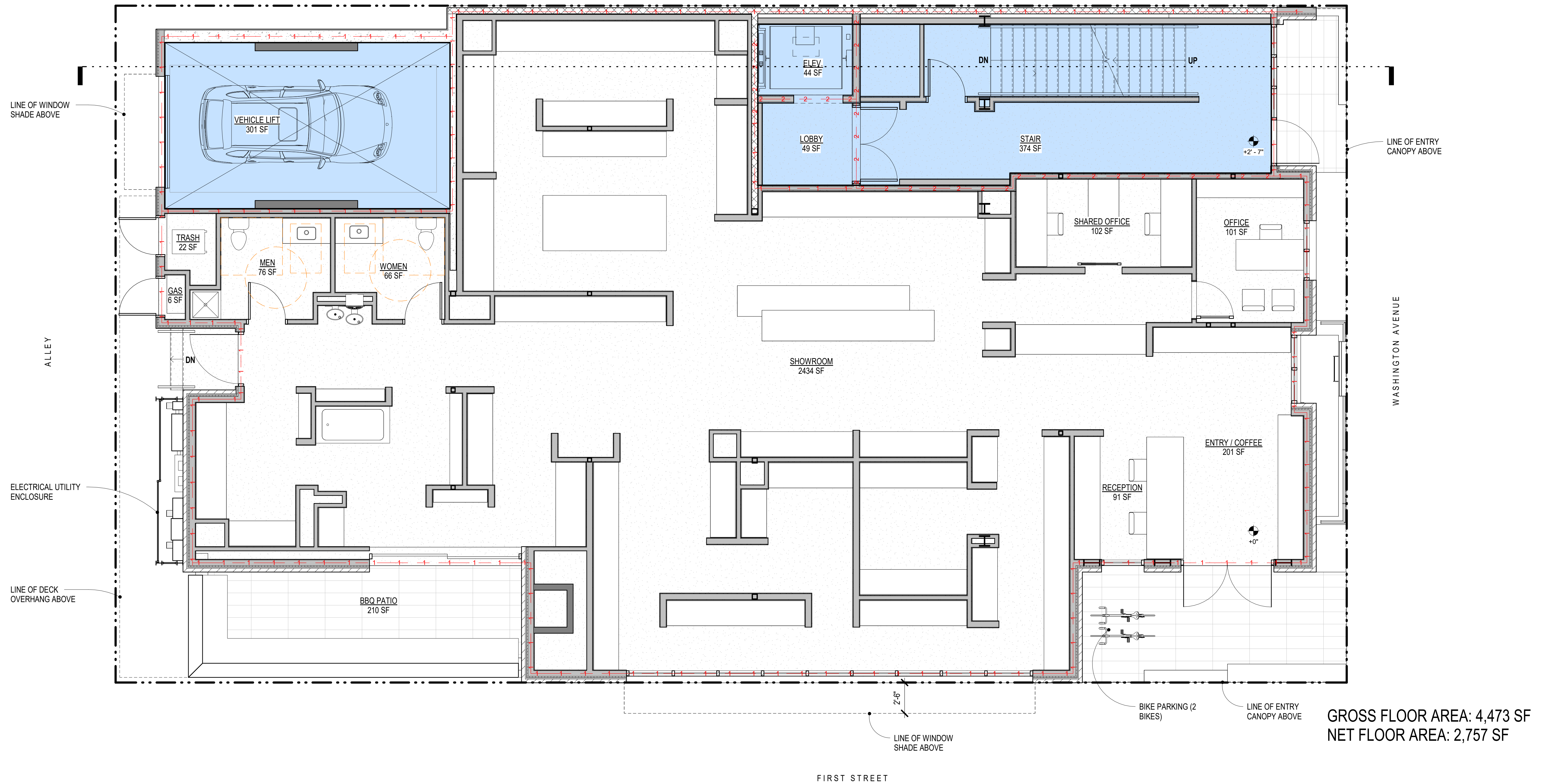
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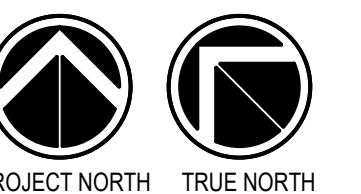


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PROPOSED FIRST FLOOR PLAN

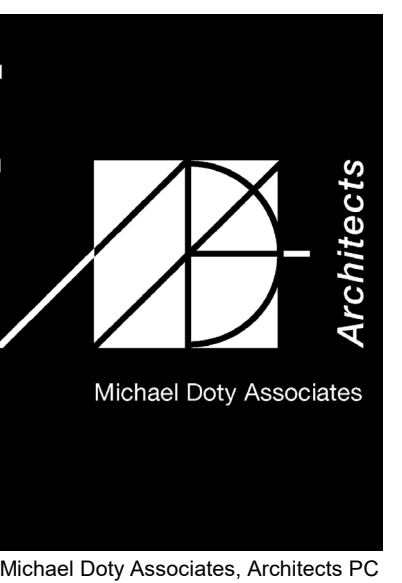
1 2 4 8 1/4" = 1'-0"



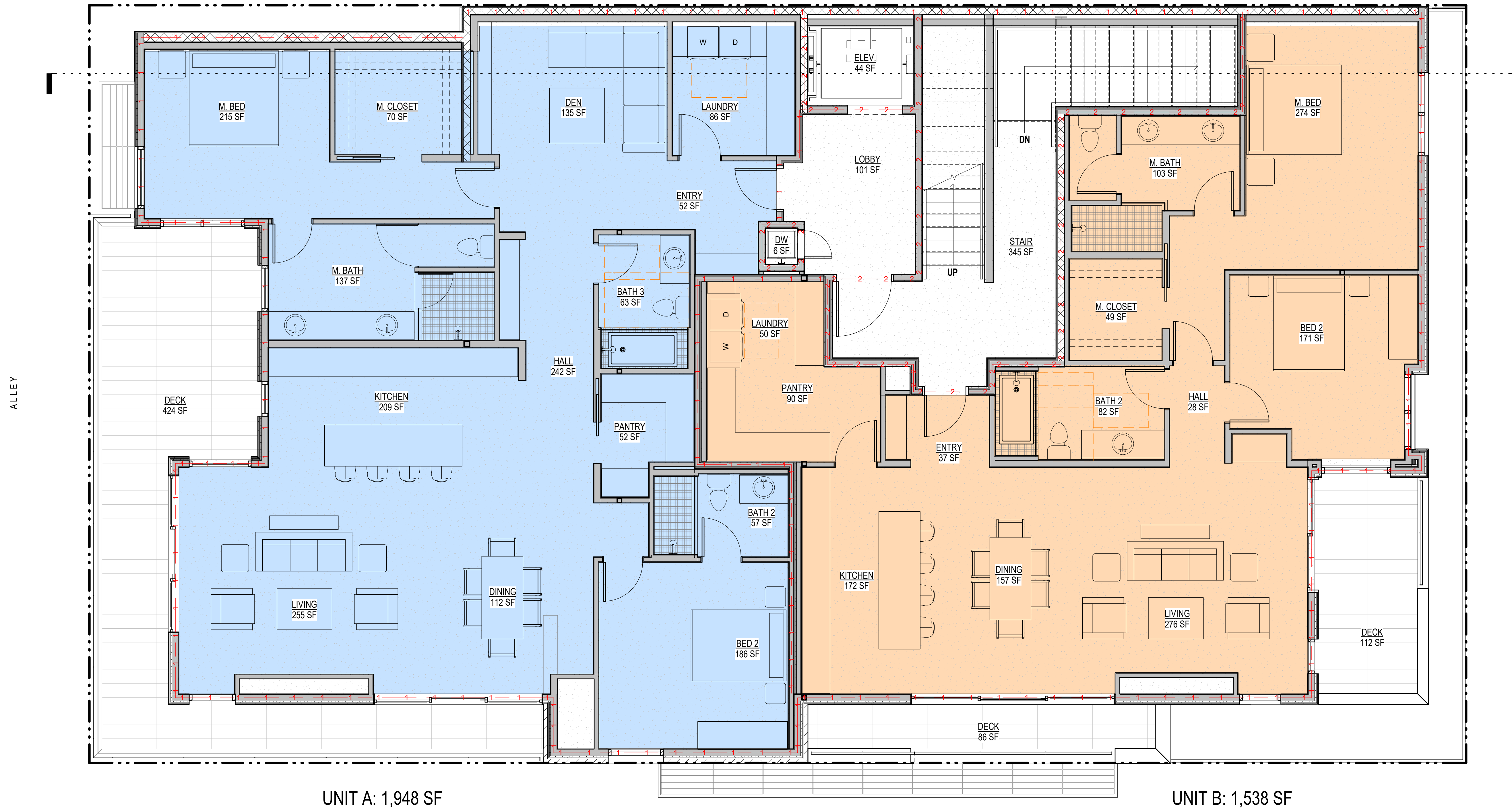
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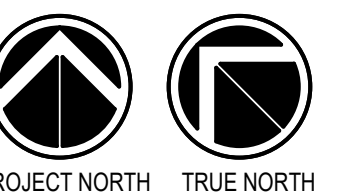
UNIT A: 1,948 SF

UNIT B: 1,538 SF

GROSS FLOOR AREA: 4,083 SF  
NET FLOOR AREA: 3,001 SF

PROPOSED SECOND FLOOR PLAN

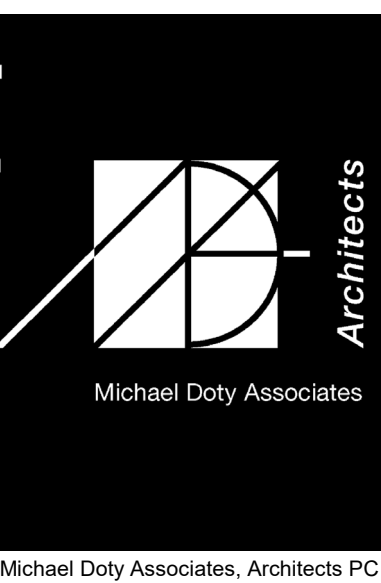
1/4" = 1'-0"



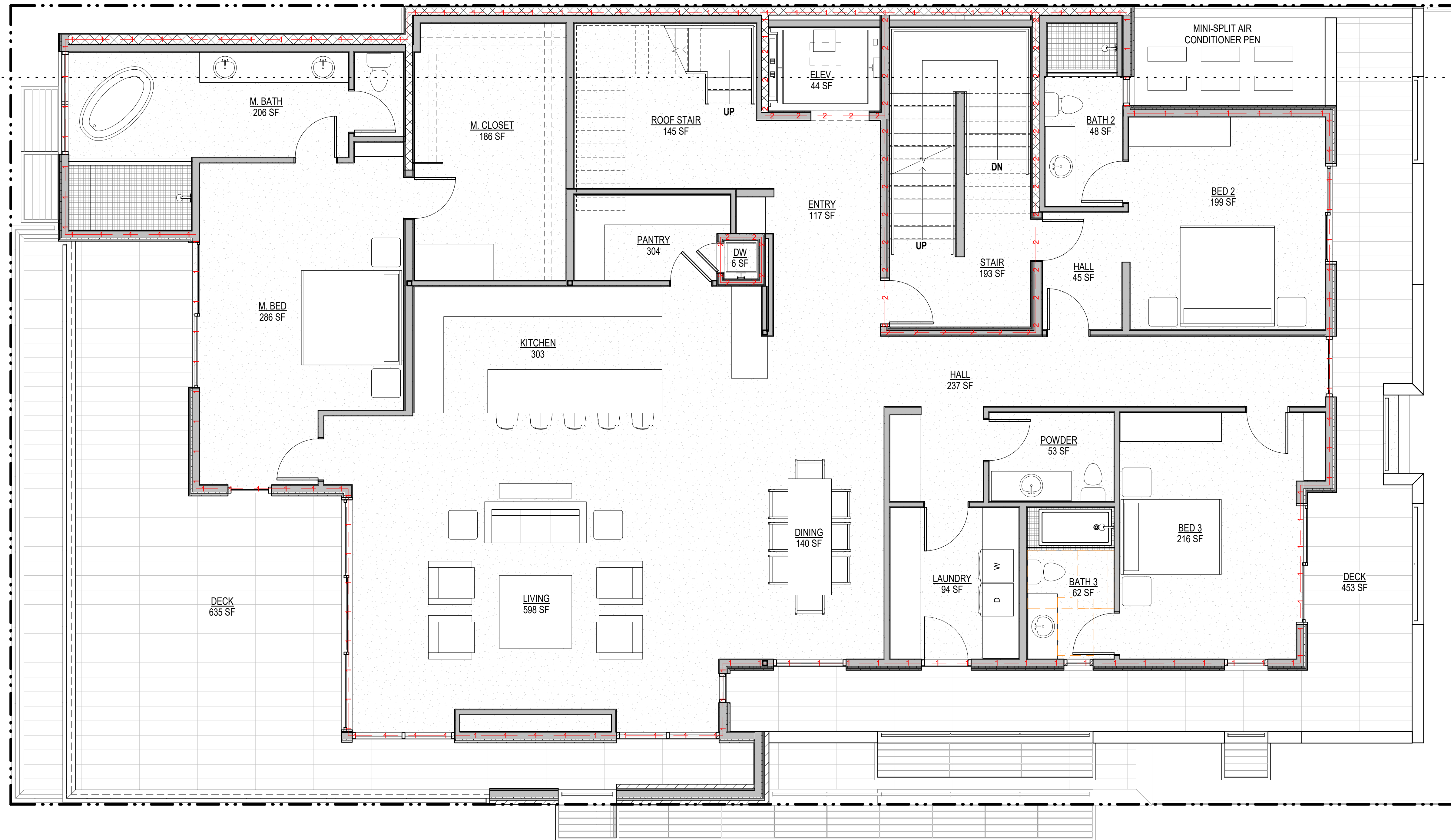
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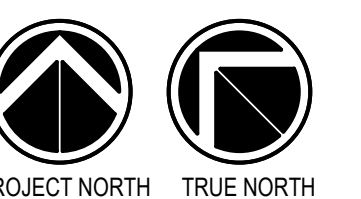
PENTHOUSE: 3,035 SF

FIRST STREET

GROSS FLOOR AREA: 3,236 SF  
NET FLOOR AREA: 2,695 SF

PROPOSED THIRD FLOOR PLAN

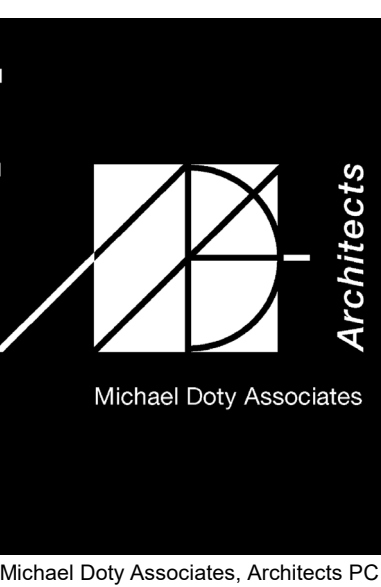
1/4" = 1'-0"



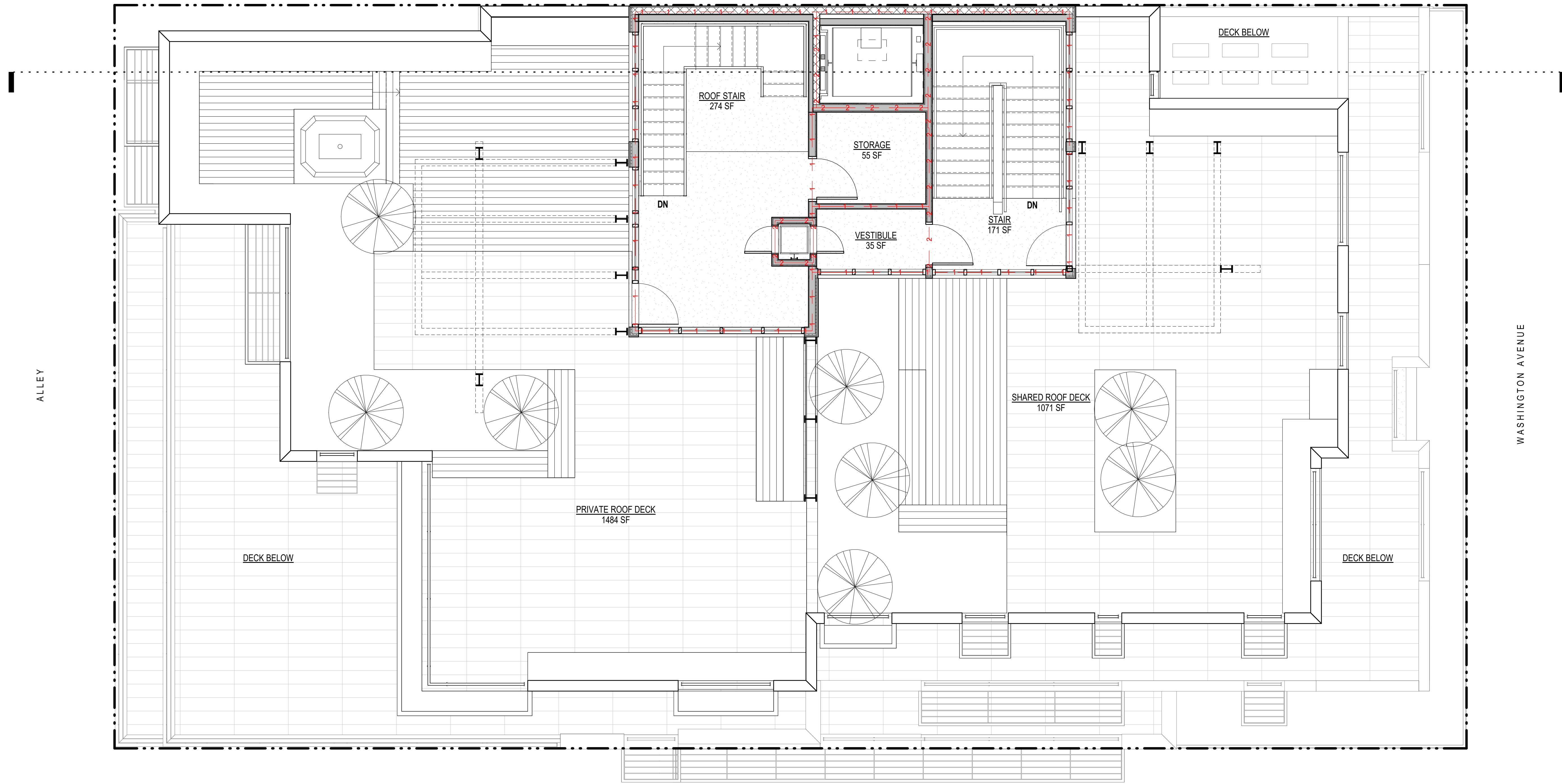
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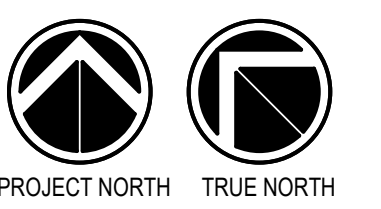


FIRST STREET

GROSS FLOOR AREA: 278 SF  
NET FLOOR AREA: 55 SF

PROPOSED ROOF DECK FLOOR PLAN

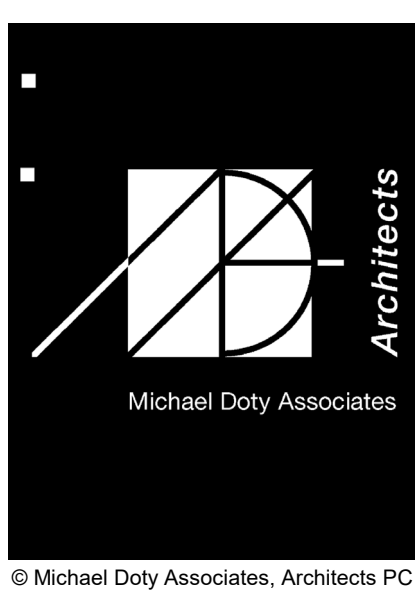
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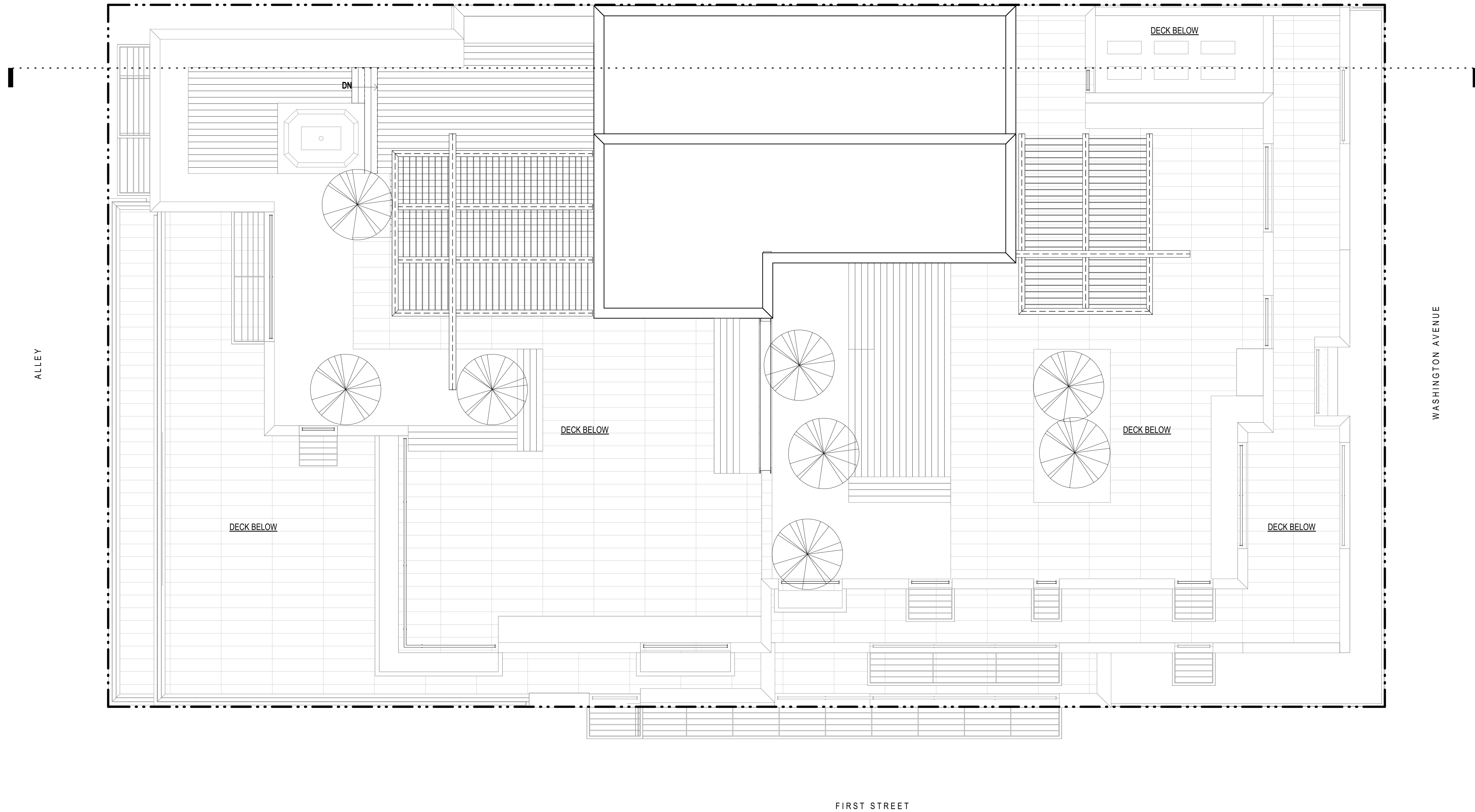
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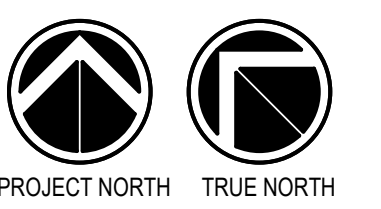


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PROPOSED ROOF PLAN

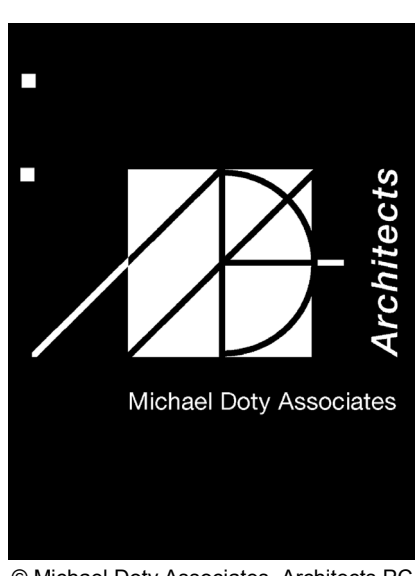
1 2 4 8 1/4" = 1'-0"



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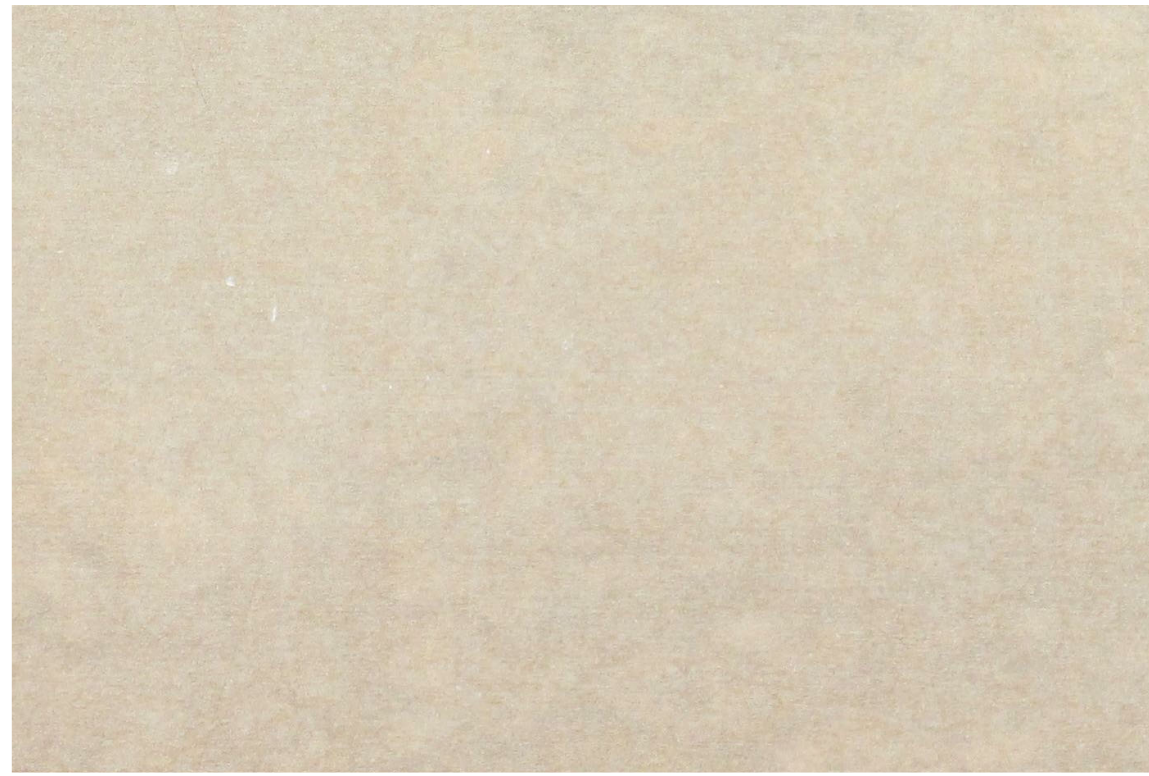
EXTERIOR FINISH 1 (EF-1):  
2-3/4" MODULAR BRICK VENEER  
INTERSTATE BRICK, COLOR: LONE TREE



EXTERIOR FINISH 2 (EF-2):  
1x6 GARAPA RAINSCREEN, HORIZONTAL  
CLEAR SEALER



EXTERIOR FINISH 3 (EF-3):  
1x6 GARAPA RAINSCREEN, VERTICAL  
WEATHERED PATINA



EXTERIOR FINISH 4 (EF-4):  
2'x8' FIBER CEMENT PANELS  
CEMBRIT PATINA, COLOR: 915 - TUFA



EXTERIOR FINISH 5 (EF-5):  
NATURAL STONE VENEER  
ASHLAR PATTERN, COLOR:



EXTERIOR FINISH 6 (EF-6):  
STEEL, STEEL PANELS, STEEL FLASHING  
KYNAR 500, COLOR: BLACK



GUARDRAIL 1 (GR-1):  
BLACK STEEL BAR



EXTERIOR DOORS AND WINDOWS:  
BLACK ANODIZED STOREFRONT

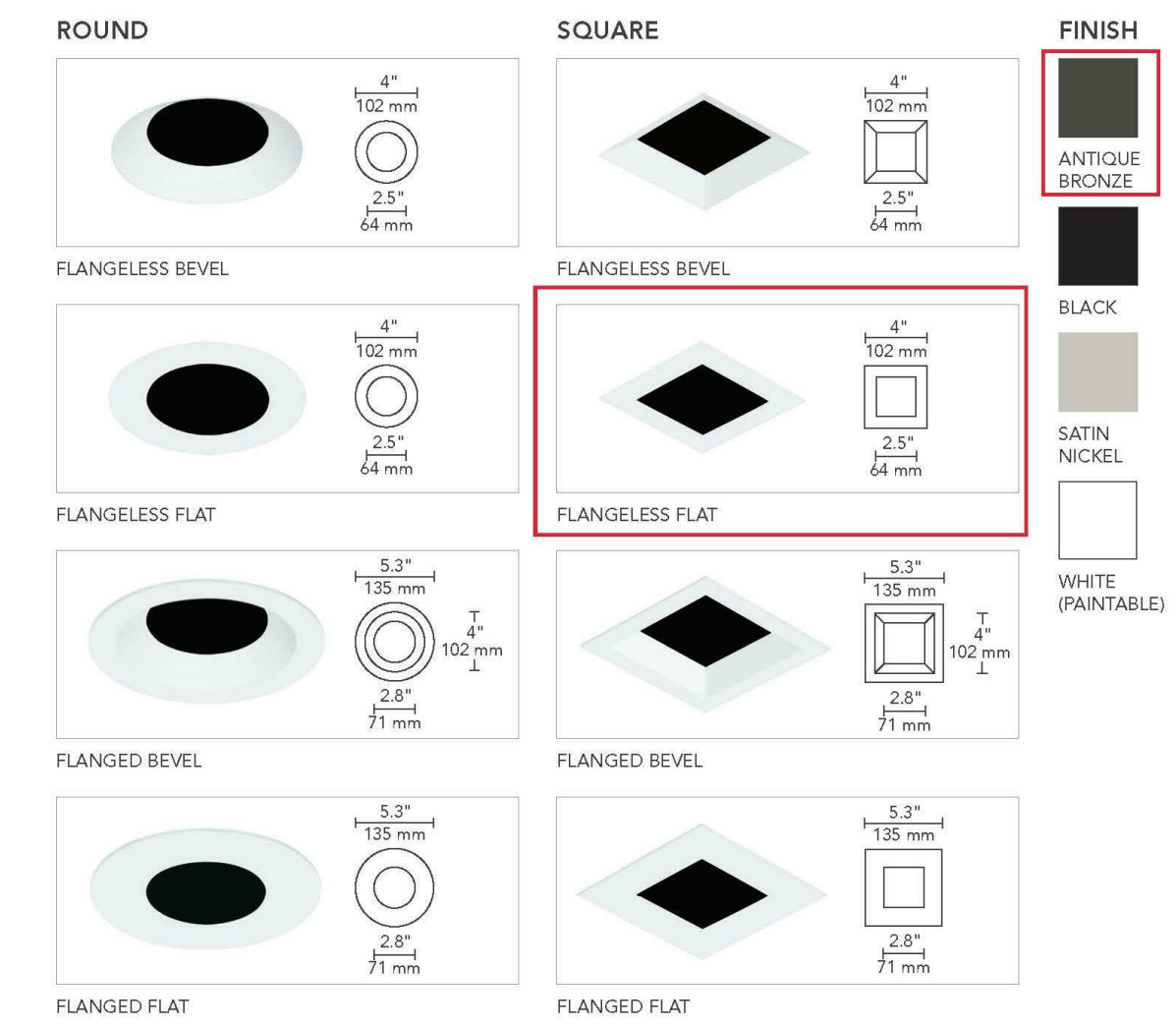


PROJECTING SIGNAGE CONCEPT

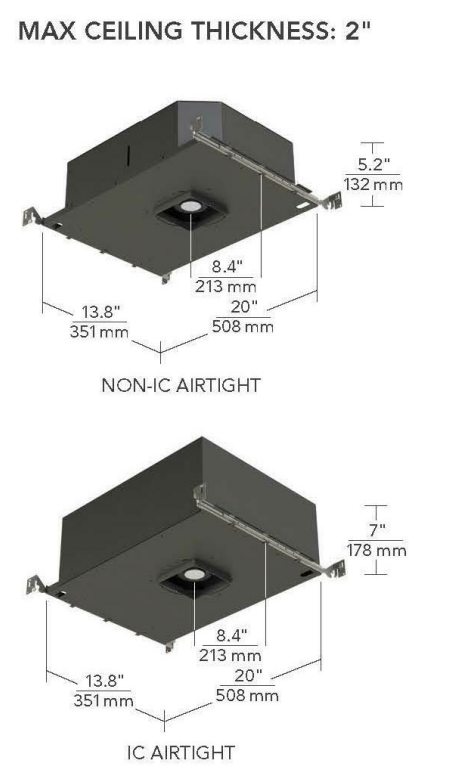
## 4" LED

### FIXED DOWNLIGHT

#### TRIMS



#### 4" HOUSING



#### LED SOLUTIONS

##### LAMPING & OPTICS

	CITIZEN MAX-OUTPUT / HIGH-OUTPUT / LOW-OUTPUT			XICATO / ARTIST SERIES	LUMENETIX WARM COLOR DIMMING	LUMENETIX PROGRAMMABLE WHITE
Output (Fixture Performance)	Max: 3300 / 2640	High: 2590 / 2060	Low: 1500 / 1200	1800 / 1275	1075	1075
CRI	80+ / 90+			80+ / 98+	90+	90+
Color Temperature	2700K / 3000K / 3500K			2700K / 3000K / 3500K	3000K-1800K Warm Dim	1600K-4000K
Dimming	Down to 5%*			Down to 5%*	Down to 1%	Down to 1%
Dimming Type	ELV, 0-10V, Hi-Lume			ELV, 0-10V, Lutron Hi-Lume	0-10V	0-10V, 2 sets
Beam Spreads	18°, 25°, 40°			21°, 43°, 60°	21°, 43°, 60°	21°, 43°, 60°
Power Supply	Constant Current Driver			Constant Current Driver	24V DC, Constant Voltage	24V DC, Constant Voltage
Wattage	Max: 32 watts	High: 32 watts	Low: 18 watts	24 watts / 22 watts	23 watts	23 watts
Title 24	At 90 CRI			—	—	—

\*with ELV Driver option

##### GENERATION BRANDS

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**ELEMENT**  
by Tech Lighting®

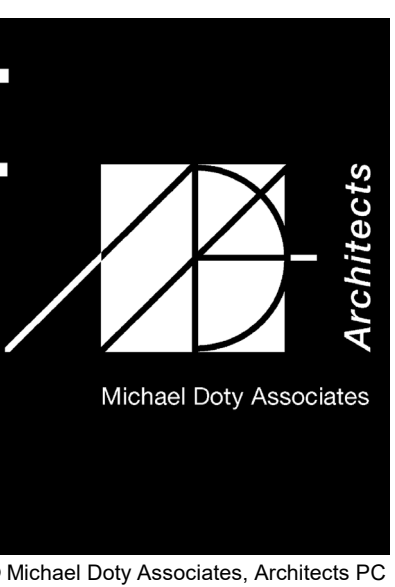
7400 Linder Avenue, Skokie, Illinois 60077 T 847.410.4400 F 847.410.4500

#### RECESSED CAN LIGHT

# MOUNTAIN LAND DESIGN SHOWROOM AND RESIDENCES

111 NORTH WASHINGTON AVENUE  
KETCHUM, IDAHO

DESIGN REVIEW SUBMITTAL  
5/6/2020



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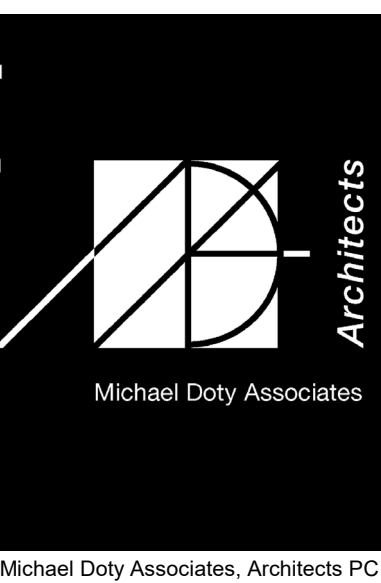
PROPOSED SOUTH (FIRST ST) ELEVATION

1 2 4 8 1/4" = 1'-0"

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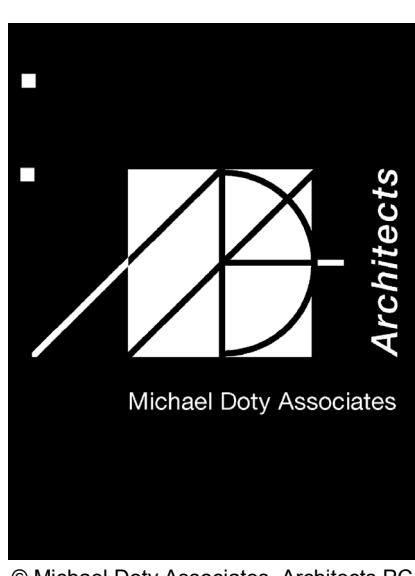
PROPOSED SOUTH (FIRST ST) ELEVATION

1/4" = 1'-0"

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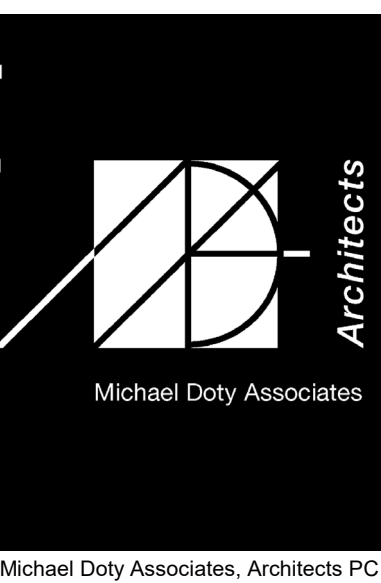
PROPOSED EAST (WASHINGTON) ELEVATION

1 2 4 8 1/4" = 1'-0"

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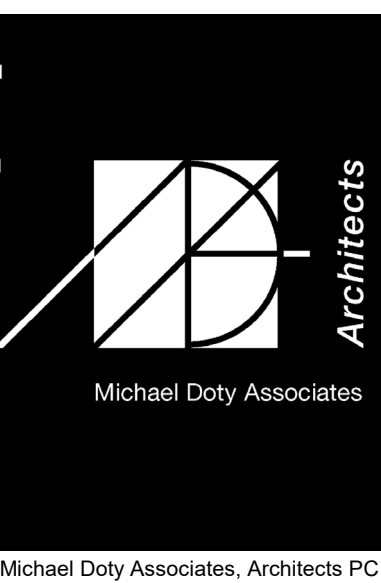
PROPOSED EAST (WASHINGTON) ELEVATION

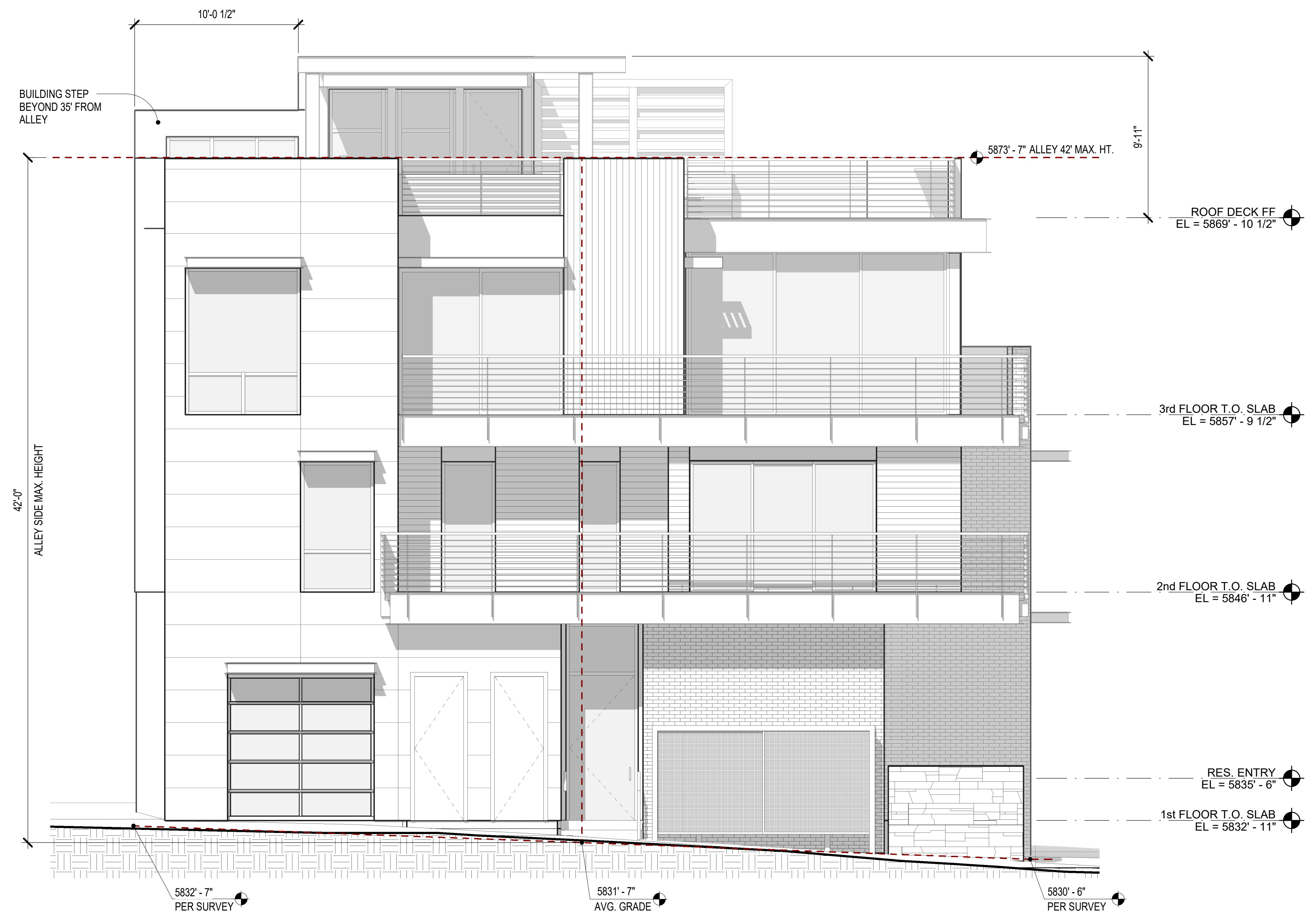
1 2 4 8 1/4" = 1'-0"

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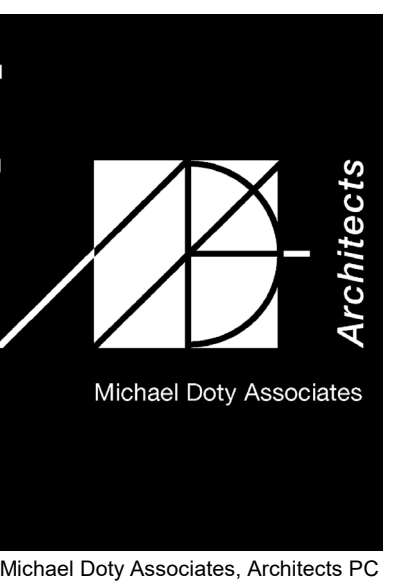


PROPOSED WEST (ALLEY) ELEVATION

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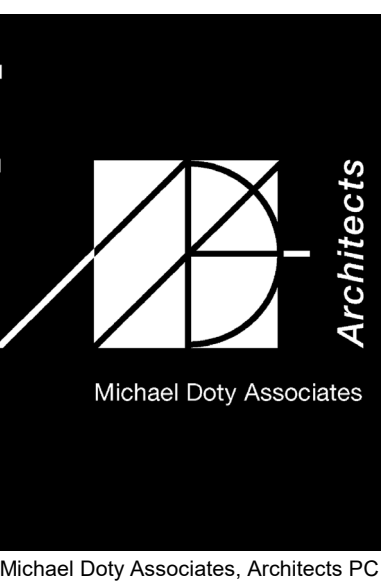
PROPOSED WEST (ALLEY) ELEVATION

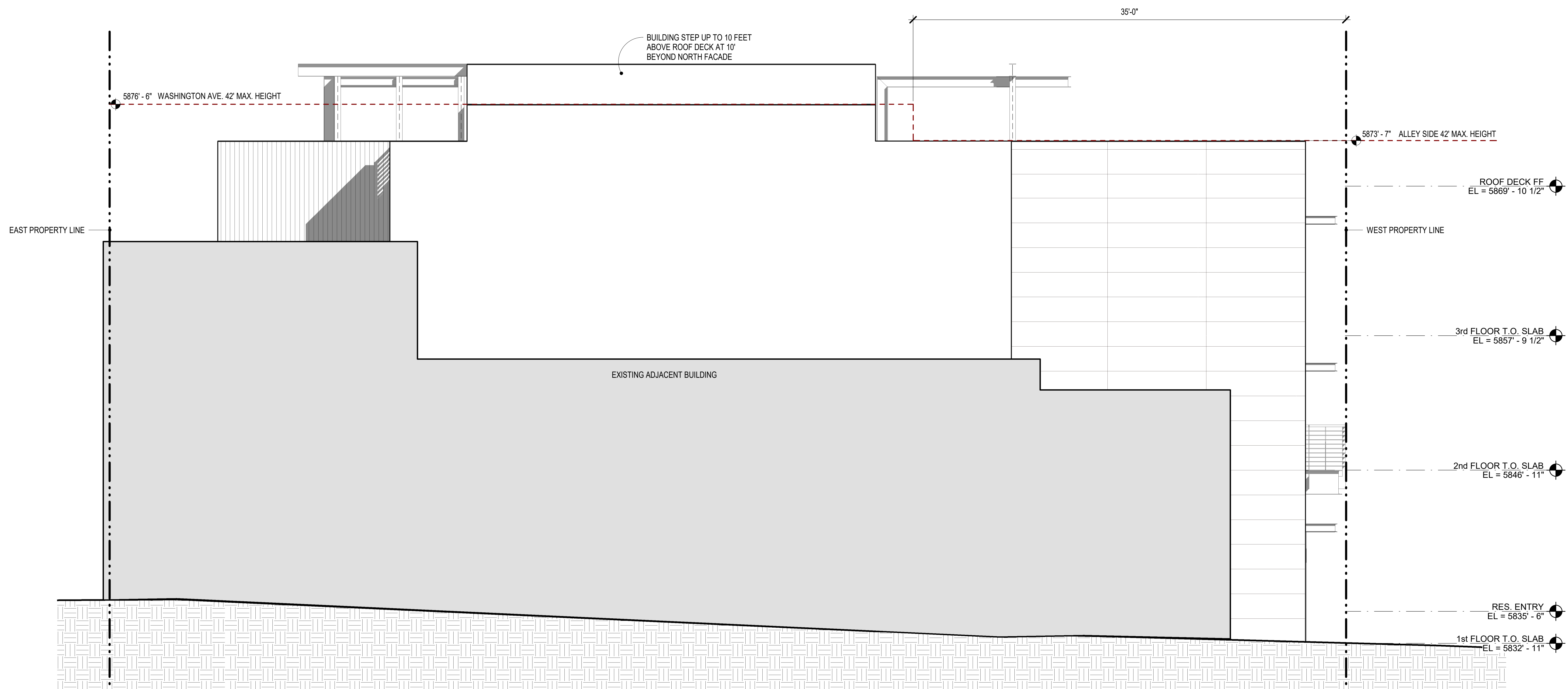
1 2 4 8 1/4" = 1'-0"

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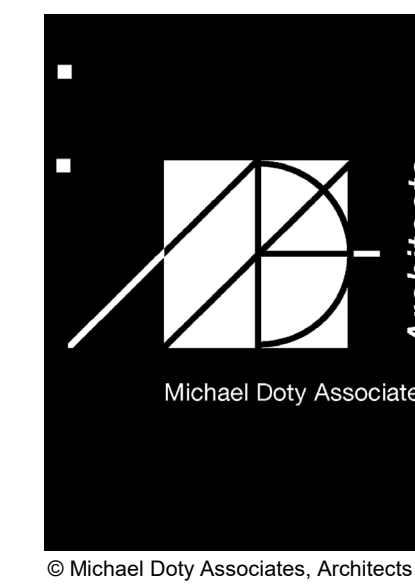
PROPOSED NORTH ELEVATION

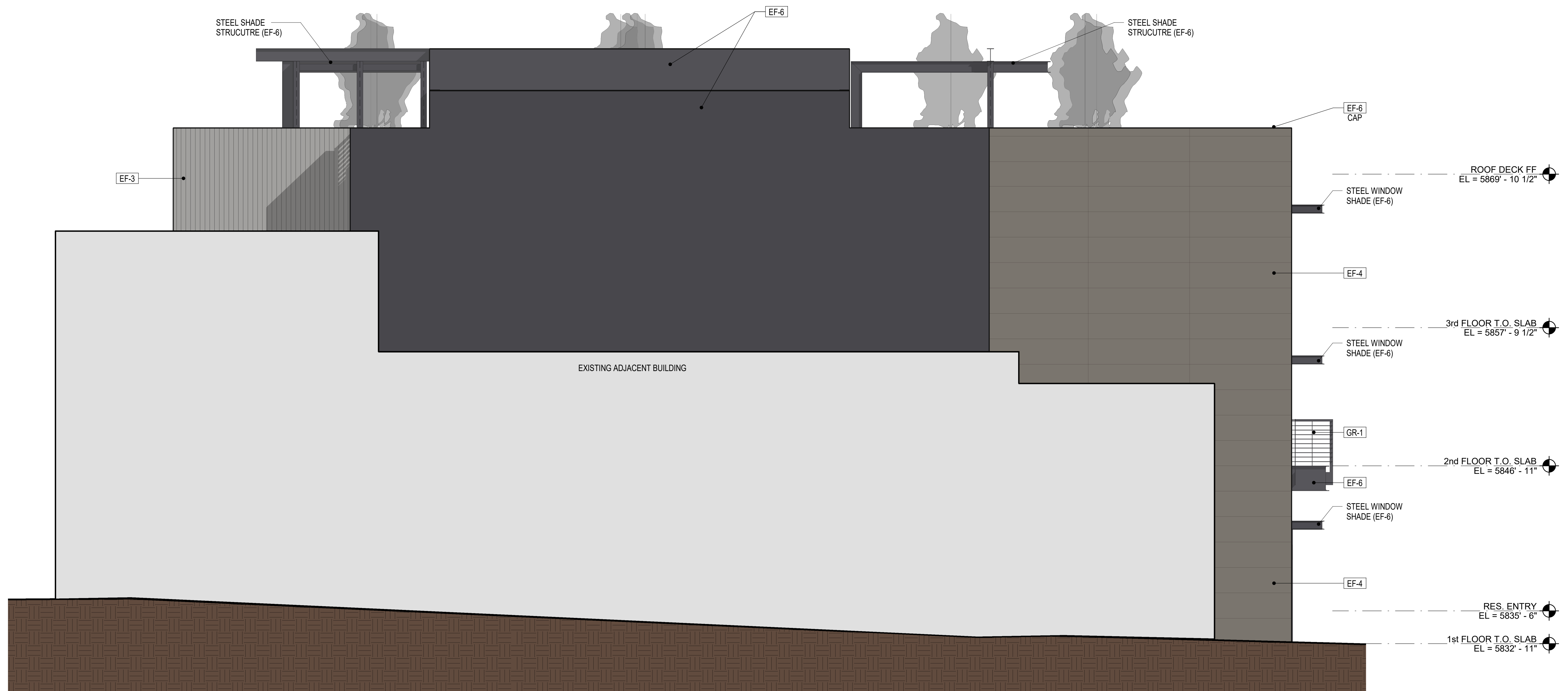
1 2 4 8 1/4" = 1'-0"

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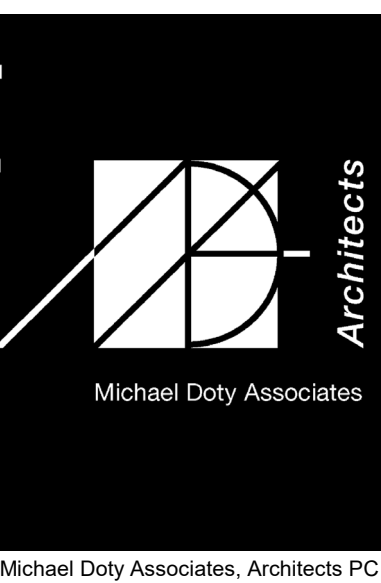
PROPOSED NORTH ELEVATION

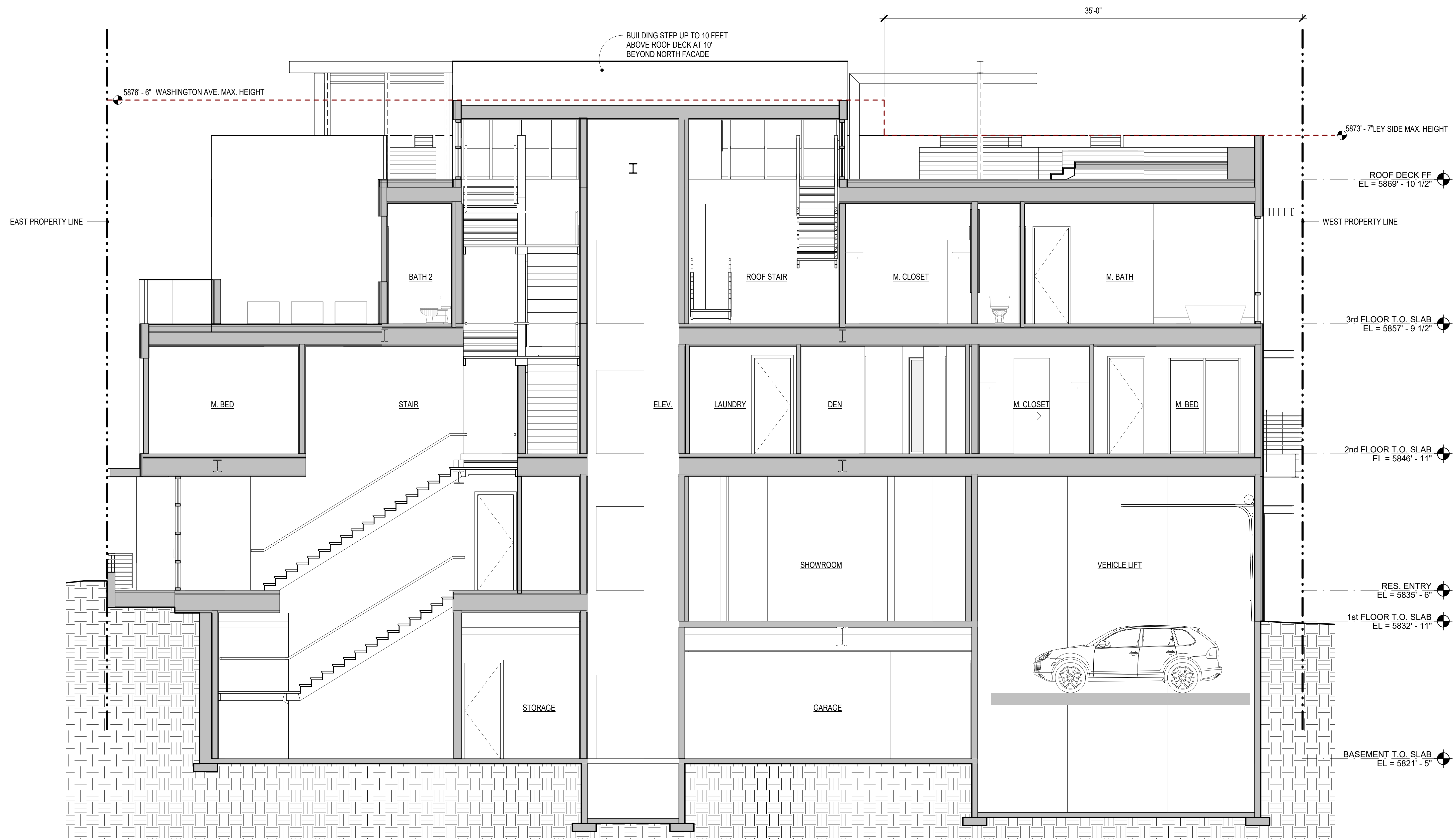
1 2 4 8 1/4" = 1'-0"

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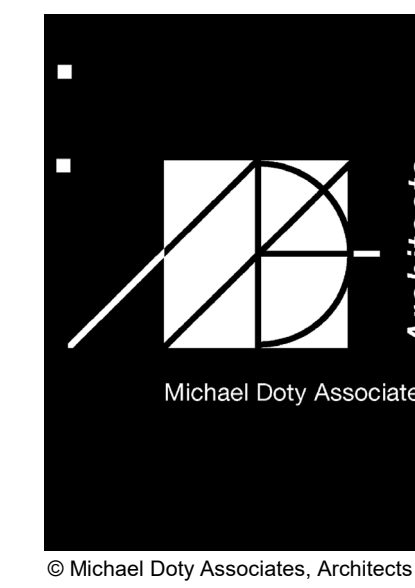
PROPOSED BUILDING SECTION

1/4" = 1'-0"

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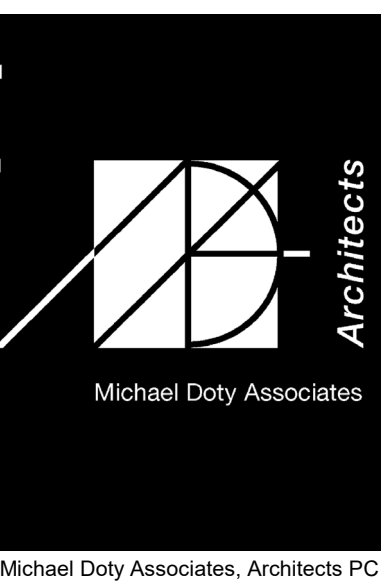


VIEW FROM FIRST AND WASHINGTON

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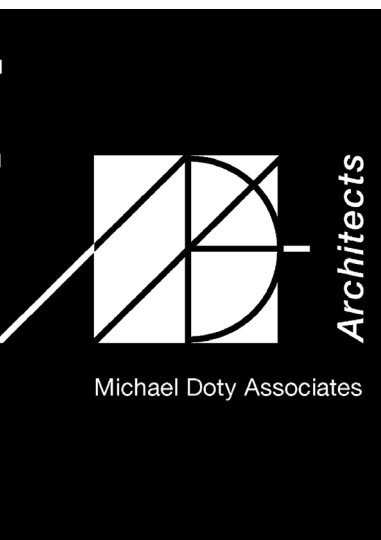


VIEW FROM FIRST AND ALLEY

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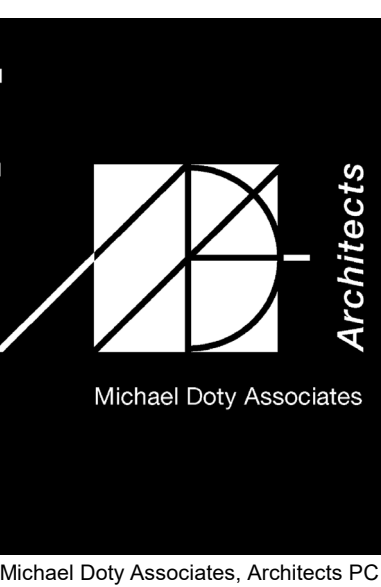


VIEW FROM FIRST STREET

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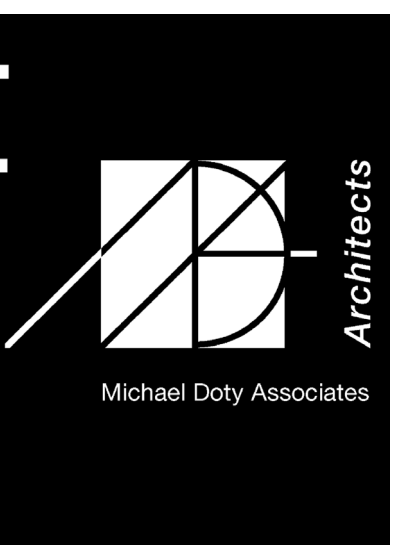


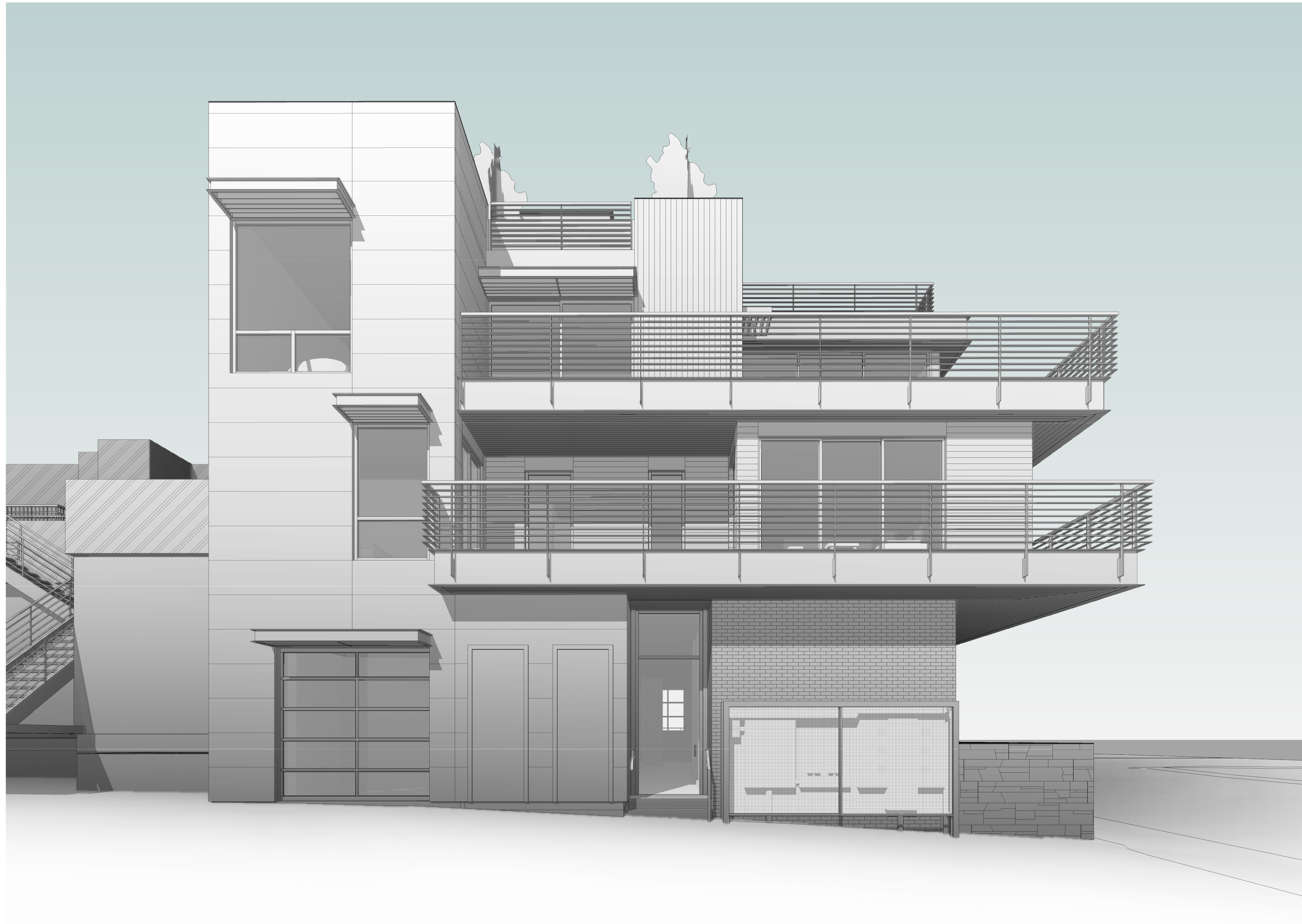
VIEW FROM WASHINGTON AVENUE

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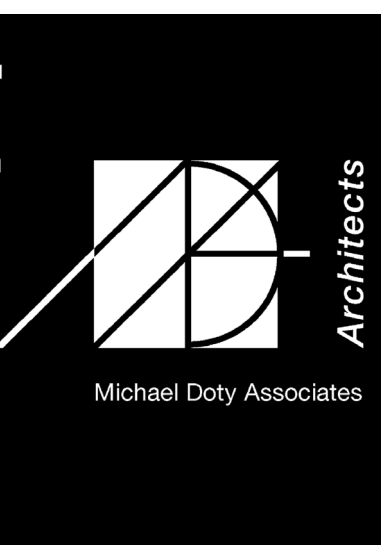


VIEW FROM ALLEY

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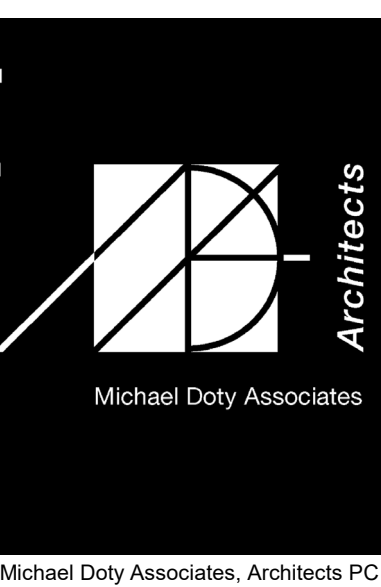


VIEW FROM FIRST AND WASHINGTON

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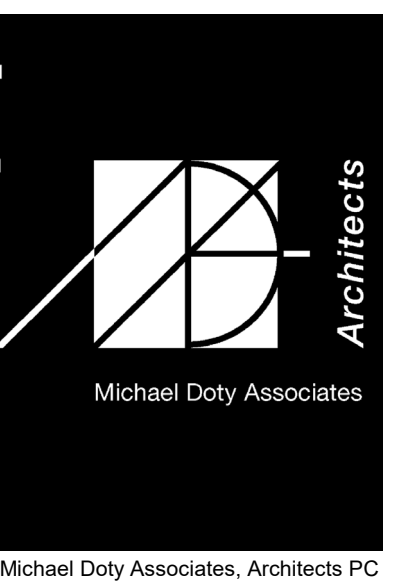


VIEW FROM FIRST AND ALLEY

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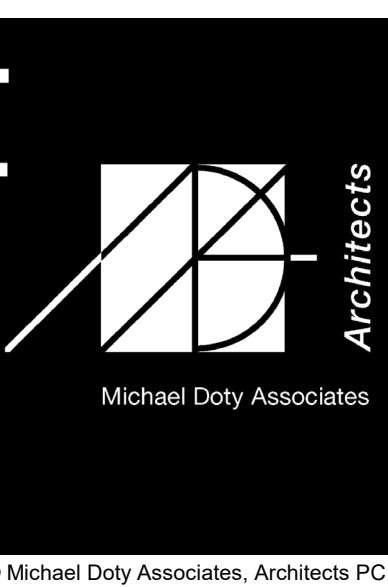


VIEW FROM FIRST STREET

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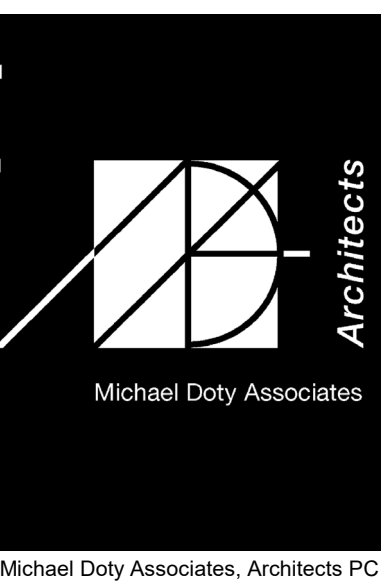


VIEW FROM WASHINGTON AVENUE

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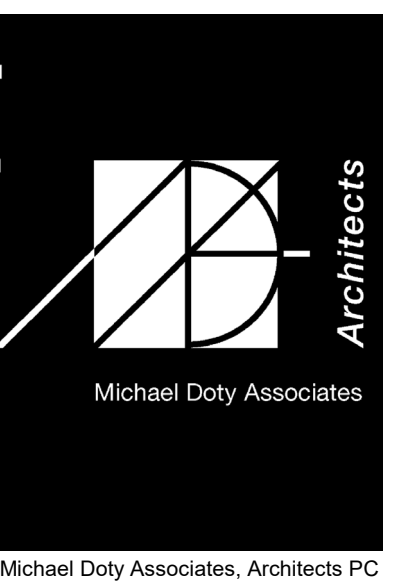


VIEW FROM ALLEY

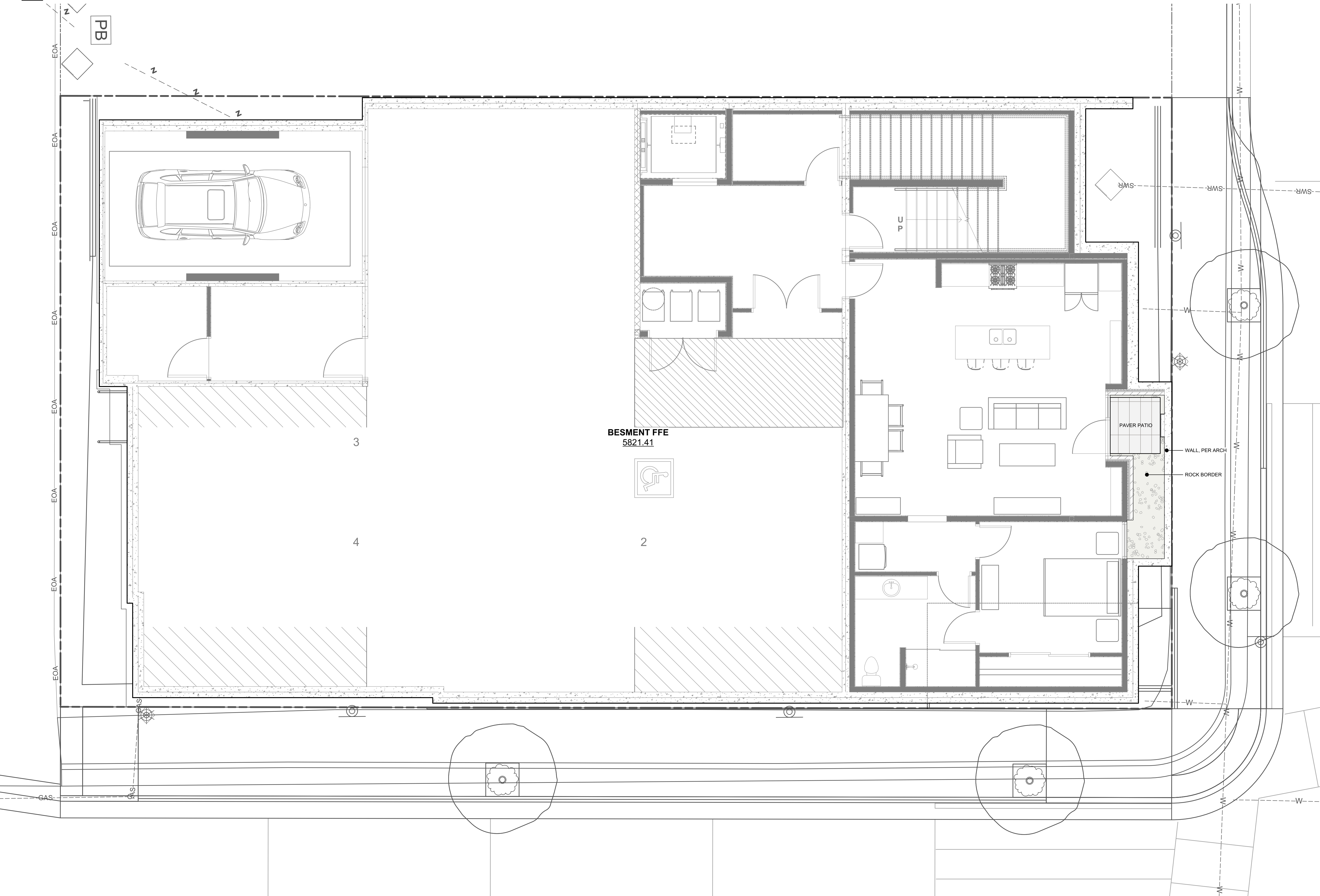
# MOUNTAIN LAND DESIGN SHOWROOM AND RESIDENCES

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SHEET LEGEND	
SYMBOL	DESCRIPTION
	Property Line
	Setbacks / Easements
	Pavers (Pedestal System)
	Rock Border



SHEET LEGEND	
SYMBOL	DESCRIPTION
	Property Line
	Setbacks / Easements
	2" Irrigation Sleeve
	Pavers
	Concrete Steps
	Concrete Wall
	Planters
	U-Frame Bike Rack (1)
	Trash Receptacles (1)
	Tree Grate (4)
	Street Trees in Tree Grate (per City of Ketchum code)

IRRIGATION SCHEDULE		
AREA DESCRIPTION	IRRIGATION TYPE	ZONE
On Site Planters	Buried Drip Irrigation	1
Street Trees	Buried Drip Irrigation	2

FIRST FLOOR FFE  
5832.92

36" SQ. TREE GRATES:  
SEE GENERAL NOTES FOR SPECIFICATIONS

OWNER TO PROVIDE OUTLET AND OUTLET COVER  
AT ALL STREET TREE LOCATIONS - BOLLARD SUPPLIED  
BY CITY OF KETCHUM - SEE EXTERIOR ELECTRICAL PLAN - BY OTHER.

PROVIDE 2" SLEEVES FOR ELECTRICAL WIRING,  
AND DRIP IRRIGATION TO TREE WELL  
NOTES (PER CITY STANDARD, TREE WELL DETAIL):  
1) DRIP IRRIGATION TO BE ON A SEPARATE ZONE WITH HUNTER/RAINWISE  
SMART CLOCK, OR APPROVED EQUAL, FOR REMOTE ACCESS BY CITY.  
2) APPLICANT TO CONNECT AND PROVIDE CONDUITS, WIRING, AND SEPARATE  
CIRCUIT, OR TIE TO A CITY CIRCUIT FOR POWER - NO DIRECT BURIAL WIRE  
PERMITTED.

STREET TREES PER ARBORIST APPROVAL  
SUGGESTED: RED MAPLE (AUTUMN BLAZE)  
NOTE: ALL STREET TREES TO HAVE SILVA CELL  
FOR OPTIMAL ROOT DEVELOPMENT - INSTALL PER MFR.  
SPECIFICATIONS UPON REQUEST.

SEE CIVIL DRAWINGS FOR PROPOSED SIDEWALK

**GENERAL NOTES:**

1. GRADING PER CIVIL ENGINEER
2. ALL IRRIGATION, ON-SITE, TO BE DRIP IRRIGATED

**EQUIPMENT AND PAVING SCHEDULE:**

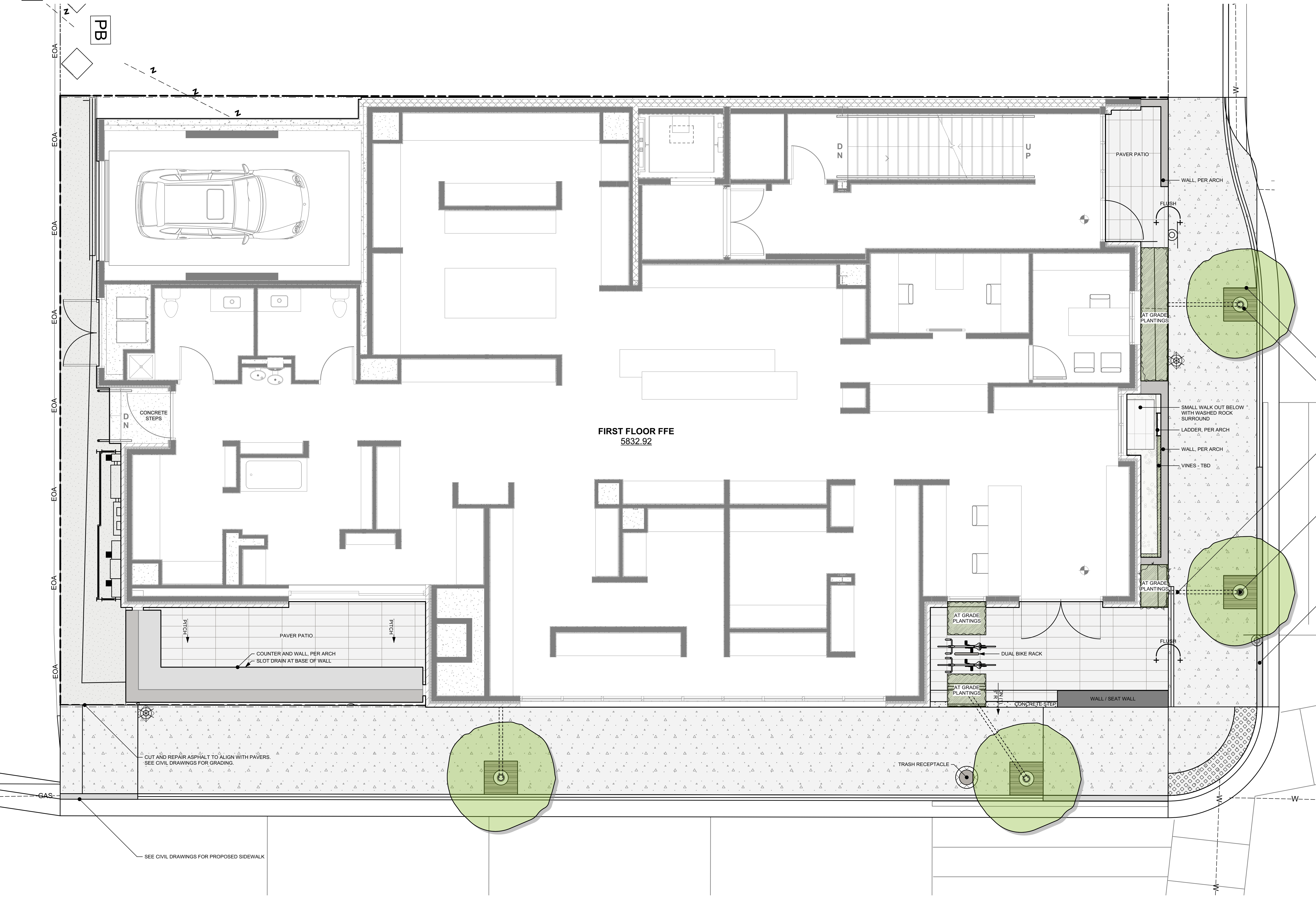
TRASH RECEPTACLE: 32 GAL. PERFORATED TRASH  
RECEPTACLE, BLACK, AVAILABLE FROM BYO PLAYGROUNDS,  
800-853-5316, INSTALL PER MANUFACTURER.

BIKE RACK: INVERTED U BIKE RACK ON RAILS, SQUARE  
TUBING, BLACK, (1) SINGLE LOOP. AVAILABLE FROM BYO  
PLAYGROUNDS, INSTALL PER MANUFACTURER.

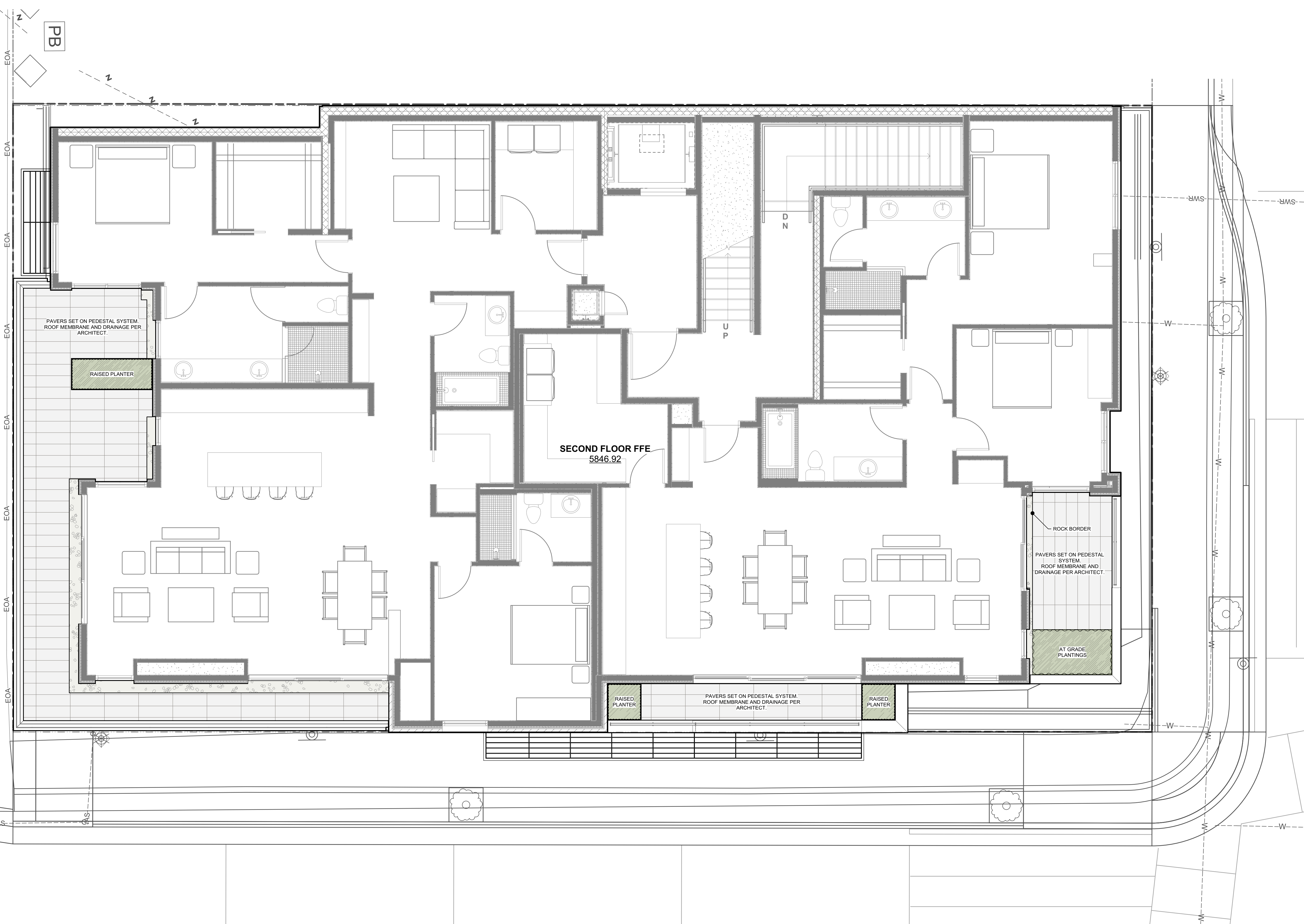
TREE GRATE: R-8704-A (AVENUE COLLECTION), 36" x 36"  
WITH 16" DIAMETER OPENING, AVAILABLE FROM NEENAH  
FOUNDARY, INSTALL PER MANUFACTURER .

SILVA CELL: SUPPLIER: DEEP ROOT. PRODUCT: SILVA CELL  
2X, LAYOUT AND INSTALL PER MANUFACTURER  
SPECIFICATIONS.

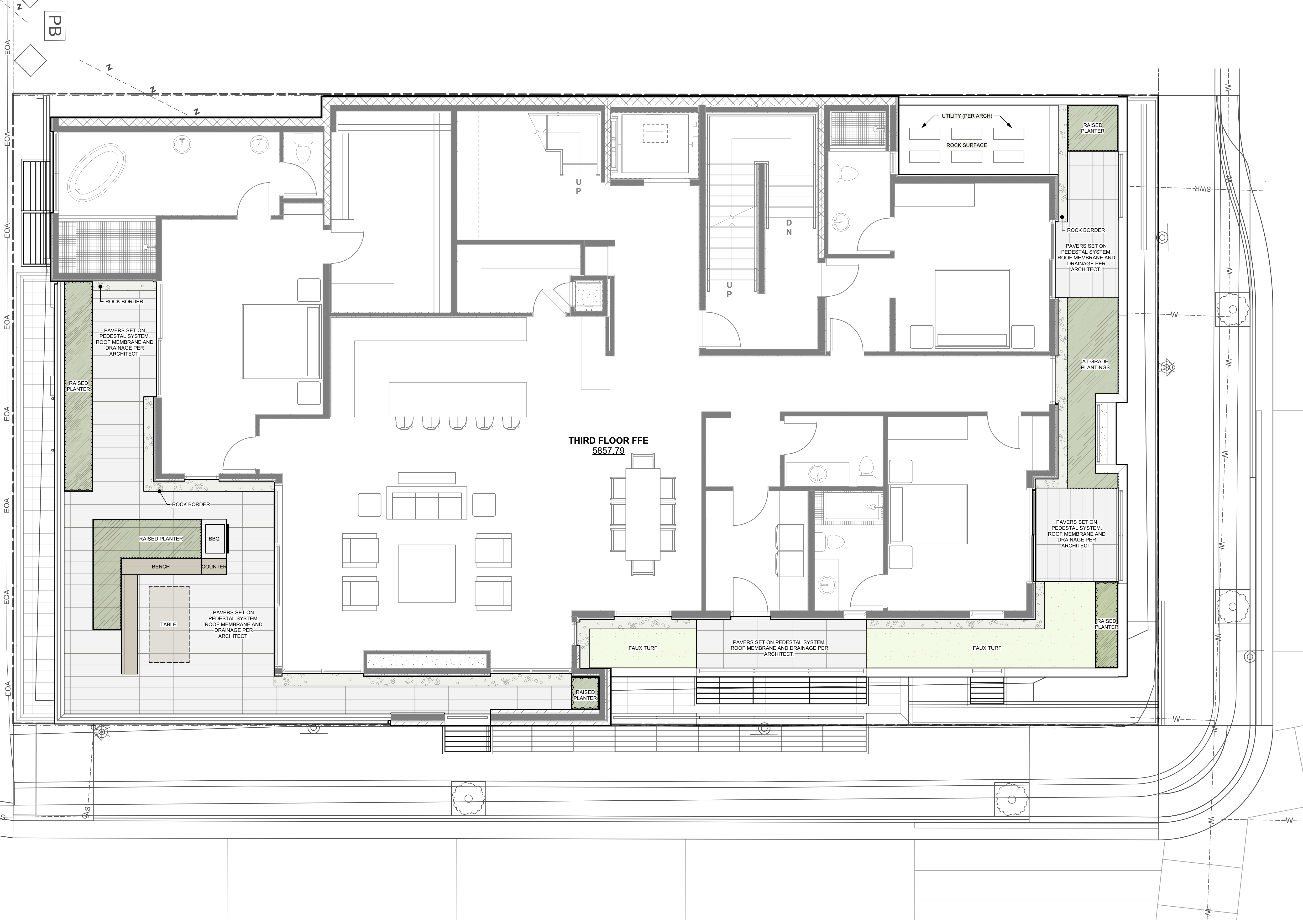
WALKWAY AND LANDING PAVING: 12" x 48" PAVER IN  
STACKED BOND PATTERN, COLOR AND FINISH TBD.



SHEET LEGEND	
SYMBOL	DESCRIPTION
	Property Line
	Setbacks / Easements
	Pavers (Pedestal System)
	Built-In Furniture
	Rock Border
	Planters (Drip Irrigation)



SHEET LEGEND	
SYMBOL	DESCRIPTION
	Property Line
	Setbacks / Easements
	Pavers (Pedestal System)
	Built-In Furniture
	Rock Border
	Planters (Drip Irrigation)



SHEET LEGEND	
SYMBOL	DESCRIPTION
	Property Line
	Setbacks / Easements
	Pavers (Pedestal System)
	Deck (Pedestal System)
	Built-In Furniture
	Rock Border
	Planters (Drip Irrigation)
	Trees (Drip Irrigation)



Exhibit C:  
Applicant Narrative  
Design Review  
Evaluation Criteria  
and  
CC Design Review Standards



## IMPROVEMENTS AND STANDARDS FOR ALL PROJECTS: 17.96.060

City Code	City Standards and <i>Applicant Comments</i>
17.96.060(A)(1) Streets	The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development.
<i>Comments</i>	<i>Applicant will provide and be responsible for all costs of connections from the existing city street to the development. Applicant may request a portion of funds from KURA.</i>
17.96.060(A)(2) Streets	All streets designs shall be in conformance with the right-of-way standards and approved by the Public Works Director.
<i>Comments</i>	<i>Proposed street design has been prepared by Galena Engineering, and will meet the right-of-way standards.</i>
17.96.060(B)(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.
	<i>The applicant shall demolish and replace sidewalks at Washington Avenue and First Street as required by the Public Works Department.</i>
17.96.060 (B)(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.
<i>Comments</i>	<i>The sidewalk improvement has been designed by Galena Engineering after consulting with city staff. New 8-foot wide sidewalks will extend the length of the property on both Washington Avenue and First Street frontages.</i>
17.96.060 (B)(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.
<i>Comments</i>	<i>The sidewalk improvement has been designed by Galena Engineering after consulting with city staff. New sidewalks will provide safe pedestrian access to and around the building.</i>
17.96.060 (B)(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.
<i>Comments</i>	<i>N/A. The applicant will not pursue an in-lieu contribution to avoid sidewalk improvements. Applicant may request a portion of funds from KURA.</i>
17.96.060(C)(1)	All storm water shall be retained on site.
<i>Comments</i>	<i>On-site storm water shall be directed to internal roof drains, drain leaders, and trench drain grates and retained on site through an underground infiltration system designed by Galena Engineers.</i>
17.96.060(C)(2)	Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.

<i>Comments</i>	<i>Applicant will provide drainage improvements equal to the length of the subject property lines adjacent to public streets. Applicant may request a portion of funds from KURA.</i>
17.96.060(C)(3)	The Public Works Director may require additional drainage improvements as necessary, depending on the unique characteristics of a site.
<i>Comments</i>	<i>Proposed drainage improvements have been designed by Galena Engineering, and will include any additional improvements deemed necessary by the Public Works Director.</i>
17.96.060(C)(4)	Drainage facilities shall be constructed per city standards and designed by a licensed civil engineer.
<i>Comments</i>	<i>Final design of drainage facilities by Galena Engineering will meet and be constructed per City Standards.</i>
17.96.060(D)(1)	All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.
<i>Comments</i>	<i>Applicant will provide all utilities improvements necessary for the development. Applicant may request a portion of funds from KURA.</i>
17.96.060(D)(2)	Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.
<i>Comments</i>	<i>Applicant will work with utility companies to meet City Standards.</i>
17.96.060(D)(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.
<i>Comments</i>	<i>N/A. Project needs are met without the need to extend existing utilities.</i>
17.96.060(E)(1)	The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.
<i>Comments</i>	<i>The applicant is proposing materials, colors, and signing that we believe will complement the townscape, surrounding neighborhoods, and adjoining structures. A digital exterior materials board is included in the design review submission materials.</i>
17.96.060(E)(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.
<i>Comments</i>	<i>N/A</i>
17.96.060(E)(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.
<i>Comments</i>	<i>N/A</i>
17.96.060(F)(1)	Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.
<i>Comments</i>	<i>The building's main entry at the corner of First Street and Washington Avenue is clearly defined by floor to ceiling aluminum storefront windows and door system, and is connected directly to the public sidewalk by a concrete walkway, which is covered by a steel canopy providing weather protection, and welcoming wayfinding for visiting patrons. The residential entry on First Street is framed by a similar but, but less grand storefront system, and protected by the same continuous canopy.</i>
17.96.060(F)(2)	The building character shall be clearly defined by use of architectural features.
<i>Comments</i>	<i>See below.</i>

17.96.060(F)(3)	There shall be continuity of materials, colors and signing within the project.
<i>Comments</i>	<i>The building's material palette seeks to blend historic rustic charm with contemporary durable maintenance-free materials. The tumbled brick veneer located on the single-story masses anchor the building, and provide an historical context, while the wood rainscreen of the residences provide warmth, and help to modernize the building while complimenting the heavy texture brick elements. Steel elements project outward from the façade to provide shade and weather protection, to help articulate window openings, and to reduce perceived vertical massing. The building's only three-story contiguous mass is located on the alley side, and as a unique element, is clad with a buff colored fiber cement panel to lighten the mass, with joints oriented horizontally to lessen the perceived height.</i>
17.96.060(F)(4)	Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.
<i>Comments</i>	<i>The stone wall surrounding the BBQ display area is intended to be perceived as a "found" element that was left intact. The gray tones of the stone compliment the silver-gray weathered wood on the third story to integrate the highest and lowest portions of the building.</i>
17.96.060(F)(5)	Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.
<i>Comments</i>	<i>Building planes undulate in and out along the facades of each story, and the general mass steps back as the building grows skyward. Strategic placement of open guardrails tie together different levels while also providing visual relief along large flat planes.</i>
17.96.060(F)(6)	Building(s) shall orient towards their primary street frontage.
<i>Comments</i>	<i>Being a corner lot, the frontages along both First Street and Washington Avenue are of equal significance. The "front" lot line, located on Washington Avenue carries the weight of the address; however, frequent foot traffic is also anticipated along First Street, as pedestrians make their way to and from Forest Service Park. The building takes advantage of this locating the main entrance at the corner, and by providing large glazed openings facing First Street. The residential entry is oriented toward the Washington Avenue "front" lot line.</i>
17.96.060(F)(7)	Garbage and recycling storage areas, satellite receivers and mechanical equipment shall be screened from public view and located off alleys.
<i>Comments</i>	<i>Garbage will be collected in rolling carts, and stored in the basement for the residences, and in an enclosed room facing the alley on the west end of the property for the showroom. No satellite receivers are contemplated at this time.</i>
17.96.060(F)(8)	Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.
<i>Comments</i>	<i>All proposed roof elements are flat roofs which will be drained internally. Pedestrians will be sheltered at exterior doorways by building projections or steel canopies above.</i>
17.96.060(G)(1)	Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.
<i>Comments</i>	<i>Existing sidewalks will be replaced with new 8-foot wide sidewalks per city standards. One bicycle parking rack for (2) bicycles will be provided adjacent to the entry with direct access to the sidewalk.</i>

17.96.060(G)(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.
<i>Comments</i>	<i>The entry canopy abuts the property line, but does not extend over the sidewalk.</i>
17.96.060(G)(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.
<i>Comments</i>	<i>Traffic flow to and from the site will be through existing alley access or on-street parking.</i>
17.96.060(G)(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.
<i>Comments</i>	<i>N/A. No new curb cuts or driveways are being proposed.</i>
17.96.060(G)(5)	Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.
<i>Comments</i>	<i>The applicant has coordinated requirements with Clear Creek Disposal so that the location of the trash room will not place the trash truck onto First Street or the sidewalk during pick-up. Emergency vehicles, snow plows, and service vehicles will have to access the site from the right-of-way and on-street parking areas.</i>
17.96.060(H)(1)	Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.
<i>Comments</i>	<i>The applicant will provide snowmelt with hydronic heat tubing at portions of the site, including the main entrance walkway, the residential entry walkway, the BBQ Patio, and the window well at the basement level. There are no suitable areas on site large enough to be dedicated as snow storage areas. As such, snow management will be accomplished with the hauling of snow off-site, as noted on the architectural site plan.</i>
17.96.060(H)(2)	Snow storage areas shall be provided on-site.
<i>Comments</i>	<i>See above.</i>
17.96.060(H)(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.
<i>Comments</i>	<i>See above.</i>
17.96.060(H)(4)	In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.
<i>Comments</i>	<i>See above.</i>
17.96.060(I)(1)	Landscaping is required for all projects.
<i>Comments</i>	<i>Four street trees are proposed for the project, (2) along First Street, and (2) along Washington Avenue. Tree species will be coordinated with and approved by the City Arborist. Tree grates will be coordinated with the City Engineer. Additionally, landscape areas along Washington Avenue, and on the raised decks and roofs will have regional plantings adaptable to the site's microclimate as recommended by the landscape architect.</i>

17.96.060(I)(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.
<i>Comments</i>	<i>See above.</i>
17.96.060(I)(3)	All plant species shall be drought tolerant. Native species are recommended but not required.
<i>Comments</i>	<i>See above.</i>
17.96.060(I)(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.
<i>Comments</i>	<i>See above.</i>
17.96.060(J)(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.
<i>Comments</i>	<i>Pedestrian amenities shall be installed along the street frontages in accordance with design review regulations. Benches will be installed at the hardscape areas along Washington Avenue, and at the corner of First and Washington.</i>
<b>IMPROVEMENTS AND STANDARDS: COMMUNITY CORE (CC) PROJECTS</b>	
In addition to the requirements of section 17.96.060, unless otherwise specified, the below standards apply to projects in the Community Core district.	
17.96.070 A(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.
<i>Comments</i>	<i>Landscape Architect and General contractor will coordinate with the Public Works Department during construction to ensure the approved design will be installed and constructed as determined by the Public Works Director.</i>
17.96.070 A(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.
<i>Comments</i>	<i>The landscape architect will specify, and the landscape contractor will install street trees according to City requirements and coordinate City Arborist approval.</i>
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.
<i>Comments</i>	<i>The south and east facades facing the street, and the west façade facing the alley are designed with glazing to break up solid walls. Building undulation and change in materials avoid the creation of blank walls. The north wall is along an interior side property line and will be designed to meet building code fire separation requirements. Limited wall area is visible along the interior side property line due to adjacent building height.</i>
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.
<i>Comments</i>	<i>Storefront windows and doors will be incorporated into the lower level showroom areas along both street frontages.</i>
17.96.070 B(3)	For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows.
<i>Comments</i>	<i>The proposed design provides floor to ceiling glass doors and glazing, including a continuous 33-foot long floor to ceiling glazed opening along First Street. Higher windows are planned along Washington Avenue, where showroom needs prevent the use of lower sill dimensions.</i>
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.
<i>Comments</i>	<i>All proposed roof elements are flat roofs which will be drained internally. Steel sunshade brows create a unifying horizontal band adding depth to the elevations and reducing perceived building mass.</i>
17.96.070 B(5)	All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters, and downspouts.
<i>Comments</i>	<i>All proposed roof elements are flat roofs which will be drained internally.</i>
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 Director.
<i>Comments</i>	<i>All proposed roof elements are flat roofs which will be drained internally. (2) Window shades along the First Street facade project 2'-6" over the public sidewalk. The applicant will obtain an encroachment permit for these overhangs.</i>
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.
<i>Comments</i>	<i>The front entry walkways are simply hardscape to connect to the sidewalk. No enclosures or surrounds are proposed or contemplated.</i>
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.
<i>Comments</i>	<i>Garbage will be collected in rolling carts, and stored in the basement for the residences, and in an enclosed room facing the alley on the west end of the property for the showroom. The rolling carts will be brought to the alley for pick-up and replaced afterward by building maintenance staff. The minimal shipping and receiving needs will be met by the secondary exit door at the alley.</i>
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.
<i>Comments</i>	<i>There is no roof-mounted mechanical or electrical equipment anticipated. Heat in the showroom will provided by a hydronic forced air system, with the boiler and air handler located in a basement mechanical room. Residential heat is anticipated to be a boiler-fed radiant floor system, with the boiler(s) located in the basement mechanical room. Cooling to the 2<sup>nd</sup> and 3<sup>rd</sup> floor residential units will be provided from mini-split systems. The condenser units for these are located on the 2<sup>nd</sup> floor deck, behind a screen wall at the northeast corner of the building. Electrical metering equipment located on the alley will be screened by a</i>

	<i>complimentary steel enclosure. Gas meters are anticipated to be located within a closet, accessed from the alley.</i>
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.
Comments	<i>The applicant and landscape architect will work with the city arborist to determine if any of the existing trees removed as part of the construction of this project will be replaced, and if so, where they will be located.</i>
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.
Comments	<i>Trees located within the City right-of-way pedestrian walkways on Washington Avenue or First Street East will be placed in tree wells and covered by tree grates as approved by the City Engineer.</i>
17.96.070 D(3)	The city arborist shall approve all parking lot and replacement trees.
Comments	<i>The applicant and landscape architect will work the city arborist on the selection of replacement trees should they be required.</i>
17.96.070 E(1)	Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.
Comments	<i>N/A.</i>
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.
Comments	<i>N/A.</i>
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.
Comments	<i>Trees located within the City right-of-way pedestrian walkways on First Street and Washington Avenue will be placed in tree wells and covered by tree grates as approved by the City Engineer.</i>
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.
Comments	<i>(4) Parking spaces are required for the residential portions of the development. All other uses fall below the threshold requiring parking spaces. As such, (1) bicycle rack, providing (2) bicycle spaces will be provided at the southeast corner of the building.</i>
17.96.070 F(2)	When the calculation of the required number of bicycle racks called for in this section results in a fractional number, a fraction equal to or greater than one-half (1/2) shall be adjusted to the next highest whole number.
Comments	<i>N/A.</i>
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.

*The bicycle rack will be located to the south of the entry door, between the building and sidewalk.*





City of Ketchum  
Planning & Building

STAFF REPORT  
KETCHUM PLANNING AND ZONING COMMISSION  
SPECIAL MEETING OF MAY 19, 2020

**PROJECT:** Leone/Goldman Lot Line Shift

**FILE NUMBER:** P20-029

**OWNER:** Douglas M. Leone, Leone Trustees (425 N. Bigwood Dr.) and Andrew and Lisa Goldman, Trustees (115 Griffin Ct.)

**APPLICANT:** Douglas M. and Patricia Perkins Leone and Andrew and Lisa G. Goldman

**REPRESENTATIVE:** Bruce Smith, Alpine Enterprises Inc.

**REQUEST:** Readjustment of lot lines, building envelope amendment for 425 N. Bigwood Drive, and waiver for building envelope encroachment into area of 25% slope

**LOCATION:** 425 N. Bigwood Drive (BIGWOOD SUB #2-3 LOT 14 BLK 3) and 115 Griffin Court (BIGWOOD SUB #2-3 AM LOT 12AA BLK 3)

**ZONING:** Short Term Occupancy - One Acre District (STO-1)

**OVERLAY:** None

**NOTICE:** Public hearing was held with the Planning and Zoning Commission on May 19, 2020; Notice was mailed to properties within a 300 ft radius of the subject property and all political subdivisions on April 29th, 2020. Notice was published in the April 29th, 2020 edition of the Idaho Mountain Express.

**REVIEWER:** Brittany Skelton, Senior Planner

**ATTACHMENTS:**

- A. City department comments
- B. Applicant submittal package
- C. Draft Findings of Fact, Conclusions of Law, and Decision

The subject properties, 425 N. Bigwood Drive (Lot 14) and 115 Griffin Court (Lot 12AA), are in Bigwood Subdivision (Blocks 2 & 3 plat) and were originally platted in 1986. Both properties are developed with single-family homes.

The Lot Line Shift application includes two proposals that are necessary to accommodate a proposed addition to the existing residence located at 425 N. Bigwood:

- 1) Move a portion of the shared lot line (boundary line) between the parcels eastward, which would enlarge 425 N. Bigwood Dr. by 4,108 square feet and reduce 115 Griffin Court by the same. Moving the lot line eastward is necessary to meet the side setback required by the zoning code.
- 2) Amend the Building Envelope for 425 N. Bigwood by expanding it to the east and north in order to accommodate the footprint of a proposed 2,398 square foot addition to the existing single-family residence. The proposed addition will be partially burrowed into the hillside.

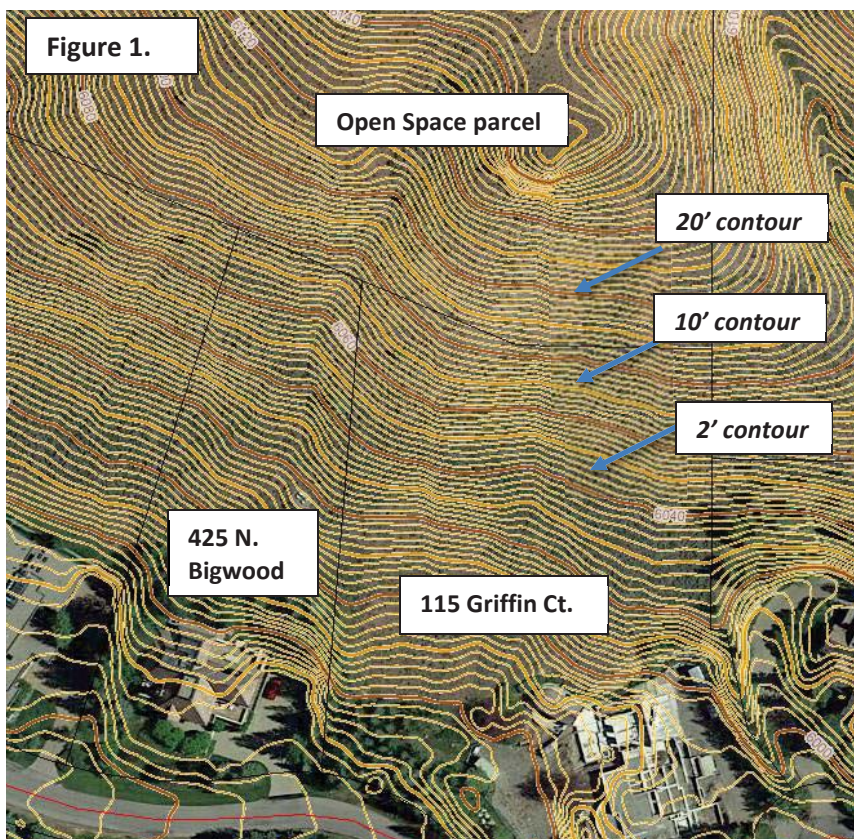
The enlargement of the building envelope to the north would encroach an additional 911 square feet into an area of greater than 25% slope; the building envelope was amended in 1990 and the existing encroachment into area exceeding 25% slope was approved, presumably through a waiver, at that time (more detail below).

The proposed building envelope is the minimum necessary to accommodate the proposed addition, which is currently being designed by Willams Partners Architects. Design plans are attached to the staff report.

The addition is proposed to be partially tucked into the sloped portion of the site, rather than built on top of the existing grade, which is in keeping with the form of the existing residence and minimizes visual impact of the addition.

Both lots abut a hillside open-space parcel owned by the Homeowner's Association and the rear portions of both lots are steeply sloped and undeveloped. When the Bigwood Subdivision was platted the approximate location of slopes exceeding 25% was indicated and plat note #5 stated "The building envelope for each lot...shall not encroach into any area with a slope greater than 25 percent," and note #6 stated the exact location of the 25% slope was to be field determined prior to issuing a building permit. The front and side setbacks were also required to be greater than typical for the zoning district.

In 1990 425 N. Bigwood applied for an received Lot Line Shift approval (LLS90-030) to amend the building envelope; the envelope was



larged to reduce the side setbacks from 20' to 15' and the building envelope was permitted a partial encroachment into an area of 25% or greater slope. The application materials and Findings of Fact associated with permit LLS90-030 are missing but a city database reflects "waiver request approved". A waiver has been required for building envelopes to encroach into areas of 25% or greater slope since 1979 (Ord. 316, 1979) presumably waiver referenced in the city database was to allow the encroachment into a steeply sloped area. The residence was constructed in 1994 and an addition was constructed in 2006.

Both parcels are zoned Short Term Occupancy – 1 Acre (STO-1), a legacy zoning district reflecting a (1) acre minimum lot size and an early version of short term rental regulations that have since been repealed from the city's zoning code. Despite multiple parcels within Bigwood Subdivision containing steeply sloped sites, no parcels within the subdivision are included in the Mountain Overlay zoning district. Some parcels have had site-specific avalanche studies completed, but the subdivision and the subject parcels are not within the city's Avalanche Overlay zoning district. Therefore, the review required for this proposal consists of the Lot Line Shift proposal with waiver request.

Both parcels will meet zoning code dimensional standards upon approval of the Lot Line Shift request. Recommended conditions of approval #1 and #2 note that the existing non-conforming exterior lighting fixtures are required to be brought into conformance prior to recording the Final Plat and that the Final Plat shall be recorded prior to issuance of a Building Permit for the proposed addition.

**ANALYSIS**

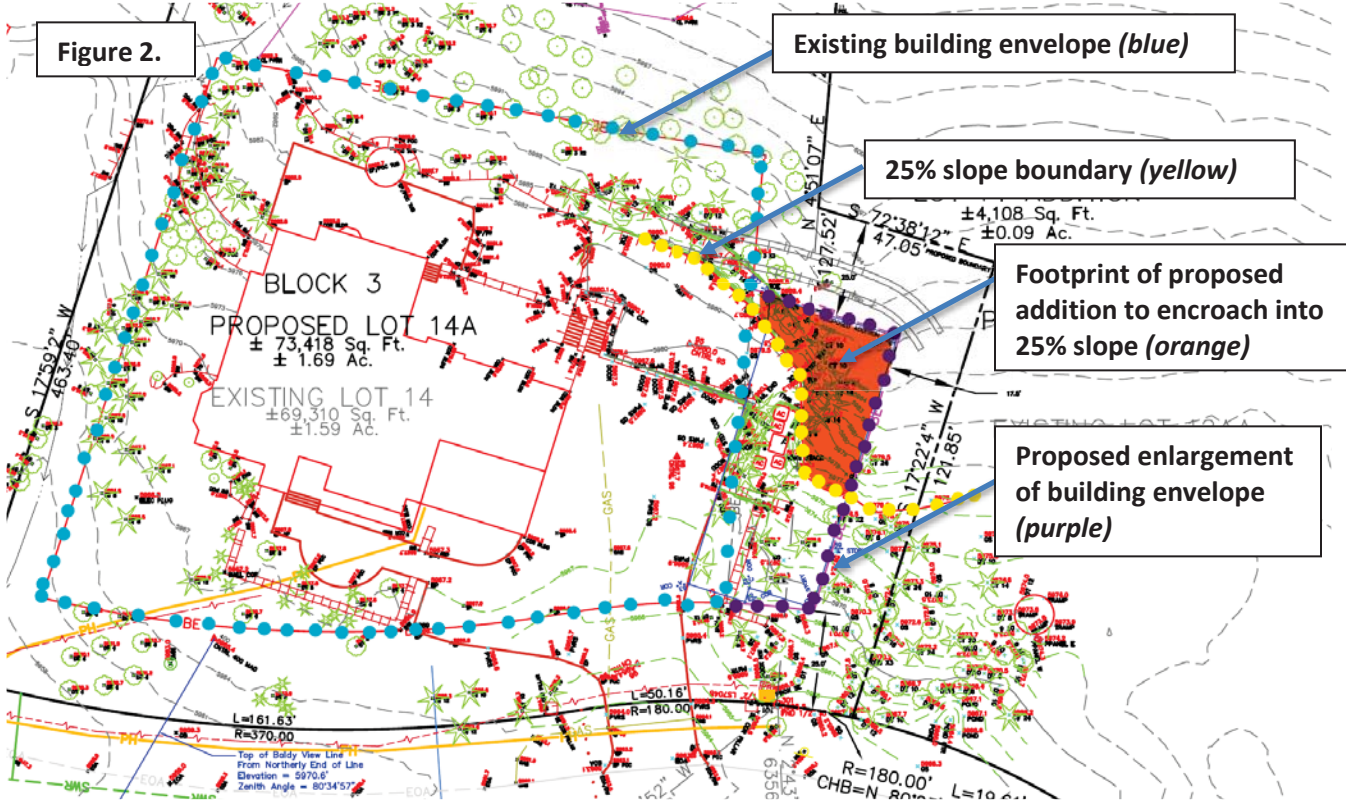


Figure 2., an excerpt of the Preliminary Plat prepared by Alpine Enterprises Inc. and annotated by staff, highlights the existing building envelope, the proposed enlargement of the building envelope, the 25% slope boundary, and the footprint of the proposed addition that would encroach into the 25% sloped area if approved.

Survey of existing site conditions, a full resolution copy of the Preliminary Plat, and detailed site plans, landscaping plans, and architectural plans (including sections, elevations, and renderings) of the proposed addition are attached to this staff report so that the Commission may evaluate the building envelope amendment proposal and request for additional encroachment into the 25% slope in context.

The subdivision ordinance states that building envelopes shall be located in areas of 25% slope or less but includes a specific allowance for property owners to request a waiver from this standard to accommodate small, isolated areas of 25% within a building envelope (§16.05.050.F.2). The Commission's role is to evaluate the waiver request against the purposes of the subdivision ordinance and the intent of the mountain overlay design district. Note: the properties are not located in the mountain overlay district but the staff analysis in **Table 1** nevertheless evaluates the proposal against mountain overlay purpose and intent.

Detailed findings for Preliminary Plat subdivision standards, the building envelope waiver, and waiver standards are contained in Attachment C, Findings of Fact, Conclusions of Law, and Decision.

All city departments have reviewed the proposal and have no substantive concerns or comments. The city engineer requests one minor labeling change to the Preliminary Plat and has noted that removal of trees from the city Right of Way is required in order to conform with the residential right of way standards. City department comments are contained in Attachment A.

The city received one inquiry about the proposal and upon explanation of the proposal the party had no concerns or comments.

#### **STAFF RECOMMENDATION**

After holding a public hearing and considering public comment, staff recommends approval of the requests to move to lot line eastward, to amend the building envelope, and to allow the building envelope to encroach into the area of 25% slope as proposed.

Staff recommends adopting the Findings of Fact and Conclusions of Law as drafted and with any amendments desired by the Commission.

Table. 1: Building Envelope Standards

16.04.040.F			
Compliant			Standards and Findings
Yes	No	N/A	City Code
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.F.2
			<p><b>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.</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p><b>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:</b></p>
			<p><b>Findings</b></p> <p>Both existing lots contain slopes exceeding 25% and have had platted building envelopes since the original platting of the subdivision as is required by the first portion of this standard.</p> <p>The existing building envelope, including the existing encroachment into an area of 25% or greater slope, facilitated harmonious development of the existing residence: the residence is located on the flattest portion of the lot, closest to the street. This siting of the residence maximizes the upslope open space of the parcel and minimized cut and fill needed for the foundation. Impact to the topography of the site has also been minimized by the placement of the existing structure.</p> <p>In 1990 the building envelope for Lot 14 was amended by a previous property owner to allow partial encroachment into an area containing slopes in excess of 25%. The property owners of 425 N. Bigwood are now requesting a minor expansion (relative to the size of the existing structure and proposed addition) of the encroachment into the 25% sloped area subject to 16.04.040.F.2.b below; see below for more detail.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.F.2.a
			<p><b>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></p>

142			<b>Findings</b>	N/A. The subject property is not eligible for, or seeking, this waiver.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.040.F.2.b</b>	<b>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.</b>
			<b>Findings</b>	<p>The proposed building envelope amendment is to accommodate 911 square feet of the proposed 2,398 square foot addition. The existing residence is harmoniously integrated into the site, with the existing garage and an existing storage area partially buried into the slope of the hillside.</p> <p>Included with the waiver request are design drawings for the proposed addition, including the site plan and landscaping plans. The proposed addition will be integrated into the site topography with the roof of the addition covered by earth and landscaped.</p> <p>The proposed building envelope amendment allows the expansion of the existing residence to occur by integrating the addition deeper into the site rather than expanding the mass of the building laterally/horizontally.</p> <p>Although the site is not located within the Mountain Overlay district, the proposed envelope amendment meets the standards of Mountain Overlay Design Review because visual impact is mitigated.</p> <p>Key purposes of the Mountain Overlay district are to ensure preservation of hills, ridges, ridgelines and their natural features which are visible from the valley floor from obstruction by development; to direct building away from the higher elevations; and to assure the property owner is not deprived of economically viable use of his/her property. The design of the proposed addition accomplishes the first two purposes referenced which facilitates the latter purpose.</p>

**Table 2: Waiver Standards**

<b>16.04.130.A and 16.04.130.B</b>				
<b>Compliant</b>			<b>Standards and Findings</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Findings</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.130.A</b>	<p><b>A. General Requirements: Waiver of any of the requirements of this chapter may be granted by the council on a case by case basis upon the recommendation of the commission. Application for such waiver(s) must be in writing and must show that there are special physical characteristics or conditions affecting the property in question where literal enforcement of this chapter would result in undue hardship not the result of actions by the subdivider, and that the waiver would not be detrimental to the public welfare, health and safety, nor injurious to property owners in the immediate area.</b></p>

143			<p><b>Findings</b></p>	<p>The applicant has made request for the waiver in writing. See narrative from Brenda Moczygemba, Williams Partners Architects, dated April 13, 2020.</p> <p>The waiver request is not detrimental to the public welfare, health or safety and is not injurious to property owners in the immediate area; the adjacent property owner to the east is co-applicant because the proposal also includes an adjustment of the property line shared by the two parcels.</p> <p>The waiver is being requested because the majority of the subject property contains slope of 25% or greater. The rear 300' of depth of the lot is unbuildable due to the city's hillside protection standards and as a result the property owners have only the flattest portion of the site, which is closest to the street, to utilize. The existing residence was constructed to respect the original 25' setback imposed by the building envelope, which is more restrictive than the usual 15' front setback required in the STO-1 zone. The proposed addition is harmonious with the existing structure and in order to accomplish keeping the addition and existing residence in a similar street-facing plane (rather than the addition projecting further toward the street) the addition is designed to burrow into the hillside to the rear.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>16.04.130.B</b></p>	<p><b>B. Application For Waiver: Applications shall be made to the administrator in writing at the time of subdivision application. Such waiver, together with such related data and maps as are necessary to fully illustrate the relief sought, shall be filed at that time. Such application shall be processed and considered with the preliminary plat application.</b></p>
			<p><b>Findings</b></p>	<p>A detailed application package, including a site survey, site plans, landscaping plans, and architectural plans indicating the existing and proposed structure were submitted concurrently with the Preliminary Plat application.</p>

**STAFF RECOMMENDATION**

Staff recommends approval of the requests to move to lot line eastward, amend the building envelope, and to allow the building envelope to encroach into the area of 25% slope as proposed.

Staff recommends adopting the Findings of Fact and Conclusions of Law as drafted and with any amendments desired by the Commission.

**RECOMMENDED MOTION**

"I MOVE to recommend approval of the Leone/Goldman Lot Line Shift and building envelope amendment and waiver request for 425 N. Bigwood to City Council with conditions 1-7 and to approve the Commission Chair to sign the draft Findings of Fact, Conclusions of Law, and Decision."

**RECOMMENDED CONDITIONS**

1. In accordance with Ketchum Municipal Code 17.132.010.C.1, existing non-compliant exterior lighting fixtures shall be brought into conformance with the Dark Sky ordinance prior to recordation of the Final Plat;
2. The Final Plat shall be recorded prior to issuance of a Building Permit for the proposed addition;
3. All requirements of the Fire, Utility, Building, Planning and Engineering and Streets departments of the City of Ketchum shall be met as indicated in the City Department Comments table;

The recorded plat shall show a minimum of two Blaine County Survey Control Monuments with ties to the property and an inverse between the two monuments. The Survey Control Monuments shall be clearly identified on the face of the map;

5. An electronic CAD file shall be submitted to the City of Ketchum prior to final plat signature by the City Clerk. The electronic CAD file shall be submitted to the Blaine County Recorder's office concurrent with the recording of the Plat containing the following minimum data:
  - a. Line work delineating all parcels and roadways on a CAD layer/level designated as "parcel";
  - b. Line work delineating all roadway centerlines on a CAD layer/level designated as "road"; and,
  - c. Line work that reflects the ties and inverses for the Survey Control Monuments shown on the face of the Plat shall be shown on a CAD layer/level designated as "control"; and,
6. All information within the electronic file shall be oriented and scaled to Grid per the Idaho State Plane Coordinate System, Central Zone, NAD1983 (1992), U.S. Survey Feet, using the Blaine County Survey Control Network. Electronic CAD files shall be submitted in a ".dwg", ".dgn" or ".shp" format and shall be submitted digitally to the City on a compact disc. When the endpoints of the lines submitted are indicated as coincidental with another line, the CAD line endpoints shall be separated by no greater than 0.0001 drawing units;
6. The applicant shall provide a copy of the recorded final plat to the Department of Planning and Building for the official file on the application;
7. 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.

#### **ATTACHMENTS**

- A. City department comments
- B. Applicant submittal package
- C. Draft Findings of Fact, Conclusions of Law, and Decision



A. City department comments

City Department Comments			
Compliant			
Yes	No	N/A	City Standards and <i>City Department Comments</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Fire:</b> No comment.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>City Engineer and Streets Department:</b> 1. See Plat Preliminary Plat Review Check list (attached)  2. Trees need to be removed from ROW
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Utilities:</b> No comment.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Building:</b> No comment.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Planning and Zoning:</b> Comments are denoted throughout the Staff Report.



**TO:** City of Ketchum  
**FROM:** Sherri Newland, PE  
**DATE:** May 7, 2020  
**RE:** Preliminary Plat – Lot 14A & Lot 12AAA, Bigwood Subdivision No. 2 & 3

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



NO.	ITEM	PROVIDED
30	Floodways	NA
31	25% slope line	x
32	Vicinity Map	OP
33	Contours (max 5')	x
34	Existing Zoning	x
35	Existing Trees	x

*\*NA- Not Applicable, FP – Final Plat, OP- Original Plat*

**Comments:** No additional comments

B. Applicant submittal package



**City of Ketchum  
Planning & Building**

OFFICIAL USE ONLY
File Number:
Date Received:
By:
Fee Paid:
Approved Date:
Denied Date:
By:

**Lot Line Shift Application**

OWNER INFORMATION	
Owner Name: Douglas M. & Patricia Perkins Leone, Andrew D. & Lisa G. Goldman	
Mailing Address: Contact Alpine Enterprises Inc.	
Phone:	
Email:	
PROJECT INFORMATION	
Name of Proposed Plat: Lot 14A & Lot 12AAA, BLK 3, Bigwood Subdivision No. 2 & 3	
Representative of Owner: Bruce Smith, Alpine Enterprises Inc.	
Phone: (208) 727-1988	
Mailing Address: PO Box 2037, Ketchum, ID 83340	
Email: bsmith@alpineenterprisesinc.com	
Legal Land Description: Lot 14 and Lot 12AA, Block 3 of Bigwood Subdivision No. 2 & 3	
Project Address: 425 N. Bigwood Dr. & 115 Griffin Ct., Ketchum, ID 83340	
Number of Lots: 2	Number of Units: 2
Total Land Area in Square Feet: 216,427 Sq. Ft.	Current Zoning District: STO-1
Overlay District: <input type="checkbox"/> Flood <input type="checkbox"/> Mountain <input type="checkbox"/> Avalanche	
Easements to be Dedicated on the Final Plat (Describe Briefly):	
Just Existing And P.U.E.S	
ATTACHMENTS	
Attachments Necessary to Complete Application:	
1. A copy of a current lot book guarantee and recorded deed to the subject property;	
2. One (1) copy of preliminary plat; and,	
3. A CD or email of an electronic (.pdf) of the plat.	

Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Lot Line Shift Application, in which the City of Ketchum is the prevailing party, to pay 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.

Bruce Smith  
Signature of Owner (Representative)

13 APR 20  
Date

April 13, 2020

Brittany Skelton and Abby Rivin,

The owners of Lot 14, Block 3 at 425 North Bigwood Drive request a waiver to the lot requirements outlined in 16.04.040.F.2 of the City of Ketchum Municipal Code. This section of code states that a waiver to this standard may be considered for small isolated pockets of 25% or greater that are found to be in compliance with the purposes and standards of the mountain overlay district and this section.

Lot 14, Block 3 was originally platted within the Bigwood Subdivision, Blocks 2 and 3 subdivision plat without a designated building envelope. The 1986 subdivision plat shows an approximate line through lots 7-17 where the assumed slope trends greater than 25%. Lot 14, Block 3 was last platted in 1991 with a building envelope that contained areas of slope greater than 25%.

The proposed 2,398 square foot addition necessitates a lot line and building envelope shift along the southeast corner of the lot. Consistent with the areas of +25% slope in the existing building envelope, the proposed building envelope also contains areas of greater than 25% slope. The area of the proposed footprint within this area of 25% slope or greater is approximately 8.9% of the overall building footprint (911 square feet out of an overall building footprint of 10,189 square feet). By expanding the building envelope, the proposed addition's visual impact is able to be vastly minimized.

Similar to the existing garage added in 2006, the proposed addition will be largely sunken into the topography. The topography will be re-graded over the roof of the proposed structure to closely mimic and tie back into existing record grade. The grade over the roof of the proposed addition will be planted with shrubs and flowering trees. As illustrated on architectural elevation sheets A4.1 and A4.2, only the single-story west (courtyard) and south (Bigwood Drive) elevations will be perceived as a built structure above grade. The north extent of the proposed addition is entirely below grade, and only a portion of the east extent of the proposed addition "daylights" as the grade falls towards Bigwood Drive. The existing grade line shown dashed on section C (3/A3.1) shows how the proposed addition is sited within the hillside with every effort to blend in and minimize adverse impacts to the neighbors.

While this property is not part of the Mountain Overlay District, the overall massing -- as described above and as illustrated in the drawings -- follows the intent and criteria of the Mountain Overlay District. There shall be no material visual impacts on significant skylines, landmarks, or natural topography. The owners of the neighboring lot 12AA were presented with copies of the current plans and are awaiting City approvals prior to finalizing the sale of this portion of their property.

We appreciate your time.

Regards,



Brenda Moczygema

# LEONE RESIDENCE

**Client:**  
Doug Leone + Patti Perkins-Leone  
13385 Hobble Road  
Los Alamos, NM, USA

**Architect:**  
Williams Partners Architects  
P.O. Box 101  
Ketchum, ID 83340  
Ph: 208.726.0020  
Fax: 208.726.0019

**Supplier:**  
Aluma Enterprises, Inc.  
P.O. Box 2037  
660 Bell Drive, Unit 1  
Ketchum, ID 83340  
Ph: 208.727.1988

**Landscape Architect:**  
Landscape Studio LLC  
P.O. Box 300  
Ketchum, ID 83340  
Ph: 208.726.5331

**General Contractor:**  
Bratton Construction Corp.  
P.O. Box 2317  
540 Second Avenue North  
Ketchum, ID 83340  
Ph: 208.822.7900

**PROJECT INFORMATION**

**LEGAL DESCRIPTION:**  
LOT 14, BLOCK 3,  
BIOWOOD SUBDIVISION NO. 2 & 3

**ZONING:**  
SHORT-TERM OCCUPANCY - ONE ACRE DISTRICT (STD-1)

**CONSTRUCTION:**  
(V)

**OCCUPANCY:**  
RESIDENTIAL GROUP R-3

**BUILDING AREA:**

EXISTING	BASEMENT:	3,742 S.F.
	1ST FLOOR:	5,862 S.F.
	2ND FLOOR:	4,755 S.F.
	<b>TOTAL:</b>	<b>14,359 S.F.</b>
	Garage:	2,910 S.F.
	<b>TOTAL EXISTING:</b>	<b>16,269 S.F.</b>
PROPOSED:		2,298 S.F.
	1ST FLOOR:	

**EXISTING SITE AREA:** 1.59 ACRES (68,310 S.F.)  
**PROPOSED SITE AREA:** 1.69 ACRES (73,418 S.F.)

**CODES:**  
2012 INTERNATIONAL RESIDENTIAL CODE (IRC)

**JURISDICTIONS:**  
CITY OF KETCHUM BUILDING DEPARTMENT  
CITY OF KETCHUM FIRE DEPARTMENT

**DRAWING INDEX**

COVER SHEET C-5 COVER SHEET

CIVIL DRAWINGS  
C-1 SITE SURVEY  
C-2 PRELIMINARY PLOT 1:30  
C-3 PRELIMINARY PLOT 1:10

LANDSCAPE DRAWINGS  
L-1 SITE PLAN  
L-2 GRADING PLAN  
L-3 LANDSCAPE PLAN

PLANS  
A-2.0 EXISTING / DEMO FLOOR AND ROOF PLAN  
A-2.1 PROPOSED FLOOR AND ROOF PLAN

BUILDING SECTIONS  
A-3.1 BUILDING SECTIONS

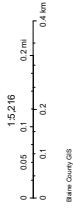
EXTERIOR ELEVATIONS  
A-4.1 EXTERIOR ELEVATIONS  
A-4.2 EXTERIOR ELEVATIONS

3D VIEWS  
A-5.1 3D VIEWS  
A-5.2 3D VIEWS

**Land Use Information Map**



January 13, 2020



**Satellite View**  
Lot 14, Block 3, Biowood Subdivision No. 2 & 3,  
425 North Bigwood Drive  
Ketchum, Idaho

## Leone Residence Addition

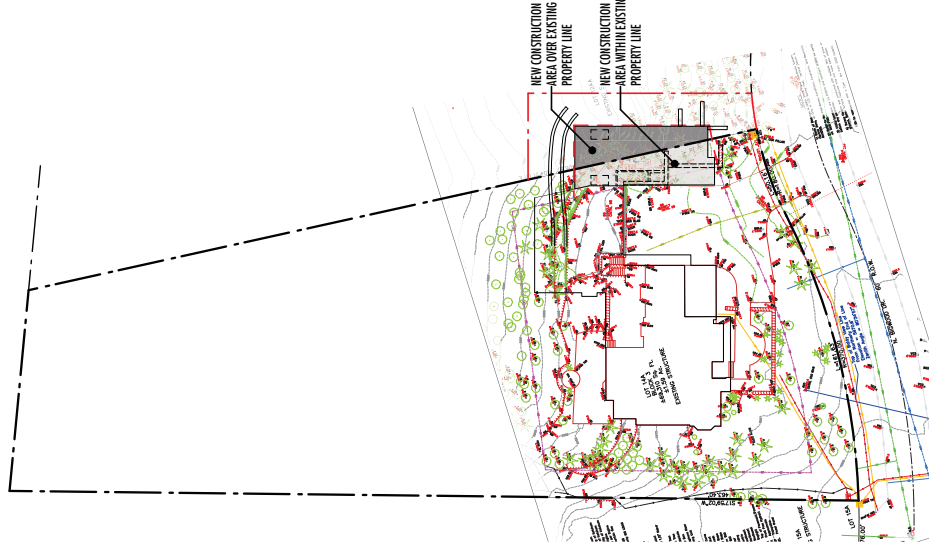
425 North Bigwood Drive, Ketchum, Idaho

**WILLIAMS PARTNERS ARCHITECTS**  
1000 F.B. 4073  
KETCHUM, IDAHO  
83340  
PHONE: 208.726.0020  
FAX: 208.726.0019  
WWW.WILLIAMS-PARTNERS.COM

**DRAWINGS:**  
DATE: 01/13/2020  
DESIGNED BY: JWP  
CHECKED BY: JWP  
DRAWN BY: JWP  
DATE: 01/13/2020  
CITY OF KETCHUM FIRE DEPARTMENT

**REVISIONS:**  
NUMBER: \_\_\_\_\_  
DATE: \_\_\_\_\_

**CS**  
COVER SHEET



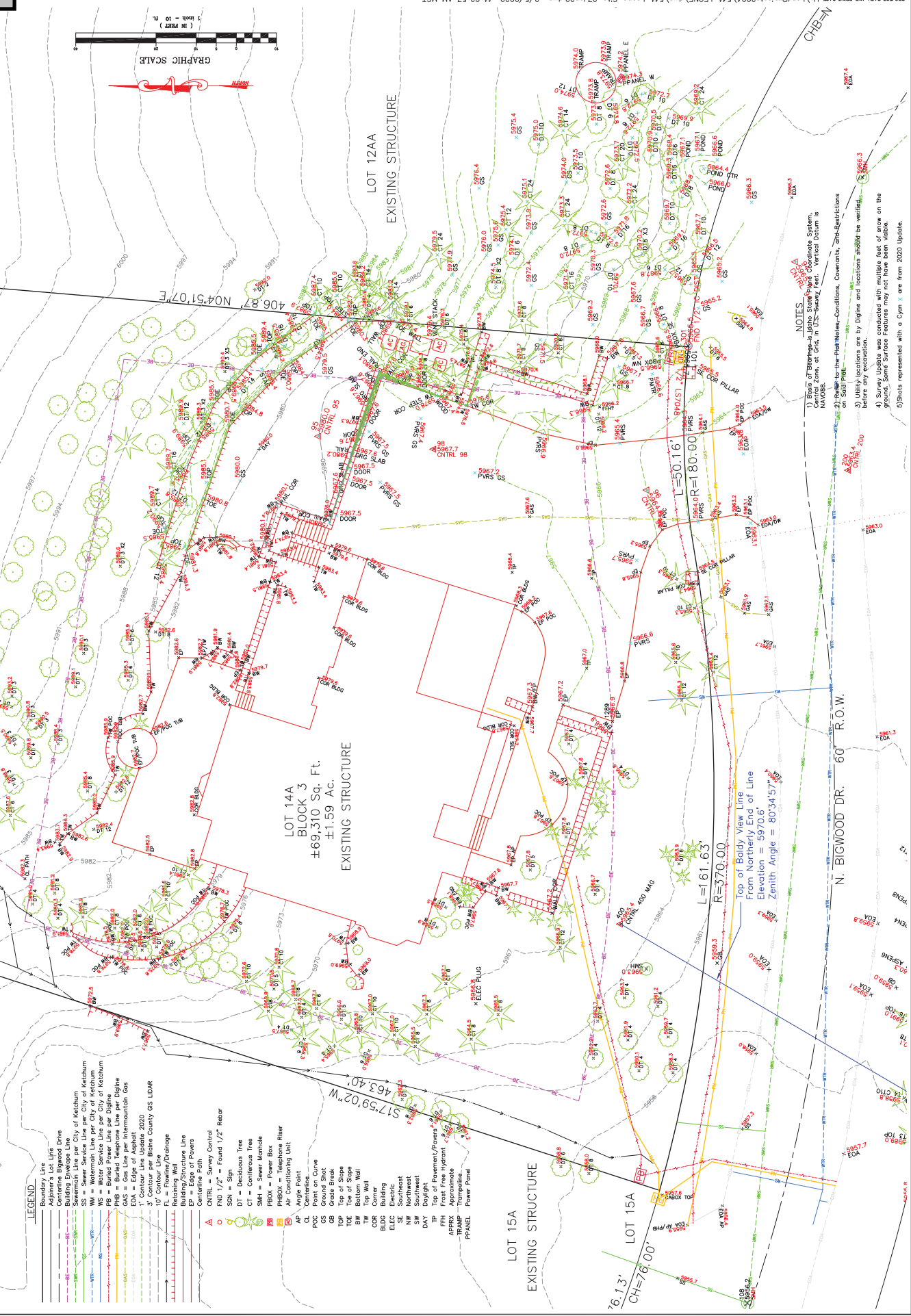
**OWNERSHIP OF DOCUMENTS:**  
THE ARCHITECTS ASSOCIATION OF IDAHO HAS REVIEWED THESE DRAWINGS AND FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF SERVICE SET FORTH IN THE ARCHITECTS ASSOCIATION OF IDAHO'S STANDARD CONTRACT DOCUMENTS. THIS REVIEW IS LIMITED TO TECHNICAL MATTERS AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECTS ASSOCIATION OF IDAHO IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS OR FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE DRAWINGS.

**IN PROGRESS:**  
**NOT ISSUED FOR CONSTRUCTION**

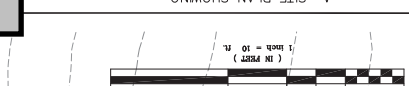




Table with columns: REVISIONS, NO, DATE, BY. Includes project path and name: PROJECT PATH AND NAME: U:\LondrProjects\2004\541 LEONE\DWG\541 LEONE.dwg 2/5/2020 11:02:57 AM MST



- LEGEND:
- Utility Lines: Adgiver's Lot Line, Centeline Bigwood Drive, Building Envelope Line, etc.
- Symbols: Sign, Coniferous Tree, Spheroidal Tree, etc.
- Abbreviations: ONTRL = Survey Control, SDN = Sign, etc.



NOTES:
1) The 27' Easement is for Easement Safety. Central Zone at Grid, in GIS-Survey Feet. Vertical Datum is NAD83.
2) Refer to the Plan Notes, Conditions, Covenants, and Restrictions on Said Plan.
3) Utility locations are by Digline and locations shall be verified before any excavation.
4) Utility locations are by Digline and locations shall be verified before any excavation.
5) Sheets represented with a Cyan X are from 2020 Update.

Vertical text on the right edge of the page containing additional notes and project information.

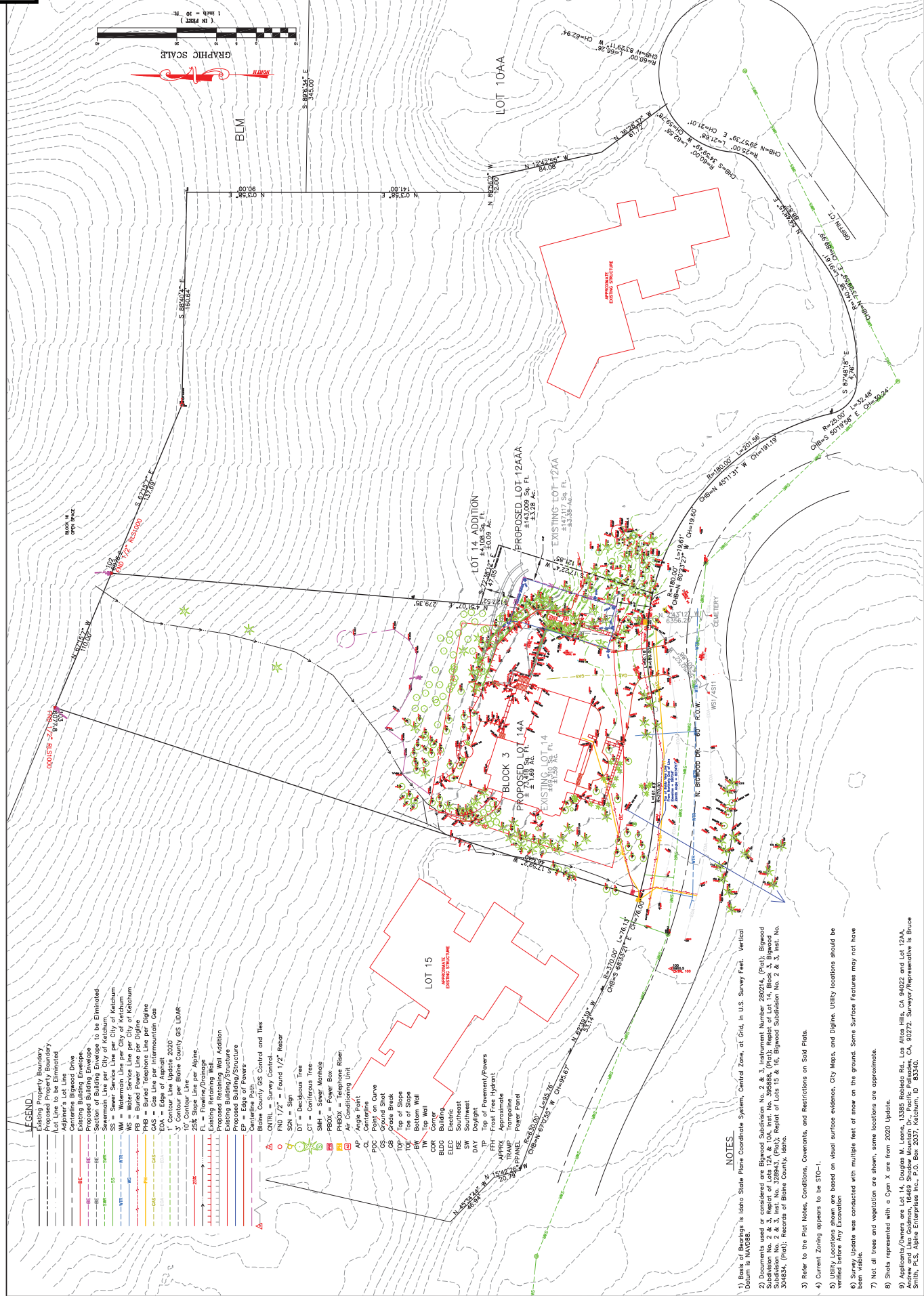
A PRELIMINARY PLAT SHOWING  
 LOT 14A & LOT 12AAA, BLK 3, BIGWOOD SUBDIVISION NO. 2  
 WITHIN S1, T4N, R17E, B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
 PREPARED FOR WILLIAMS PARTNERS ARCHITECTS, THE LEONE RESIDENCE

Alpine Enterprises Inc.  
 Surveying, Mapping and Natural Hazards Consulting  
 660 8th Dr., Unit 1  
 P.O. Box 2037, Ketchum, ID 83340 USA  
 (208) 727-1988  
 email: alpine@alpineid.com



NO	DATE	REVISIONS

PROJECT PATH AND PRINT DATE U:\Landscape\Projects\2004\541 LEONE DWG\541 Leone Prelim 19M\20.DWG 3/23/2020 12:45:45 PM MDT

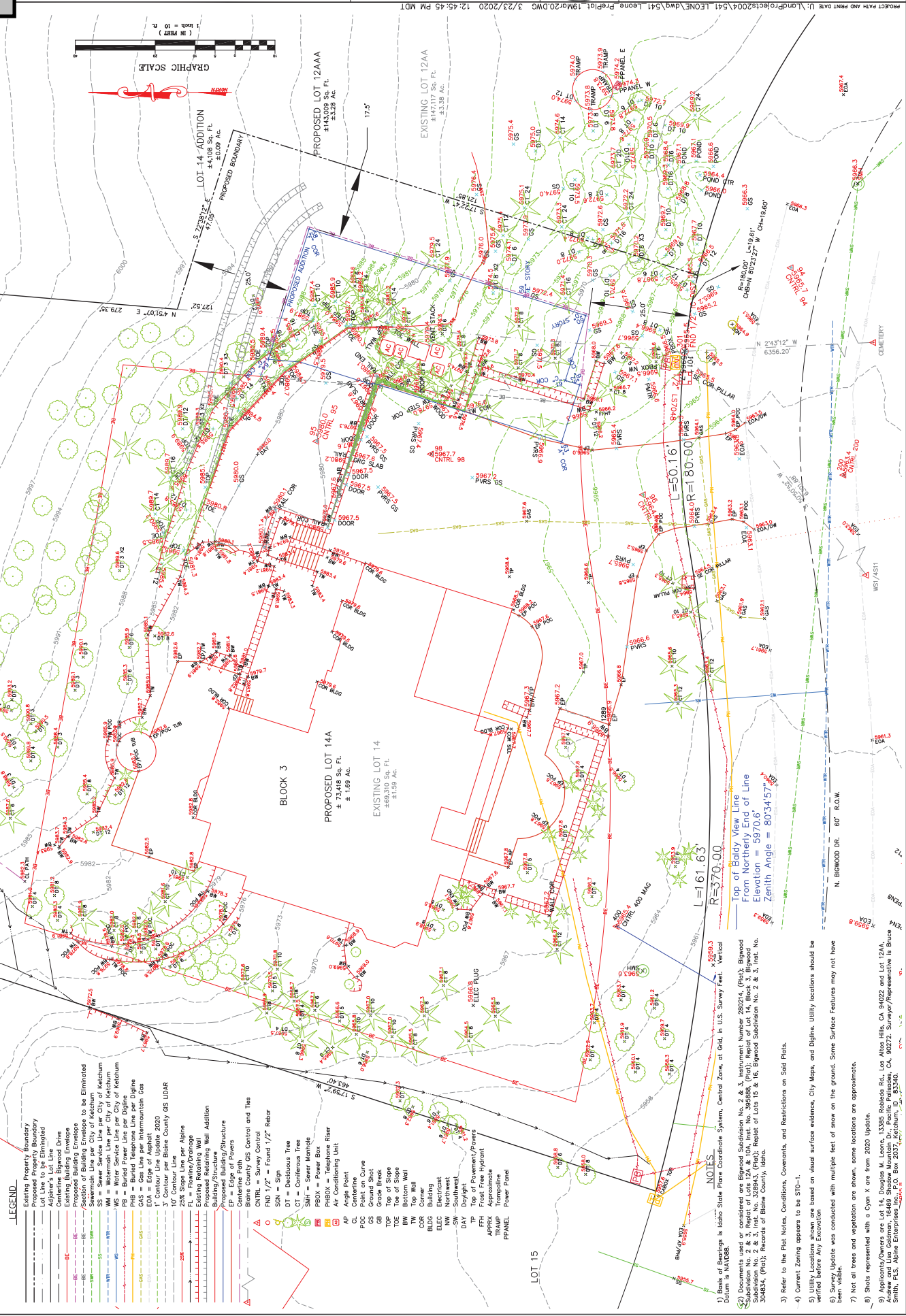


- LEGEND**
- Existing Property Boundary
  - Proposed Property Boundary
  - Lot Line to be Eliminated
  - Centerline Bigwood Drive
  - Existing Building Envelope
  - Proposed Building Envelope
  - US to be Enclosed
  - SS = Sewer Service Line per City of Ketchum
  - WM = Watermain Line per City of Ketchum
  - PH = Power Line per City of Ketchum
  - PHB = Buried Telephone Line per Digline
  - GS = Gas Line per Intermountain Gas
  - 3' Contour Line Update 2020
  - 10' Contour Line
  - FL = Flowline/Drainage
  - Existing Retaining Wall
  - Proposed Retaining Wall Addition
  - Proposed Building/Structure
  - EP = Edge of Powers
  - Centerline Path
  - Blaine County GIS Centerline and Ties
  - PNO 1/2" = Found 1/2" Rebar
  - SSN = Sign
  - DT = Deciduous Tree
  - CT = Coniferous Tree
  - SMH = Sewer Manhole
  - PHBOX = Power Box
  - AR = Air Conditioning Unit
  - Centerline
  - POC Point on Curve
  - GS Ground Shot
  - GSB Grade Stake
  - TOP Top of Slope
  - TM Top Wall
  - BLM Bottom Wall
  - BUDG Building
  - ELEC Electric
  - ISE Southeast
  - ISW Southwest
  - DAY Day
  - TP Top of Pavement/Powers
  - FTH Frost Free Hydrant
  - APRR Approximate
  - APRRE APPROXIMATE POWER PANEL
  - REB REBAR

- NOTES**
- 1) Basis of Bearings is Idaho State Plane Coordinate System, Central Zone, at Grid, in U.S. Survey Feet. Vertical Datum is NAVD83.
  - 2) Documents used or considered are Bigwood Subdivision No. 2 & 3, Instrument Number 280214, (Plat); Bigwood Subdivision No. 2 & 3, Inst. No. 329843, (Plat); Bigwood Subdivision No. 2 & 3, Inst. No. 304834, (Plat); Records of Blaine County, Idaho.
  - 3) Refer to the Plat Notes, Conditions, Covenants, and Restrictions on Said Plats.
  - 4) Current Zoning appears to be STD-1.
  - 5) Utility Locations shown are based on visual surface evidence, City Maps, and Digline. Utility locations should be verified before any Excavation.
  - 6) Survey Update was conducted with multiple feet of snow on the ground. Some Surface Features may not be visible.
  - 7) Not all trees and vegetation are shown, some locations are approximate.
  - 8) Sheets represented with a Cym X are from 2020 Update.
  - 9) Applicants/Owners are Lot 14, Douglas M. Leone, 13365 Robledo Rd., Los Altos Hills, CA 94022 and Lot 12AA, Smith, P.L.S., Alpine Enterprises Inc., P.O. Box 2037, Ketchum, ID 83340.

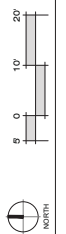


NO.	DATE	REVISIONS



- LEGEND**
- Existing Property Boundary
  - Proposed Property Boundary
  - Adjoiner's Lot Line
  - Centerline Bigwood Drive
  - Existing Building Envelope
  - Section of Building Envelope to be Eliminated
  - Sawtooth Line per City of Ketchum
  - SS = Sewer Service Line per City of Ketchum
  - WS = Water Service Line per City of Ketchum
  - PB = Buried Power Line per Digline
  - PT = Buried Telephone Line per Digline
  - EDA = Edge of Asphalt
  - 1' Contour Line Update 2020
  - 3' Contour per Blaine County GIS LIDAR
  - 25% Slope Line per Alpine
  - FL = Flowline/Drainage
  - Existing Retaining Wall Addition
  - Proposed Retaining Wall Addition
  - Proposed Building/Structure
  - EP = Edge of Pavers
  - Blaine County GIS Control and Ties
  - ONTR = Survey Control
  - FND 1/2" = Found 1/2" Rebar
  - SGN = Sign
  - DT = Deciduous Tree
  - CT = Coniferous Tree
  - SMH = Sewer Manhole
  - PBXK = Power Box
  - PHBOX = Telephone Riser
  - AP = Air Conditioning Unit
  - AP = Air Point
  - CL = Centerline
  - POC Point on Curve
  - GS = Ground Sheet
  - TDE Top of Slope
  - BW Bottom Wall
  - CP Coping
  - CRK Curbing
  - BLDG Building
  - ELEC Electrical
  - NW Northwest
  - DAY Daylight
  - TP Top of Pavement/Powers
  - RFH Frost Free Hydrant
  - TRAMP Tramp
  - PPANEL Power Panel

- NOTES**
- 1) Base of Elevation is Idaho State Plane Coordinate System, Central Zone, at Grid, in U.S. Survey Feet. Vertical Datum is NAVD83.
  - 2) Utility locations shown are based on visual surface evidence, City Maps, and Digline. Utility locations should be verified before Any Excavation.
  - 3) Survey Update was conducted with multiple feet of snow on the ground. Some Surface Features may not have been visible.
  - 4) Refer to the Plot Notes, Conditions, Covenants, and Restrictions on Said Plots.
  - 5) Current Zoning appears to be S10-1.
  - 6) Utility locations shown are based on visual surface evidence, City Maps, and Digline. Utility locations should be verified before Any Excavation.
  - 7) Not all trees and vegetation are shown, some locations are approximate.
  - 8) Shuts represented with a Cyan X are from 2020 Update.
  - 9) Adjoiner's Owners are: Lot 14, Douglas M. Leach, 13385 Rainbow Rd., Las Vegas, NV, 89120, (702) 442-1234; Lot 14A, Andrew and Lisa Goldman, 16469 Shadow Mountain Dr., Pacific Palisades, CA, 90272, (310) 351-1234; Lot 14B, Bruce Smith, P.L.S. Alpine Enterprises Inc., P.O. Box 2037, Ketchum, ID, 83340.



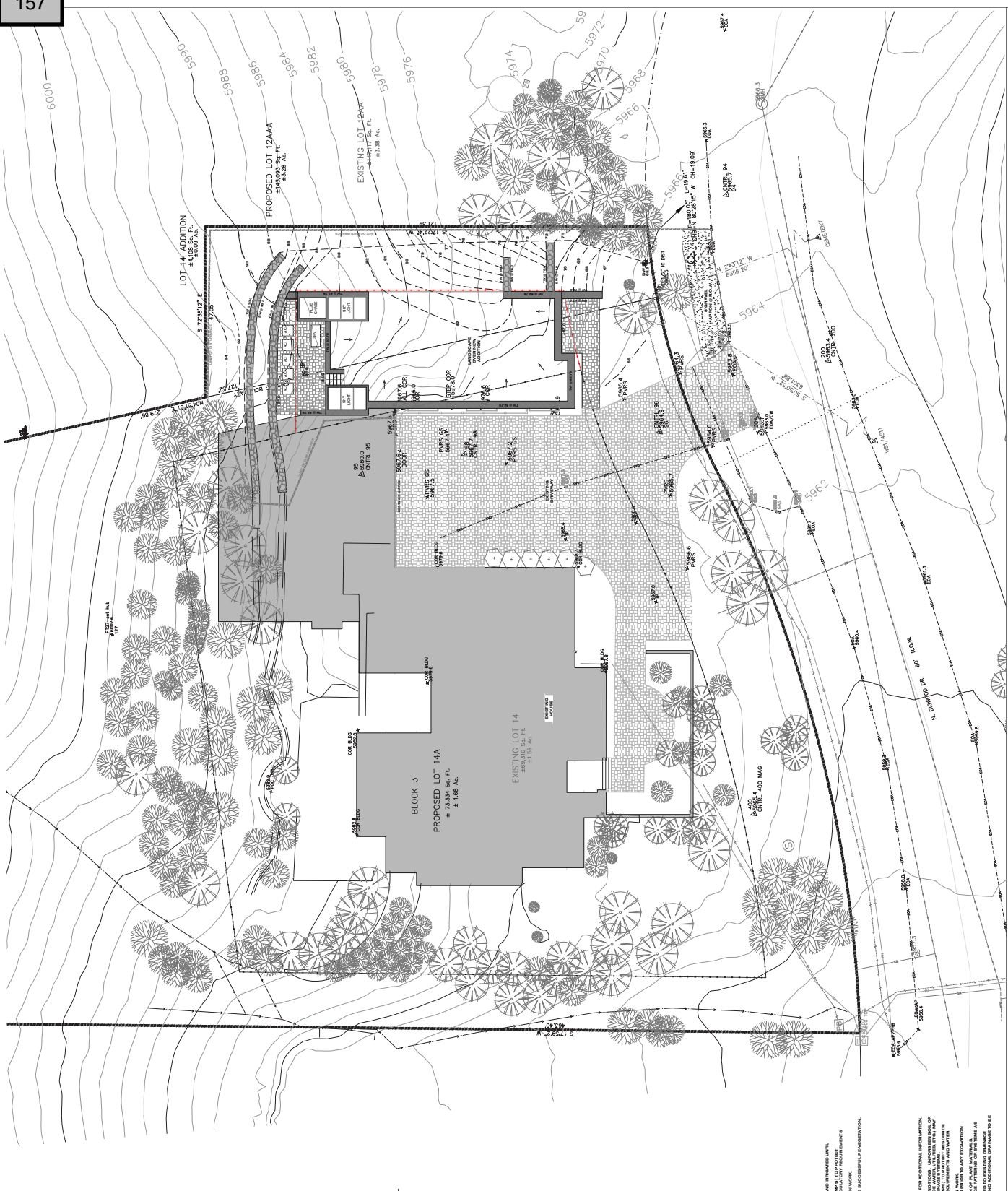
**EXISTING TREES**

- EXISTING TREES TO REMAIN  
 QUERCUS ALBIFLORA  
 QUERCUS ALBIFLORA
- EXISTING TREES TO BE REMOVED  
 QUERCUS ALBIFLORA  
 QUERCUS ALBIFLORA  
 QUERCUS ALBIFLORA

**GENERAL NOTES**

1. DIMENSIONS OF EXISTING FACILITIES ARE BASED ON TOPOGRAPHICAL SURVEY PROVIDED BY CLIENT. ALONG WITH ON-SITE SURVEY, THE CLIENT HAS PROVIDED A PHOTOGRAPHIC SURVEY OF THE EXISTING FACILITIES. THE CLIENT HAS PROVIDED A PHOTOGRAPHIC SURVEY OF THE EXISTING FACILITIES.
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**SITE PLAN**  
 SCALE: 1" = 10'-0"

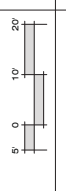


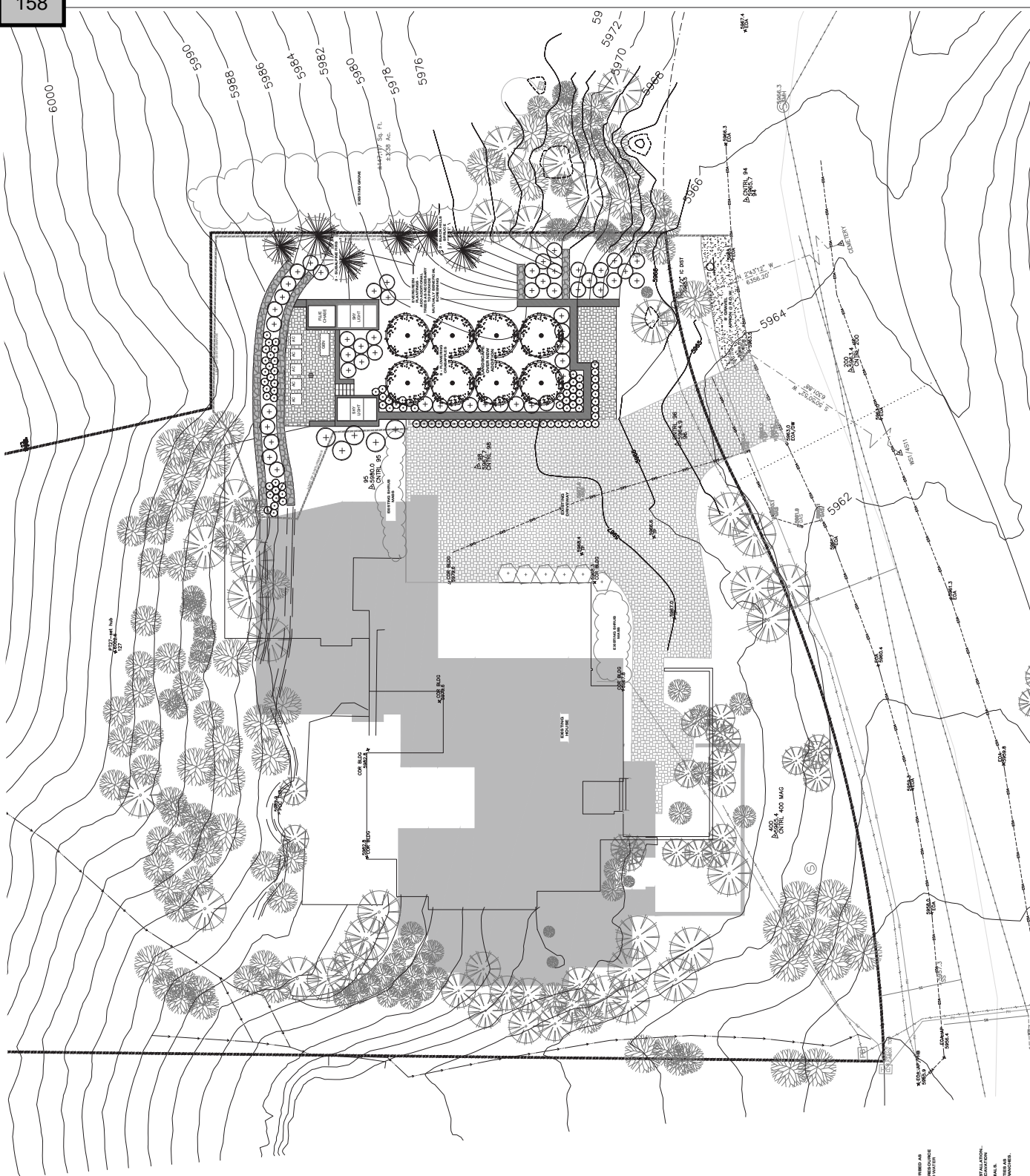
- ### GRADING + DRAINAGE LEGEND
- EXISTING CONTOURS
  - PROPOSED CONTOURS
  - LIMIT OF INSURANCE CONSTRUCTION SET FENCE
  - DIRECTION OF DRAINAGE
  - FINISH FLOOR ELEVATION
  - GARAGE SLAB ELEVATION
  - SPOT ELEVATION - FRESH GRADE
  - TOP OF WALL ELEVATION
  - BOTTOM OF WALL ELEVATION
  - DRYWELL - 1' @ 24"
  - AREA DRAIN - 1' @ 36" (S.P. drainage system)
  - 4" ADS DRAINLINES

- ### HARDSCAPES
- MASONRY PAPERBITE WALL
  - DRYSTACK RETAINING WALL
  - PAVEMENT
  - CONCRETE

- ### GRADING + RE-VEGETATION NOTES
1. ALL EXISTING TREES TO REMAIN UNLESS OTHERWISE NOTED.
  2. PROPOSED WORK TO ACCOMMODATE ALL NEW AND EXISTING UTILITIES, CONDUITS, AND SERVICES UNLESS OTHERWISE NOTED.
  3. ALL EXISTING TREES TO BE MAINTAINED AND RE-VEGETATED TO MATCH EXISTING CONDITIONS.
  4. ALL EXISTING TREES TO BE MAINTAINED AND RE-VEGETATED TO MATCH EXISTING CONDITIONS.
  5. ALL EXISTING TREES TO BE MAINTAINED AND RE-VEGETATED TO MATCH EXISTING CONDITIONS.
  6. ALL EXISTING TREES TO BE MAINTAINED AND RE-VEGETATED TO MATCH EXISTING CONDITIONS.
  7. ALL EXISTING TREES TO BE MAINTAINED AND RE-VEGETATED TO MATCH EXISTING CONDITIONS.
  8. ALL EXISTING TREES TO BE MAINTAINED AND RE-VEGETATED TO MATCH EXISTING CONDITIONS.

- ### GRADING + DRAINAGE NOTES:
1. ALL THE INFORMATION IN THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
  2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
  3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
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  7. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
  8. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.





**PLANT LEGEND**

	<b>EVERGREEN TREES</b> 1" @ 10' 1" @ 12' 1" @ 14' 1" @ 16' 1" @ 18'
	<b>DECIDUOUS TREES</b> 8" @ 18' FLOWERING DOGWOOD - *MAYBE 18" 12" @ 24' FLOWERING DOGWOOD - *MAYBE 18"
	<b>SHRUBS AND SIZES TIED</b> 60 120 180
	<b>NATURAL GRASSES</b> 6,000 sq. ft. 12,000 sq. ft. 18,000 sq. ft. 24,000 sq. ft. 30,000 sq. ft. 36,000 sq. ft. 42,000 sq. ft. 48,000 sq. ft. 54,000 sq. ft. 60,000 sq. ft. 66,000 sq. ft. 72,000 sq. ft. 78,000 sq. ft. 84,000 sq. ft. 90,000 sq. ft. 96,000 sq. ft. 102,000 sq. ft. 108,000 sq. ft. 114,000 sq. ft. 120,000 sq. ft.

**IRRIGATION AREA NOTES:**

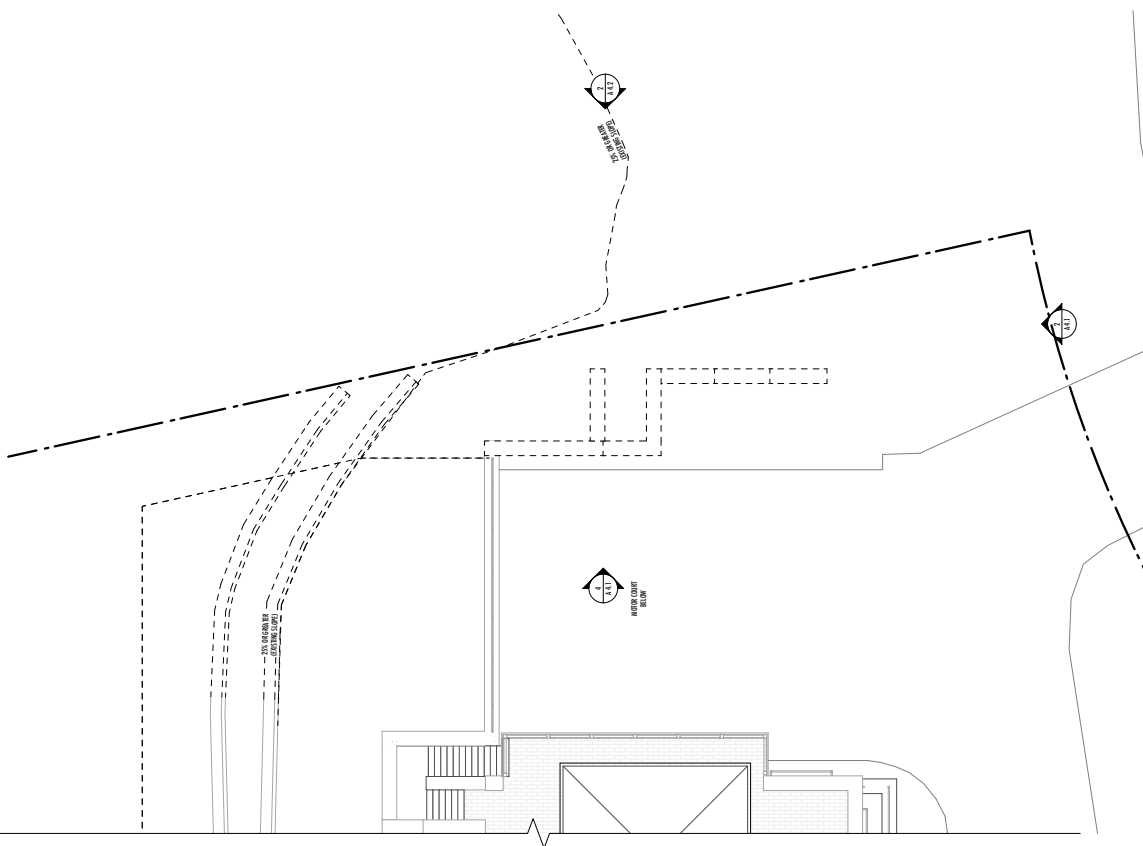
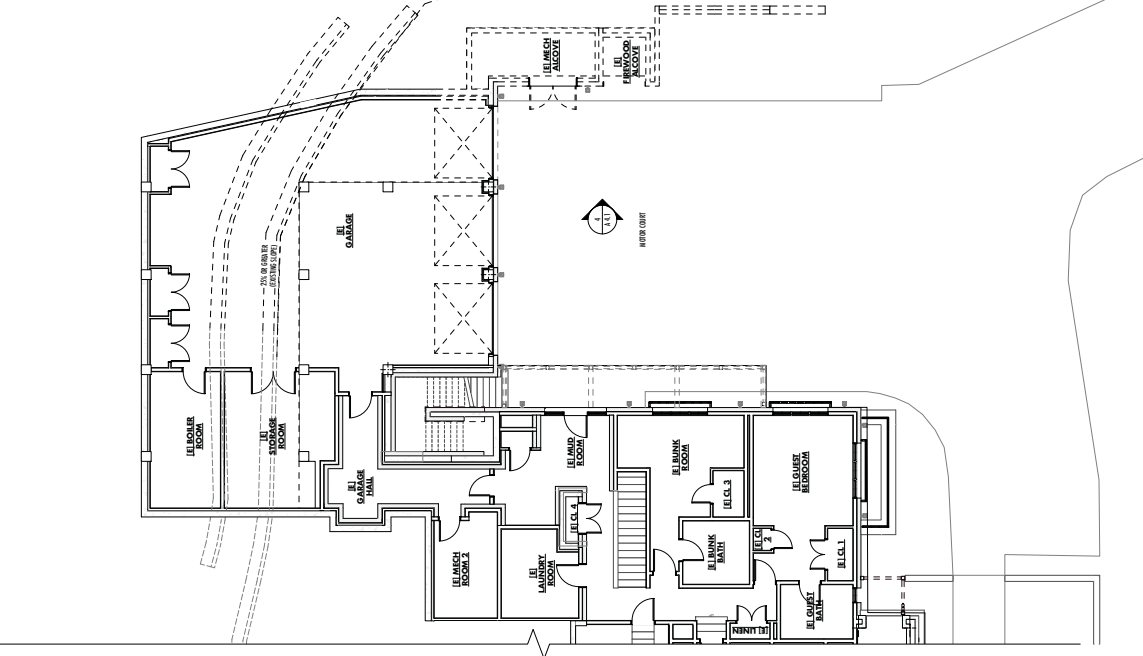
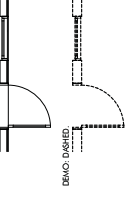
1. LOCATIONS OF PROPOSED IRRIGATION SYSTEMS ARE SHOWN. SEE THE NOTES TO THE PLAN FOR ADDITIONAL INFORMATION.
2. IRRIGATION SYSTEMS SHALL BE DESIGNED TO MAINTAIN THE HEALTH AND VIGOR OF THE PLANTS AND TO CONSERVE WATER.
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6. IRRIGATION SYSTEMS SHALL BE DESIGNED TO MAINTAIN THE HEALTH AND VIGOR OF THE PLANTS AND TO CONSERVE WATER.

**LANDSCAPE PLANTING NOTES**

1. LOCATIONS OF PROPOSED PLANTING ARE SHOWN. SEE THE NOTES TO THE PLAN FOR ADDITIONAL INFORMATION.
2. PLANTING SHALL BE DESIGNED TO MAINTAIN THE HEALTH AND VIGOR OF THE PLANTS AND TO CONSERVE WATER.
3. PLANTING SHALL BE DESIGNED TO MAINTAIN THE HEALTH AND VIGOR OF THE PLANTS AND TO CONSERVE WATER.
4. PLANTING SHALL BE DESIGNED TO MAINTAIN THE HEALTH AND VIGOR OF THE PLANTS AND TO CONSERVE WATER.
5. PLANTING SHALL BE DESIGNED TO MAINTAIN THE HEALTH AND VIGOR OF THE PLANTS AND TO CONSERVE WATER.
6. PLANTING SHALL BE DESIGNED TO MAINTAIN THE HEALTH AND VIGOR OF THE PLANTS AND TO CONSERVE WATER.

KEY

EXISTING NO. LIGHT POORE



# Leone Residence Addition

425 North Bigwood Drive, Ketchum, Idaho

**WILLIAMS PARTNERS ARCHITECTS**  
 1000 P.O. BOX 4373  
 KETCHUM, IDAHO 83749  
 PHONE 208.745.6000  
 FAX 208.745.6019  
 WWW.WILLIAMS-PARTNERS.COM

**DRAWINGS**  
 DATE: 02/11/2020  
 USER: JAMES  
 PROJECT: 20000000000000000000  
 DRAWING: EXISTING/DEN  
 (04/11/2020) CITY OF KETCHUM PLAN SHEET

**REVISIONS**  
 NUMBER DATE

**A 2.0**



EXISTING / DEMO FIRST FLOOR PLAN  
 SHEET 1-10

Y:\clients\4 - Bill Project\Bill Leone's Residence\plan north

EXISTING / DEMO ROOF PLAN  
 SHEET 1-10

2

**OWNERSHIP OF DOCUMENT**  
 THE ARCHITECTS OF SERVICE HEREIN ARE SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THIS PROJECT. WILLIAMS PARTNERS ARCHITECTS, P.C. AND THE ARCHITECTS CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INVENTIONS OF SERVICE AND SHALL REMAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

**IN PROGRESS: NOT ISSUED FOR CONSTRUCTION**

OWNERSHIP OF DOCUMENTS  
 THE ARCHITECTS SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. WILLIAMS PARTNERS ARCHITECTS, P.C. AND THE ARCHITECTS CONSULTANTS SHALL BE DESIGNERS OF SERVICE AND SHALL REMAIN RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. ALL COMMON LAW, STATUTORY AND OTHER RELEVANT RIGHTS, INCLUDING COPYRIGHTS, ARE RESERVED.

**IN PROGRESS:  
 NOT ISSUED FOR  
 CONSTRUCTION**

425 North Bigwood Drive, Ketchum, Idaho

# Leone Residence Addition

**WILLIAMS PARTNERS  
 ARCHITECTS**  
 1000 S. 10th St.  
 KETCHUM, IDAHO 83701  
 PHONE: 208.721.6000  
 FAX: 208.721.6009  
 WWW.WILLIAMS-PARTNERS.COM

DATE: 02/11/2020  
 DRAWN BY: JACOB WILSON  
 CHECKED BY: JACOB WILSON  
 PROJECT NO: 2019-0001  
 CITY OF KETCHUM PLUMBING SHEET

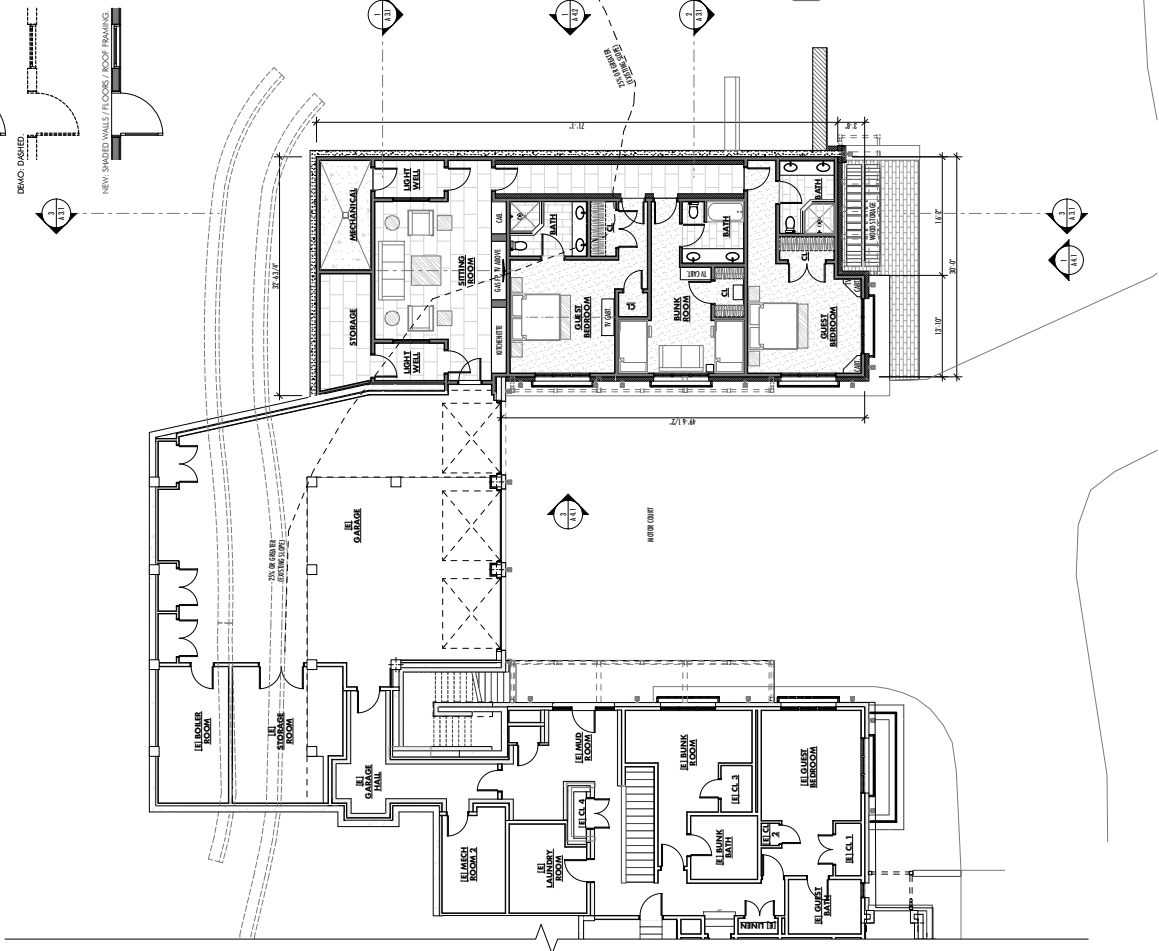
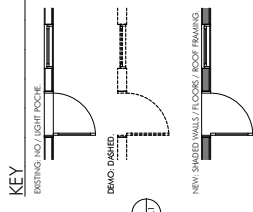
REVISIONS  
 NUMBER DATE

**A 2.1**

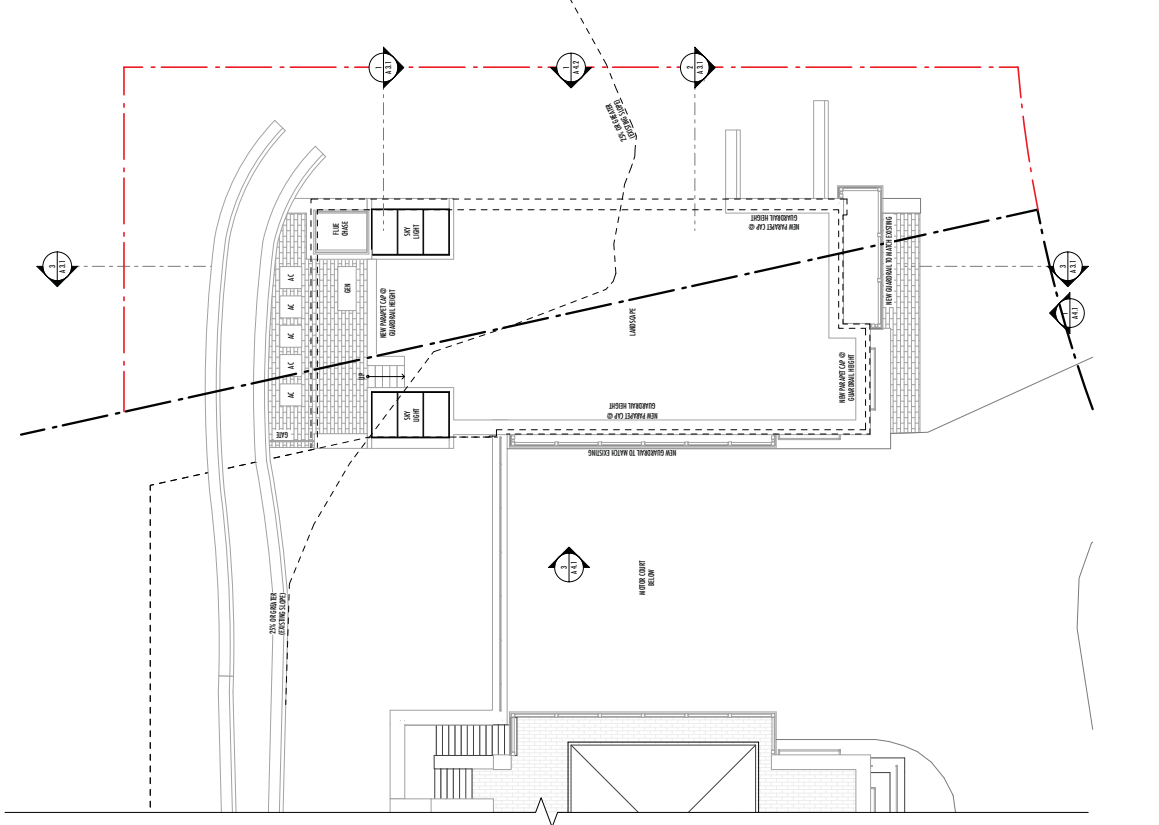
PLUMBING

**PROPOSED FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 1 north

Y:\clients\4 - Bill Project\Bill Leone's Residence.plb



**PROPOSED ROOF PLAN**  
 SCALE: 1/8" = 1'-0"  
 2





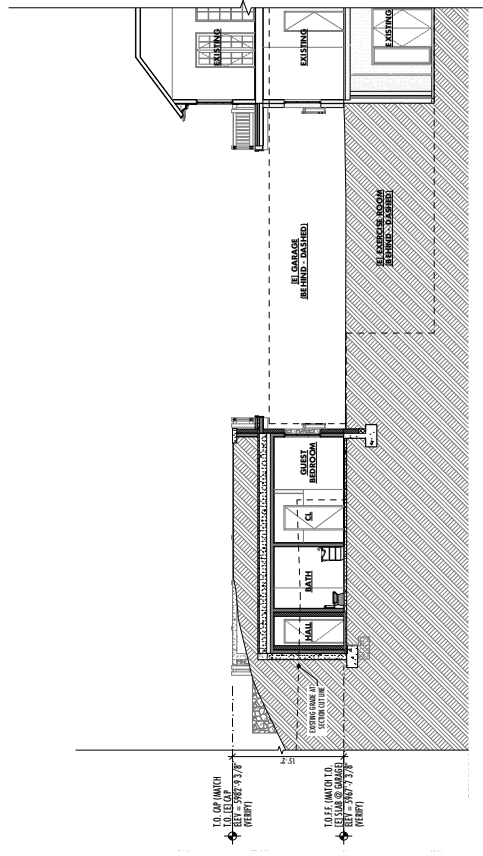
# Leone Residence Addition

**WILLIAMS PARTNERS ARCHITECTS**  
 425 N. BIGWOOD DRIVE  
 KETCHUM, IDAHO 83340  
 PHONE 208.746.6000  
 FAX 208.746.6010  
 WWW.WILLIAMS-PARTNERS.COM

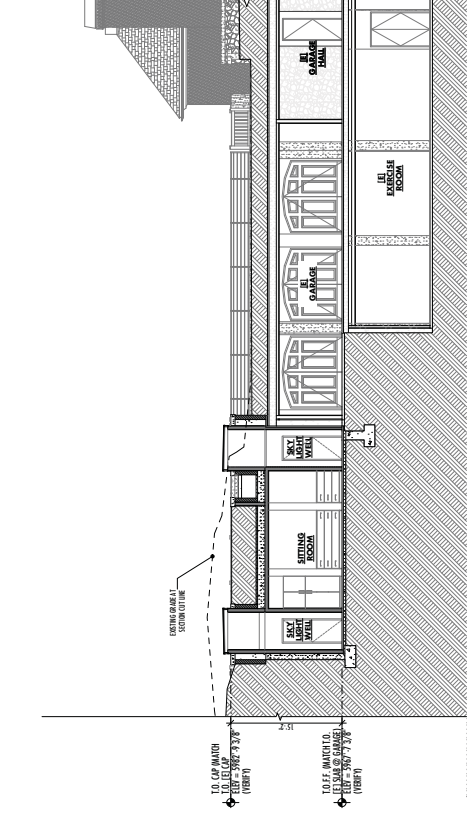
DATE: 08/11/2020  
 DESIGNED BY: JAMES W. WILLIAMS  
 DRAWN BY: JAMES W. WILLIAMS  
 CHECKED BY: JAMES W. WILLIAMS  
 CITY OF KETCHUM PERMIT SHEET  
 NUMBER: \_\_\_\_\_ DATE: \_\_\_\_\_

## A 3.1

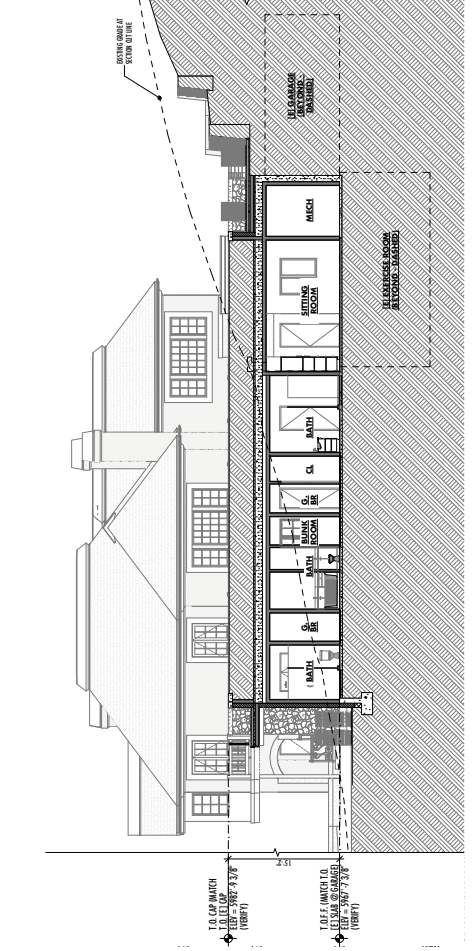
BUILDING SECTION



**BUILDING SECTION B**  
 SCALE: 1/4" = 1'-0"



**BUILDING SECTION A**  
 SCALE: 1/4" = 1'-0"



**BUILDING SECTION C**  
 SCALE: 1/4" = 1'-0"

Y:\schemps4 - BM Project Files\Leone Residence\plan



OWNERSHIP OF DOCUMENTS  
 THE STATEMENTS OF SERVICE BETWEEN ARCHITECTS  
 AND CLIENTS, INCLUDING SPECIFICATIONS, CONTRACTS,  
 AGREEMENTS, AND OTHER DOCUMENTS, SHALL BE DEEMED  
 TO HAVE BEEN ACCEPTED BY THE ARCHITECTS' CLIENTS  
 AND THE ARCHITECTS' CLIENTS SHALL BE DEEMED TO  
 HAVE AGREED TO THE ARCHITECTS' CLIENTS' OBLIGATIONS  
 AND TO WAIVE ANY RIGHTS OR OTHER RESCUE  
 RIGHTS, INCLUDING SPECIFICATIONS, CONTRACTS,  
 AGREEMENTS, AND OTHER DOCUMENTS.

**IN PROGRESS:  
 NOT ISSUED FOR  
 CONSTRUCTION**

425 North Bigwood Drive, Ketchum, Idaho

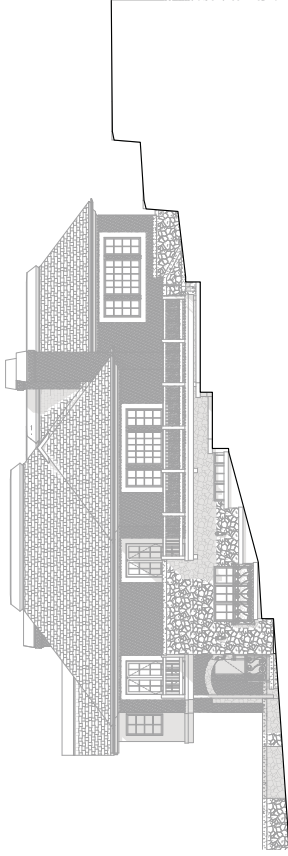
# Leone Residence Addition

**WILLIAMS PARTNERS  
 ARCHITECTS**  
 1000 N. 200th St.  
 Ketchum, Idaho 83740  
 Phone: 208.721.0019  
 Fax: 208.721.0019  
 www.williams-partners.com

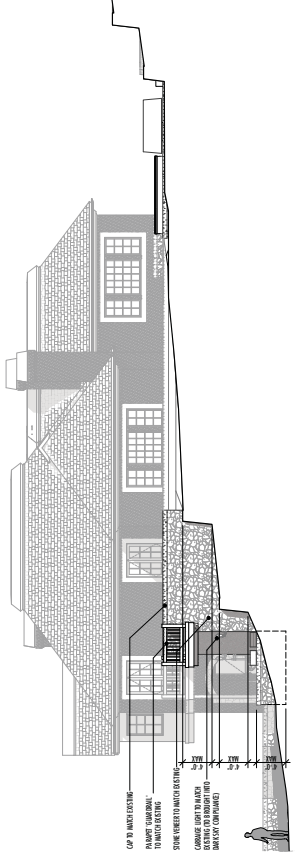
**DRAWINGS**  
 DATE: 02/11/2020  
 DESIGNED BY: JAMES WILLIAMS  
 DRAWN BY: JAMES WILLIAMS  
 CHECKED BY: JAMES WILLIAMS  
 CITY OF KETCHUM PLAN SHEET  
 NUMBER: DATE:

## A 4.2

EXTERIOR ELEVATIONS



EXISTING EAST ELEVATION  
 SCALE: 1/8" = 1'-0"



PROPOSED EAST ELEVATION  
 SCALE: 1/8" = 1'-0"



EXTERIOR MATERIALS TO MATCH EXISTING AS LABELED IN THE EXISTING PHOTO ABOVE

- 1. MATCH EXISTING TO MATCH EXISTING
- 2. MATCH EXISTING TO MATCH EXISTING
- 3. MATCH EXISTING TO MATCH EXISTING
- 4. MATCH EXISTING TO MATCH EXISTING
- 5. MATCH EXISTING TO MATCH EXISTING

# A 5.1

REVISIONS  
NUMBER DATE

DATE: 02/17/2015  
DESIGNER: JAMES FISHER  
PROJECT: 425 NORTH BIGWOOD DRIVE  
DRAWING: EXTERIOR ELEVATION  
SHEET: CITY OF KETCHUM LAYOUT SHEET

WWW.WILLIAMS-PARTNERS.COM

PHONE: 208.271.0019

FACSIMILE: 208.271.0020

KETCHUM, IDAHO

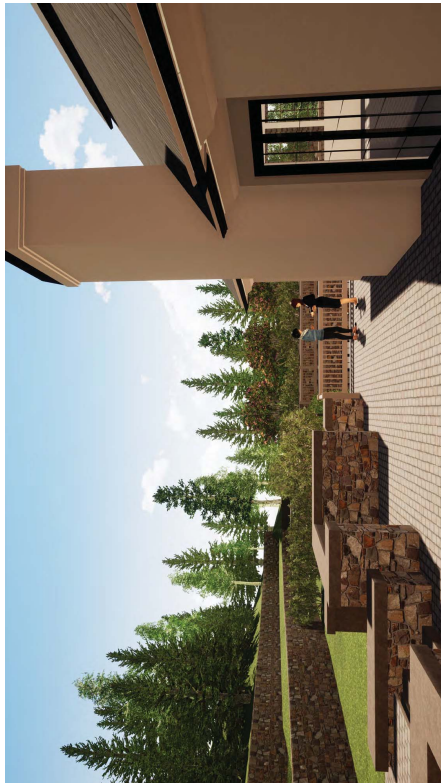
MAIL: P.O. BOX 4373

**WILLIAMS PARTNERS ARCHITECTS**

425 North Bigwood Drive, Ketchum, Idaho

**IN PROGRESS:  
NOT ISSUED FOR  
CONSTRUCTION**

OWNERSHIP OF DOCUMENTS  
THE AGREEMENTS OF SERVICE BETWEEN ARCHITECTS AND CLIENTS  
WITH RESPECT TO THIS PROJECT WILLIAM PARTNERS ARCHITECTS, P.C. AND THE ARCHITECTS ASSOCIATES SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INVENTIONS OF SERVICE AND SHALL RESERVE ALL COMMON LAW, STATUTORY AND OTHER RIGHTS, INCLUDING COPYRIGHTS.



VIEW FROM NORTH TERRACE



VIEW LOOKING NORTHEAST TOWARDS ADDITION



VIEW FROM SOUTH PATIO



VIEW FROM DRIVEWAY APPROACH

OWNERSHIP OF DOCUMENTS  
THE AGREEMENTS OF SERVICE BETWEEN ARCHITECTS AND CLIENTS  
ARCHITECTS, P.C. AND THE ARCHITECTS' ASSOCIATION  
SHALL BE DEEMED TO HAVE BEEN ACCEPTED BY THE CLIENTS  
RESPECTIVE INDEPENDENT OF SERVICE AND SHALL REMAIN  
IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFIED  
HEREIN.

**IN PROGRESS:  
NOT ISSUED FOR  
CONSTRUCTION**

425 North Bigwood Drive, Ketchum, Idaho

# Leone Residence Addition

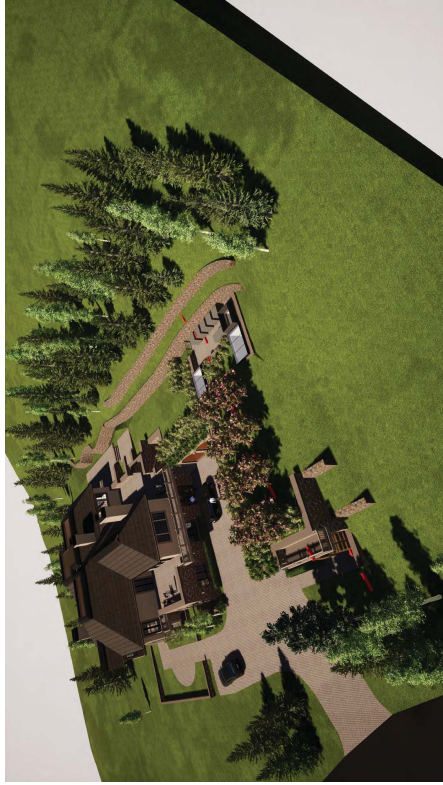
**WILLIAMS PARTNERS  
ARCHITECTS**  
1000 P.O. BOX 4373  
KETCHUM, IDAHO  
83701-4373  
PHONE: 208.721.0010  
FAX: 208.721.0019  
WWW.WILLIAMS-PARTNERS.COM

**DATE:** 08/11/2020  
**ISSUED:** 08/11/2020  
**PROJECT:** LEONE RESIDENCE ADDITION  
**CLIENT:** BOB AND JILL LEONE  
**LOCATION:** 425 NORTH BIGWOOD DRIVE  
**SCALE:** CITY OF KETCHUM LOT LINE SHEET

**REVISIONS:**  
NUMBER DATE

# A 5.2

Y:\clients\04 - BM Project Files\Leone Residence\plan



AERIAL VIEW, WITHOUT TREES  
(RED LINE REPRESENTS EXISTING PROPERTY LINE)



VIEW FROM NEIGHBOR, WITHOUT TREES  
(RED LINE REPRESENTS EXISTING PROPERTY LINE)



AERIAL VIEW, WITH TREES



VIEW FROM NEIGHBOR, WITH TREES

**CLTA LOT BOOK 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.

Countersigned by:

  
Authorized Countersignature

**stewart**  
title guaranty company



**Matt Morris**  
President and CEO

Blaine County Title, Inc.  
360 Sun Valley Road  
P.O. Box 3176  
Ketchum, ID 83340  
Agent ID: 120037





**Denise Carraux**  
Secretary

For purposes of this form the "Stewart Title" logo featured above is the represented logo for the underwriter, Stewart Title Guaranty Company.

## GUARANTEE CONDITIONS AND STIPULATIONS

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**Definition of Terms** – The following terms when used in this 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 Claims 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 any 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.

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File No.: 2022271

Lot Book Guarantee (6-6-92)

Page 2 of 3 of Policy Serial No.: G-0000-433966758

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 the 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 option under Paragraph 5, and the Guarantee shall be surrendered to the Company for 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 of 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 of 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, Texas 77252-2029.

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File No.: 2022271

Lot Book Guarantee (6-6-92)

Page 3 of 3 of Policy Serial No.: G-0000-433966758



**LOT BOOK GUARANTEE  
SCHEDULE A**

**File No.:** 2022271

**Guarantee No.:** G-0000-433966758

**Date of Guarantee:** April 07, 2020 at 8:00 am

**Liability:** \$1,000.00

**Premium:** \$120.00

**A. Assured:**

Alpine Enterprises, Inc. and Bruce Smith, surveyor

**B. Assurances, given without examination of the documents listed or referred to and only to the specifically named documents and no others:**

**1. Description of the land in Blaine County, Idaho:**

**Parcel I**

Lot 14 in Block 3 of A REPLAT OF LOT 14 OF BLOCK 3, BIGWOOD SUBDIVISION NO. 2 & 3, as shown on the official plat thereof, recorded as Instrument No. 328943, records of Blaine County, Idaho.

**Parcel II**

Lot 12AA, Block 3 of BIGWOOD SUBD. NO. 2 & 3 : REPLAT OF Lots 12A & 10A, as shown on the official plat thereof, record as Instrument 395888, Records of Blaine County, Idaho.

**2. The last recorded instrument in the public records purporting to transfer title to said land was:**

Quitclaim Deed, recorded as Document No. 538139, conveying said real property to:

Douglas M. Leone and Patricia Perkins Leone, Trustees of the Leone-Perkins Family Trust UDT Dated August 26, 1999 as to Parcel I

Warranty Deed, recorded as Document No. 625955, conveying said real property to:

Andrew D. Goldman and Lisa G. Goldman, Trustees of the Andrew and Lisa Goldman Revocable Trust, dated April 14, 2006 as to Parcel II

3. That there are no mortgages or deeds of trust describing the land that have not been released or reconveyed by an instrument recorded in the public records, other than those shown below under Exceptions.
4. That there are no contracts for sales, contracts for deed, including memorandums giving notice of such contracts, attachments, tax deed recorded within the last 9 years, which purport to affect the land other than shown below under Exceptions.

**C. Exceptions:**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by Public Records.

2. Any facts, rights, interests, or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records.
4. 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 not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims, or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. Stewart makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interest that are not listed.
8. General taxes for the year 2020 and subsequent years, which are a lien due not yet payable.

Note: General taxes for the year 2019, a lien in the amount of \$31,841.48, which are paid in full. (Parcel No. RPK04260030140)

9. General taxes for the year 2019, a lien in the amount of \$38,446.62, of which the first half due December 20, 2019 are PAID and the second half are due on or before June 20, 2020. (Parcel No. RPK0426003012A)
10. Water and sewer charges of the City of Ketchum.
11. Ketchum rubbish charges billed by Clear Creek Disposal.
12. Levies and Assessments of Bigwood Property Owner's Association, Inc.
13. Bigwood Annexation, Services and Development Agreement, including the terms and provisions thereof, recorded September 18, 1985 as [Instrument No. 266738](#) and Amended as [Instrument No.'s 275667, 278163, 289789, 428370](#), records of Blaine County, Idaho.
14. Grant of Public Easements, including the terms and provisions thereof, in favor of the City of Ketchum, recorded September 18, 1985 as [Instrument No. 266742](#), records of Blaine County, Idaho.
15. Notes, Easements and Restrictions as shown on the plat of Bigwood P.U.D. Subdivision, recorded march 6, 1986 as [Instrument No. 270981](#), records of Blaine County, Idaho.

16. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens (provisions, if any, based on race, color, religion, or national origin are omitted) provided in the Covenants, Conditions and Restrictions of Bigwood P.U.D. recorded March 6, 1986 as [Instrument No. 270982](#) and Amended by [Instrument No. 280213](#) and re-recorded December 30, 1986 as [Instrument No. 280561](#), Amended as [Instrument No.'s 281630, 294199, 303040, 309071, 338436, 398924, 529827](#) and [567791](#), records of Blaine County, Idaho.
17. Notes, Easements and Restrictions as shown on the plat of Bigwood Subdivision No. 2 & 3, recorded December 18, 1986 as [Instrument No. 280214](#), records of Blaine County, Idaho.
18. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens (provisions, if any, based on race, color, religion, or national origin are omitted) provided in the Supplemental Amended and Restated Covenants, Conditions and Restrictions for Bigwood Subdivision No. 2 & 3 recorded December 19, 1986 as [Instrument No. 280262](#) and re-recorded December 30, 1986 as [Instrument No. 280560](#) and Amended as [Instrument No. 282765](#), records of Blaine County, Idaho.
19. Agreement to Dedicate Bigwood Water System, including the terms and provisions thereof, recorded January 27, 1988 as [Instrument No. 291967](#), records of Blaine County, Idaho.
20. Notes, Easements and Restrictions as shown on A Replat of Lot 14, Block 3, Bigwood Subdivision No. 2 & 3, recorded April 5, 1991 as [Instrument No. 328943](#), records of Blaine County, Idaho.
21. Notes, Easements and Restrictions as shown on the plat of Bigwood Subd. No. 2 & 3 : Replat of Lots 12 & 13, recorded March 5, 1996 as [Instrument No. 387672](#), records of Blaine County, Idaho.
22. Covenant and restriction, including the terms and provisions thereof, as shown in Warranty Deed from Peter Thomas, Trustee of the Peter M. and Nancy Thomas Revocable Trust Dated November 5, 1990 as grantor and Ali Fayed and Tracy Fayed, husband and wife as grantee, recorded October 28, 1996 as [Instrument No. 395887](#), records of Blaine County, Idaho.
23. Notes, Easements and Restrictions as shown on the plat of Bigwood Subd. No. 2 & 3 : Replat of Lots 12A & 10A, recorded October 28, 1996 as [Instrument No. 395888](#), records of Blaine County, Idaho.
24. Tree Trimming Agreement, including the terms and provisions thereof, recorded August 2, 2017 as [Instrument No. 645452](#), records of Blaine County, Idaho.

## STG Privacy Notice Stewart Title Companies

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

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

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

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

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

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

### SHARING PRACTICES

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

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

## Privacy Notice for California Residents

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

### Information Stewart Collects

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

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

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

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

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

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

#### Use of Personal Information

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

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

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

#### Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

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

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

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

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

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

#### Consumer Rights and Choices

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

## Access to Specific Information and Data Portability Rights

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

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

### Deletion Request Rights

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

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

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

### Exercising Access, Data Portability, and Deletion Rights

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

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

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

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

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

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

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

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

### Response Timing and Format

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

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

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

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

#### Non-Discrimination

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

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

#### Changes to Our Privacy Notice

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

#### Contact Information

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

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

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

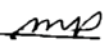
**Email:** [Privacyrequest@stewart.com](mailto:Privacyrequest@stewart.com)

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



RECORDING REQUESTED BY and  
WHEN RECORDED, RETURN TO:  
Laurie-Ann D. Look, Esq.  
WILSON SONSINI GOODRICH & ROSATI  
650 Page Mill Road  
Palo Alto, CA 94304-1050

MAIL TAX STATEMENTS TO GRANTEE AS FOLLOWS:  
Douglas M. Leone & Patricia Perkins Leone, Trustees  
90 Queens Court  
Atherton, CA 94027

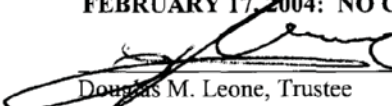
**Instrument # 538139**  
HAILEY, BLAINE, IDAHO  
2006-08-03 01:12:00 No. of Pages: 2  
Recorded for : WILSON SONSINI GOODRICH & ROSATI  
MARSHA RIEMANN Fee: 6.00  
Ex-Officio Recorder Deputy   
Index to: CORRECTION DEED

### Quitclaim Deed

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:

Documentary transfer tax is \$0.00

**CORRECTION DEED TO REFLECT PROPER VESTING IN REAL  
PROPERTY ASSOCIATED WITH PREVIOUSLY RECORDED  
QUITCLAIM DEED INSTRUMENT NUMBER 499184 RECORDED ON  
FEBRUARY 17, 2004: NO CONSIDERATION.**

  
\_\_\_\_\_  
Douglas M. Leone, Trustee

- ( ) computed on full value of property conveyed, or
- ( ) computed on full value less value of liens and encumbrances remaining at time of sale.
- ( ) Unincorporated area: ( ) City of \_\_\_\_\_, and

**FOR NO CONSIDERATION, DOUGLAS M. LEONE AND PATRICIA PERKINS LEONE, TRUSTEES OF THE PERKINS-LEONE FAMILY TRUST DATED AUGUST 26, 1999, as Grantor,**

do hereby REMISE, RELEASE AND FOREVER QUITCLAIM TO DOUGLAS M. LEONE AND PATRICIA PERKINS LEONE, TRUSTEES OF THE LEONE-PERKINS FAMILY TRUST UDT DATED AUGUST 26, 1999, as Grantee, whose mailing address is reflected above,

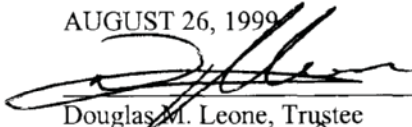
all of the following described real property in the City of Ketchum, County of Blaine, State of Idaho:

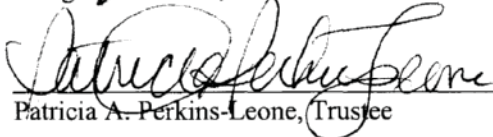
LOT 14 IN BLOCK 3 OF A REPLAT OF LOT 14 OF BLOCK 2 OF BIGWOOD SUBDIVISION NO. 2 & 3, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED AS INSTRUMENT NO. 328943, RECORDS OF BLAINE COUNTY, IDAHO.

A.P.N. RPK04260030140A

Dated 7/14/06

LEONE-PERKINS FAMILY TRUST UDT DATED  
AUGUST 26, 1999

  
\_\_\_\_\_  
Douglas M. Leone, Trustee

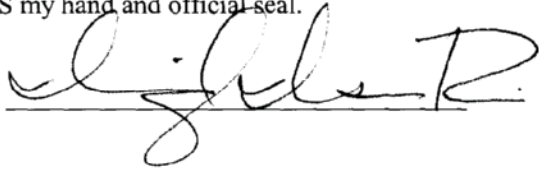
  
\_\_\_\_\_  
Patricia A. Perkins-Leone, Trustee

**NOTARY ACKNOWLEDGEMENT ON PAGE 2**

State of California  
County of San Mateo

On July 14<sup>th</sup>, 2006, before me, Ingrid Ise Robinson, Notary Public, personally appeared Douglas M. Leone and Patricia A. Perkins-Leone, personally known to me ~~(or proved to me on the basis of satisfactory evidence)~~ to be the persons whose names are subscribed to the within instrument, and they acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument, the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature 





**WARRANTY DEED**

FOR VALUE RECEIVED

Aneel Bhusri, a married man as his sole and separate property

GRANTOR(S), hereby grants, bargains, sells, conveys and warrants unto

Andrew D. Goldman and Lisa G. Goldman, trustees of the Andrew and Lisa Goldman Revocable Trust, dated April 14, 2006

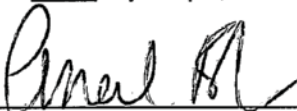
GRANTEE(S) whose current address is: 16469 Shadow Mountain Dr, Pacific Palisades, CA

the following described premises, to-wit:

Lot 12AA, Block 3 of BIGWOOD SUBD. NO. 2 & 3 : REPLAT OF Lots 12A & 10A, according to the official plat thereof, record as Instrument 395888, Records of Blaine County, Idaho.

**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 encumbrances and that the Grantor will warrant and defend the same from all lawful claims whatsoever

Dated this 13<sup>th</sup> day of April, 2015.

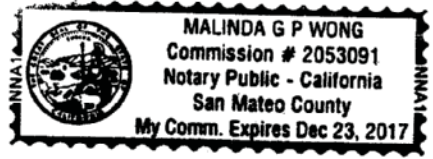
  
\_\_\_\_\_  
Aneel Bhusri

State of California  
County of San Mateo

On this 13 day of April, 2015, before me, the undersigned, a Notary Public, in and for said State, personally appeared Aneel Bhusri, known to me and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL

*Malinda G P Wong*  
Notary Public Malinda G. P. Wong  
Residing at: California County, San Mateo  
My Commission Expires: 12-23-2017



**BIGWOOD SUBDIVISION NO. 2 &**

A RESUBDIVISION OF

**BLOCKS 2A, 2B, 3A, 3B, BIGWOOD PUD. SUBDIVISION**

LOCATED IN

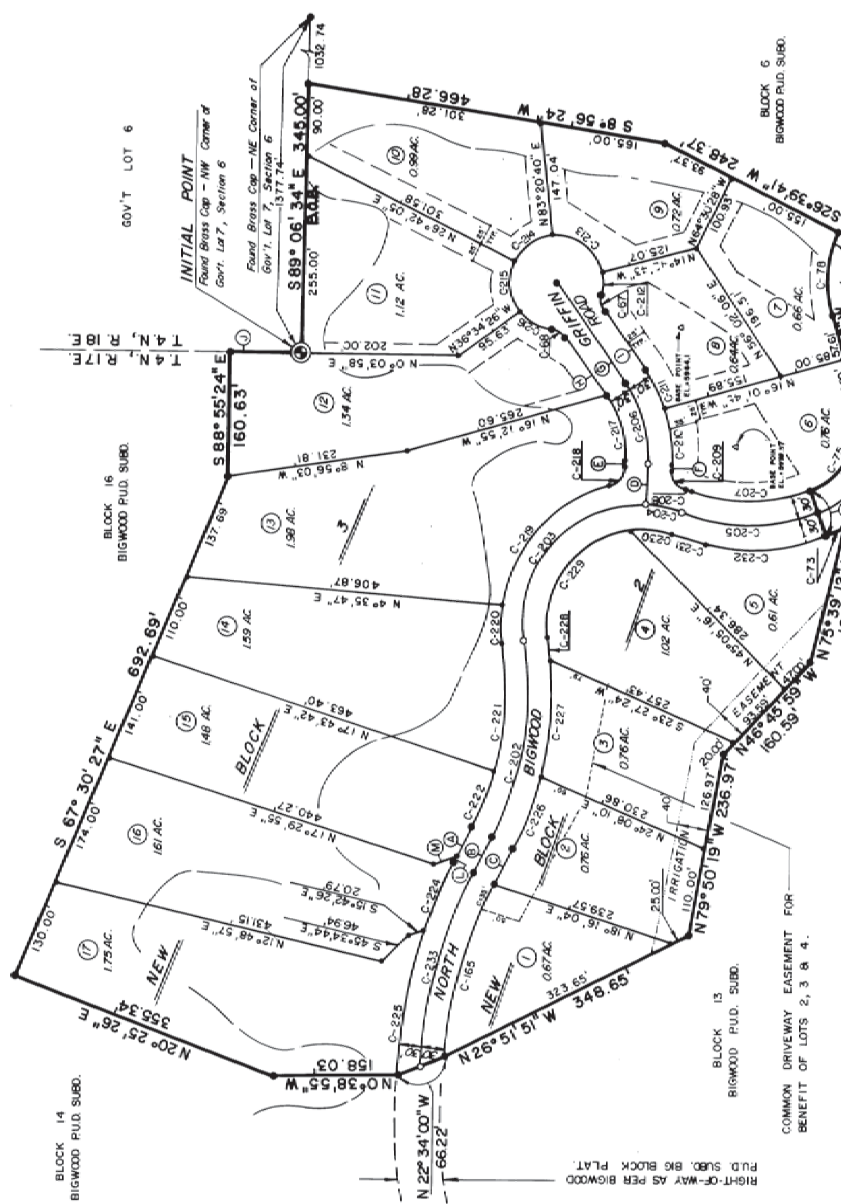
**GOV'T LOT 7, SECTION 6, T. 4 N., R. 18 E., B.M.**

AND

**SE 4, SECTION 1, T. 4 N., R. 17 E., B.M.**

**BLAINE COUNTY, IDAHO**

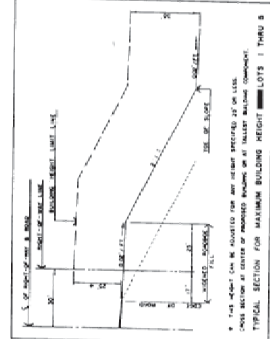
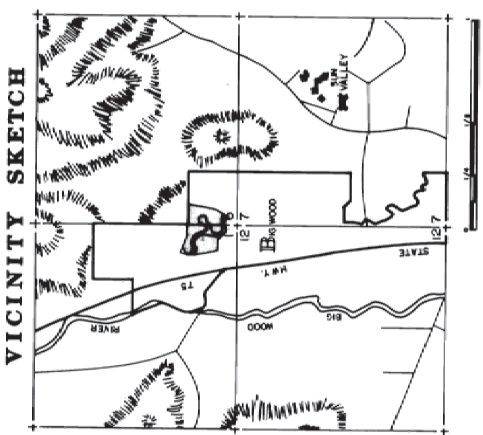
**1986**



	BEARING	DISTANCE	BEARING	DISTANCE
A	S 62° 54' 59" E	43.64'	L	S 62° 54' 59" E
B	"	53.14'	M	S 22° 49' 56" E
C	"	"	"	30.48'
D	S 67° 46' 16" E	52.25'	"	"
E	"	4.76'	"	"
F	"	"	"	"
G	N 54° 48' 5" E	153.63'	"	"
H	"	88.82'	"	"
I	"	"	"	"
J	S 00° 03' 58" W	90.00'	"	"
K	S 69° 32' 03" W	60.00'	"	"

**LEGEND**

- BLOCK BOUNDARY LINE
- LOT BOUNDARY LINE
- 25% SLOPE LINE (APPROX.)
- BUILDING ENVELOPE
- FIND BRASS CAP-INITIAL POINT
- SET 5/8" X 30" REBAR & CAP
- SET 1/2" X 24" REBAR & CAP
- FOUND 5/8" REBAR & CAP



1" = 100' SCALE

N O T E S

- The real property contained within this plat is subject to the Annexation, Services, and Development Agreement recorded as Instrument No. 266738 on the 10th day of March, 2003, in Blaine County Recorder, Hailey, Idaho, and subsequent amendments thereto. The owners, purchasers, heirs, successors and assigns of the property or any portion thereof are subject thereto including but not limited to the payment of certain obligations and the responsibility for construction of certain improvements as set forth therein. The City of Ketchum shall not be responsible for construction of certain improvements shown on or necessary for the use or development of lots shown on this plat. Until all of said improvements are constructed, use, development or construction upon said lots may be prohibited or limited.
- All public easements are hereby granted to the City of Ketchum.
- The only construction in areas where the natural slope exceeds 25 percent is limited to public utilities.
- There shall be a 10 foot wide utility easement centered on all lot lines and adjacent to all street boundaries.
- The building envelope for each lot, except those lots with a designated building envelope, shall be all that area enclosed by a 25 foot setback from the front and rear lot lines and side setbacks specified hereafter, but shall not encroach into any area with a slope greater than 25 percent.
- The exact location of the 25 percent slope line shall be field determined prior to the issuance of a building permit.
- Side setbacks for lots 2, 3, 4, 13 and 15, and the interior boundary on Lot 17 shall be a minimum of 30 feet, and all other side setbacks, including exterior boundary of Lot 1 and 17, shall be 15 feet.
- The building envelopes shown for Lots 6 through 12 may be rotated about the center pivot point. The center pivot point is fixed and shall not be moved.
- Lot 7 of new Block 3 contains no water or sewer service as of time of platting.
- An unobstructed 20 foot wide access road and turnaround shall be provided prior to building on Lots 3 and 4. Construction shall meet the requirements of Ketchum Fire Department.

CURVE	CURVE			DATA		
	DELTA	RADIUS	ARC.	CHORD	TAN	L.C.B.
C-67	49° 40' 47"	25.00'	21.68'	21.00'	11.57'	N 79° 38' 39" E
C-68	49° 40' 47"	25.00'	21.68'	21.00'	11.57'	N 29° 57' 30" E
C-73	10° 59' 08"	86.71'	37.05'	30.00'	15.07'	S 29° 57' 30" E
C-75	89° 54' 01"	96.71'	144.98'	131.76'	90.02'	N 63° 28' 57" W
C-78	39° 59' 23"	155.00'	108.18'	106.00'	56.40'	N 86° 22' 16" W
C-185	23° 14' 38"	570.00'	23.24'	22.966'	117.23'	N 74° 32' 18" W
C-202	36° 49' 37"	400.00'	257.04'	252.64'	133.85'	S 81° 19' 33" E
C-203	101° 55' 48"	150.00'	266.85'	233.03'	185.00'	S 46° 46' 12" E
C-204	18° 01' 37"	150.00'	47.19'	47.00'	23.79'	S 11° 12' 30" W
C-205	40° 41' 16"	250.00'	177.53'	173.83'	92.70'	S 0° 07' 19" E
C-206	37° 23' 27"	170.38'	111.19'	109.22'	57.65'	N 73° 29' 56" E
C-207	40° 41' 16"	220.00'	156.23'	152.97'	81.57'	S 0° 07' 19" E
C-208	02° 27' 51"	180.00'	7.74'	7.74'	3.87'	S 16° 59' 23" W
C-209	74° 26' 14"	25.00'	32.48'	30.24'	18.99'	S 54° 56' 35" W
C-210	21° 02' 12"	200.38'	73.57'	73.16'	37.80'	S 81° 40' 36" W
C-211	16° 21' 15"	200.38'	57.19'	57.00'	28.79'	S 62° 56' 52" W
C-212	29° 11' 46"	60.00'	30.57'	30.24'	15.63'	S 69° 53' 09" W
C-213	81° 56' 37"	60.00'	85.81'	78.68'	52.11'	S 34° 18' 58" W
C-214	56° 38' 35"	60.00'	59.32'	56.33'	32.34'	S 54° 56' 38" E
C-215	63° 16' 3"	60.00'	66.26'	62.95'	36.37'	N 85° 03' 49" E
C-216	48° 18' 06"	60.00'	50.68'	49.10'	26.93'	N 29° 16' 31" E
C-217	37° 23' 27"	140.38'	91.61'	89.99'	47.50'	N 73° 29' 56" E
C-218	74° 26' 14"	25.00'	32.48'	30.24'	18.99'	S 54° 56' 35" E
C-219	70° 24' 01"	180.00'	221.17'	207.52'	126.96'	S 50° 35' 11" E
C-220	15° 39' 05"	180.00'	50.16'	50.00'	25.25'	N 88° 14' 55" E
C-221	29° 01' 44"	370.00'	161.63'	160.35'	82.13'	S 87° 13' 14" E
C-222	14° 41' 23"	370.00'	76.13'	76.00'	38.20'	S 68° 48' 41" E
C-223	0° 57' 17"	630.00'	11.50'	10.50'	5.25'	S 72° 33' 38" E
C-224	8° 42' 32"	630.00'	95.76'	95.67'	47.87'	S 67° 16' 15" E
C-225	17° 12' 52"	630.00'	189.28'	188.57'	95.36'	N 80° 13' 57" W
C-226	13° 03' 23"	430.00'	38.00'	37.79'	49.21'	N 69° 26' 46" W
C-227	19° 49' 05"	450.00'	148.74'	148.00'	75.12'	N 89° 53' 03" W
C-228	3° 56' 29"	450.00'	24.98'	24.95'	14.85'	S 85° 14' 17" W
C-229	39° 59' 13"	120.00'	192.66'	172.62'	124.24'	N 53° 44' 21" W
C-230	27° 58' 12"	120.00'	58.58'	58.00'	29.89'	N 6° 14' 18" E
C-231	9° 01' 13"	280.00'	44.04'	44.04'	22.03'	N 15° 42' 42" E
C-232	31° 40' 05"	280.00'	154.76'	154.76'	79.41'	N 4° 37' 56" W
C-233	24° 39' 28"	600.00'	258.22'	256.23'	131.14'	S 75° 14' 43" E

CERTIFICATE OF OWNERS

This is to certify that the undersigned are the owners or their representatives, in fee simple of the following described property, located in Section 6, Township 4 North, Range 10 East, Boise Meridian and Section 1, Township 4 North, Range 17 East, Boise Meridian, Blaine County, Idaho. Said property more specifically described as follows: Commencing at the Northeast corner of Gov't Lot 7, Section 6, Township 4 North, Range 10 East, Boise Meridian. Thence N 89° 06' 34" W, 1377.74 feet to the Northwest corner of said Lot 7 which is the INITIAL POINT Thence S 89° 06' 34" E, 345.00' Thence S 73° 38' 03" W, 112.61' Thence along a curve C=73 Thence N 73° 38' 03" W, 60.00' Thence N 75° 39' 12" W, 181.44' Thence N 26° 51' 51" W, 348.65' Thence N 20° 23' 26" E, 355.34' Thence S 67° 30' 27" E, 692.69' Thence S 68° 55' 24" E, 160.63' to the INITIAL POINT.

The net acre contained in this plat as described is 20.51 acres. If it is the intention of the undersigned to and their heirs, assigns and assigns to hold in fee simple the above described property forever and that the assessments shown hereon are granted to the public with the right to use said assessments for the purposes shown hereon for such utility and other designated uses are to be executed within the lines of said assessments. Protective Covenants governing this Subdivision are recorded under County Recorder Instrument No. 2123-311.

SEABOARD IDAHO INCORPORATED Brian McCoy - President Cleveland Patterson - Secretary

IN WITNESS WHEREOF, as holders of security interests we hereby subscribe to the foregoing owner's certificate, and hereunto set our hand this 10th day of October, 1966.

Gerald Seiffert - Mayor of The City of Hatchum First Security Bank of Idaho, N.A. by Roger E. Jappesan Vice President and Attorney in Fact Robert A. & Patricia D. Gwinmer by Station Loggis - Attorney in Fact

ACKNOWLEDGEMENT

STATE OF Idaho ss COUNTY OF Teton, 23th On this 23th day of November, 1966, before me, the undersigned, a Notary Public in and for said State, personally appeared Brian McCoy, and Cleveland Patterson, known to me to be the President and Secretary, respectively, of Seaboard Idaho Inc., an Idaho Corporation, and acknowledged to me that the Corporation 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.



Buckley S. Newcomb Notary Public Tina Yalla - Idaho Residing at

ACKNOWLEDGEMENT

STATE OF IDAHO ss COUNTY OF ADAMS, 1st On this 1st day of December, 1966, before me, the undersigned, a Notary Public in and for said State, personally appeared John Gorsky, known to me to be the person whose name is subscribed to the within River Rock Ltd. and acknowledged to me that he subscribed the names of Paul S. Street as Principal and his own name as Attorney in Fact for said partnership. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Helen V. Campbell Notary Public for Residing at

ACKNOWLEDGEMENT

STATE OF IDAHO ss COUNTY OF OSWEGO, 1st On this 1st day of December, 1966, before me, the undersigned, a Notary Public in and for said State, personally appeared Gerald Swinehart known to me to be the Mayor of The City of Ardenham, Idaho, and acknowledged to me that the City 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.



Jane Jacobs Notary Public for Residing at

ACKNOWLEDGEMENT

STATE OF Idaho ss On this 19th day of November, 1966, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared Station Loggis, known to me to be the first Security Bank of Idaho, N.A., and acknowledged to me that he subscribed his own name as Vice President and Attorney in Fact for said organization.



Station Loggis Notary Public in and for STATE OF IDAHO Residing at

ACKNOWLEDGEMENT

STATE OF Idaho ss On this 24th day of December, 1966, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared Station Loggis, known to me to be the person whose name is subscribed to the within instrument as Attorney in Fact, for Robert A. & Patricia D. Gwinmer and acknowledged to me that he subscribed the names of said individuals as principal and his own name as Attorney in Fact for said individuals.



Station Loggis Notary Public Residing at

CERTIFICATE OF SURVEYOR

This is to certify that I, Roger A. Kruger, a Registered Land Surveyor in the State of Idaho, made the Survey of land as described in the Certificate of Owners and designated hereon as Bigwood Subdivision and that this plat is a true and accurate representation of said survey as made and stated under my supervision and direction.



ACKNOWLEDGEMENT

STATE OF IDAHO, 1986, before me, a Notary Public in and for the State of Idaho, COUNTY OF BLAINE, known to me to be the person whose name is subscribed to the above Certificate of Survey, 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. My Commission expires 1/1/87.

Berky S. Mowcomb, Notary Public in and for the State of Idaho



CITY ENGINEER'S CERTIFICATE

This is to certify that the undersigned, a Registered Professional Engineer in the State of Idaho, has checked the foregoing plat and computations for making the same and has determined that they comply with the laws of the State of Idaho and ordinances of the City of Ketchum.



CITY OF KETCHUM

The accompanying plat of Bigwood Subdivision is hereby approved by the City of Ketchum, Idaho, by resolution adopted this 14th day of December, 1986.

City Clerk



Mayor

COUNTY ENGINEER'S CERTIFICATE

This is to certify that the undersigned has checked the foregoing plat and computations for making the same and has determined that they comply with the laws of the State of Idaho and the County of Blaine related hereto



COUNTY TREASURER'S CERTIFICATE

The foregoing plat has been accepted and approved by the County Treasurer of Blaine County, Idaho, this 14th day of December, 1986.

Blaine County Treasurer

COUNTY RECORDERS CERTIFICATE

Instrument No. 280241, STATE OF IDAHO, COUNTY OF BLAINE, This is to certify that the foregoing plat was filed for record in the office of the recorder of Blaine County, Idaho on this 18th day of Dec., 1986, at 11:30 A.M. and duly recorded in plat book at page 103030241. Deputy Office Recorder

PLANNING & ZONING COMMISSION ACCEPTANCE

The foregoing plat was duly accepted and approved by the City of Ketchum Planning and Zoning Commission on this 11th day of December, 1986.

Chairman

SANITARY RESTRICTION

SANITARY RESTRICTION IN PLAT UNDER TITLE 60, CHAPTER 13, IDAHO CODE



CERTIFICATE OF SURVEYOR

This is to certify that I, Roger A. Kruger, a Registered Land Surveyor in the State of Idaho, made the Survey of land as described in the Certificate of Owners and designated hereon as Bigwood Subdivision and that this plot is a true and accurate representation of said survey as made and staked under my supervision and direction.



ACKNOWLEDGEMENT

STATE OF IDAHO, 1988, before me, a Notary Public in and for the State of Idaho, personally appeared ROGER A. KRUGER, known to me to be the person whose name is subscribed to the above Certificate of Surveyor 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. My Commission expires 1/1/88.

Bucky S. Newcomb  
Notary Public in and for the State of Idaho



CITY ENGINEER'S CERTIFICATE

This is to certify that the undersigned, a Registered Professional Engineer in the State of Idaho, has checked the foregoing plat and computations for making the same and has determined that they comply with the laws of the State of Idaho and ordinances of the City of Ketchum.

*John A. Bisco*  
City Engineer



CITY OF KETCHUM

The accompanying plat of Bigwood Subdivision is hereby approved by the City of Ketchum, Idaho, by resolution adopted this 13th day of December, 1988.

*Steve Siffel*  
Mayor



COUNTY ENGINEER'S CERTIFICATE

This is to certify that the undersigned has checked the foregoing plat and computations for making the same and has determined that they comply with the laws of the State of Idaho and the County of Blaine related laws.



COUNTY TREASURER'S CERTIFICATE

The foregoing plat has been accepted and approved by the County Treasurer of Blaine County, Idaho, this 19th day of December, 1988.

*Blaindy Spencer*  
Blaine County Treasurer

COUNTY RECORDERS CERTIFICATE

Instrument No. 280,114  
STATE OF IDAHO  
COUNTY OF BLAINE  
This is to certify that the foregoing plat was filed for record in the office of the recorder of Blaine County, Idaho on this 18 day of December, 1988, at 4:33 P.M. and duly recorded in plat book at page 18.

*Maury Green*  
County Recorder

4/12.00

PLANNING & ZONING COMMISSION ACCEPTANCE

The foregoing plat was duly accepted and approved by the City of Ketchum Planning and Zoning Commission on the 11th day of December, 1988.

*John A. Bisco*  
Chairman

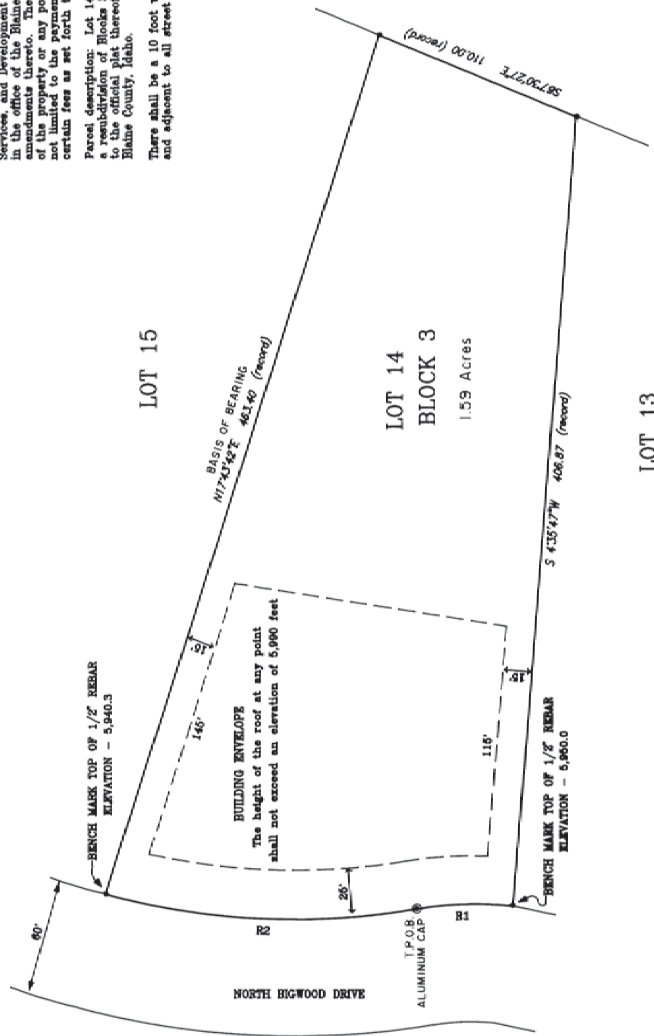
SANITARY RESTRICTION

SANITARY RESTRICTION IS  
PAGE THREE OF  
CHAPTER 19, ZONING CODE

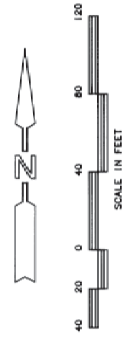
# REPLAT OF LOT 14, BLOCK 3, BIGWOOD SUBDIVISION NO. 2 & 3 LOCATED IN SECTION 1, T4N, R17E, B.M., KETCHUM, BLAINE COUNTY, IDAHO A REPLAT OF LOT 14, BLOCK 3 IN WHICH THE BUILDING ENVELOPE IS ALTERED NOVEMBER 1990

**NOTES**

Elevations shown hereon are based on random datum.  
 The real property contained within this plat is subject to the Assesment Services and Development Agreement recorded as Instrument No. 2007298 in the office of the Blaine County Recorder, Hailey, Idaho, and subsequent amendments thereto. The owners, purchasers, heirs, successors and assigns of the property or any portion thereof are subject hereto including but not limited to certain obligations and performance of certain fees as set forth therein.  
 Parcel description: Lot 14, Block 3 of Bigwood Subdivision No. 2 & 3, Blaine County, Idaho, as shown on the official plat recorded as Instrument No. 200314, records of Blaine County, Idaho.  
 There shall be a 10 foot wide utility easement centered on all lot lines and adjacent to all street boundaries.



LEGEND	CURVE TABLE						
	CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
• 1/2 REBAR POUND	R1	157°07'	180.00	50.16	25.24	50.00	S88°15'04"W
--- BUILDING ENVELOPE LIMIT	R2	25°01'45"	370.00	161.63	82.13	160.35	N87°13'14"W



REPLAT OF LOT 14, BLOCK 3, BIGWOOD SUBDIVISION NO. 2 & 3

OWNERS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that BOYD H. GRAVES and HALLA T. GRAVES, husband and wife, do hereby certify that they are the owners of a certain parcel of land described as follows:

Lot 14, Block 3 of Bigwood Subdivision No. 2 & 3, a reambodivision of Blocks 2A, 2B, 3A, 3B, Bigwood P.U.D. Subdivision, according to the official plat thereof, recorded as Instrument No. 280214, records of Blaine County, Idaho.

The above described real property contains 1.99 acres.

It is the intention of the undersigned to and they do hereby include said land in this plat.

IN WITNESS WHEREOF, I have hereunto set my hand.

BOYD H. GRAVES Signed this 2nd day of April, 1991.

HALLA T. GRAVES Signed this 2nd day of April, 1991.

ACKNOWLEDGEMENT

STATE OF IDAHO

COUNTY OF BLAINE

On this 3rd day of April, 1991, before me, the undersigned, a Notary Public for said State, personally appeared BOYD H. GRAVES and HALLA T. GRAVES, known to me to be the persons whose names are subscribed to the within instruments, and acknowledged to me that they executed the same.

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

My commission expires 9/28/95 [Signature] Notary Public



SURVEYOR'S CERTIFICATE

I, GORDON K. WILLIAMS, a duly Registered Land Surveyor in the State of Idaho, do hereby certify that this is a true and accurate map of the land surveyed under my name and that the location of the lots as definitely been established and perpetuated in a strict accordance with the laws of Idaho Code relating to plats and surveys.

Gordon K. Williams [Signature] [Seal]

CITY ENGINEER'S APPROVAL

I, [Signature], City Engineer for Ketchum, Idaho do hereby approve the [Signature]



COUNTY SURVEYOR'S APPROVAL

This is to certify that I, Jim W. Koonce, County Surveyor for Blaine County, Idaho, have checked the foregoing plat and computations for making the same and determine that the same conform with the laws of the State of Idaho relating thereto.

Jim W. Koonce [Signature] [Seal]

KETCHUM CITY COUNCIL'S APPROVAL

I, [Signature], City Clerk in and for the City of Ketchum, do hereby certify that the foregoing plat was duly approved and accepted according to Ketchum Subdivision Ordinance 318.

[Signature]



BLAINE COUNTY TREASURER'S CERTIFICATE

On this 3rd day of April, 1991, the foregoing plat was approved and accepted by the Blaine County Treasurer, Blaine County, Idaho.

By: [Signature] Mailin Lanier by Vice C. Baird

COUNTY RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed at the request of [Signature] on this 3rd day of April, 1991, A.D., in my office and duly recorded in book [Signature] of plats at page [Signature]. Fee: \$11.00

By: [Signature] Mary Yuen by Rose Steneth

SANITARY RESTRICTIONS

ALL COPIES OF THIS PLAT ARE HEREBY REMOVED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HER AGENT LISTING THE CONDITIONS OF APPROVAL, SIGNED BY THE HEALTH DISTRICT DEPARTMENT.

# BIGWOOD SUBD. NO. 2 & 3 : REPLAT OF LOTS 12A & 10A

SHEET 1 OF 2

Within: SECTION 1, T4N, R17E & SECTION 6, T4N, R18E, B.M., KETCHUM, BLAINE COUNTY, IDAHO

WHEREIN THE BOUNDARY COMMON TO LOTS 10A AND 12A IS AMENDED CREATING LOTS 10AA AND 12AA.

NOTE: THIS PROPERTY IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. REFER TO PLAT FILE FOR DETAILS AND RESTRICTIONS.

OCTOBER 1996

567°30'27"E 137.89  
 S89°52'24"E 160.64  
 BLOCK 16  
 BIGWOOD P.L.D.

SEC. 1, T4N, R17E  
 SEC. 6, T4N, R18E

M. 85°53'00"E 00.06  
 M. 85°53'00"E 00.05

141.00  
 15'

N12°42'55"W 84.08  
 15'

75°  
 75°

25°  
 25°

583°20'40"W 147.04  
 147.04

LOT 9

GRiffin ROAD

LOT 12A  
 3.38 ACRES  
 (147117 SQ. FT.)

LOT 10AA  
 2.05 ACRES  
 (88437 SQ. FT.)

25% SLOPE PER PLAT

S 8°56'24"W 301.28

FOUND ALUM. CAP

BRASS CAP  
 NW COR.  
 GOVT. LOT 7  
 SECTION 6

T.P. O.L.B.  
 BRASS CAP  
 NW COR.  
 GOVT. LOT 7  
 SECTION 6

S89°06'34"E 1377.74  
 S89°06'34"E 345.00

Basis of Bearings from original plat of BIGWOOD P. U. D.

BIGWOOD SUBDIVISION NO. 6

BRASS CAP  
 NW COR.  
 GOVT. LOT 7  
 SECTION 6

## LEGEND

- BOUNDARY LINES
- BOUNDARY ELIMINATED HEREON
- BUILDING ENVELOPE
- FOUND BRASS/ALUM. CAP
- SET 1/2" IR ON PROP LINE
- FOUND 1/2" IR ON PROP LINE
- FOUND 5/8" IR ON PROP LINE

## HEALTH CERTIFICATE

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

Dated: 10-22-96

South Central District Health Dept., EHS



## LINE TABLE

No.	Direction	Length
1	S54°48'15"W	88.52
2	N87°48'18"W	4.78
3	N89°56'02"W	12.00
4		

## CURVE TABLE

Station	Chord	Angle	Length
1	80.00	82.08	34.47
2	80.00	82.08	34.47
3	140.38	51.81	47.50
4	373.27	140.38	81.91
5	25.00	32.48	30.24
6	75.53	18.89	50.24
7	108.78	11.57	83.27
8	60.00	82.08	34.47
9	58.78	53.00	37.27
10	81.91	57.28	48.58
11	30.24	18.89	50.24
12	83.27	11.57	83.27

**BENCHMARK ASSOCIATES**  
 P.O. BOX 733  
 KETCHUM, IDAHO 83340  
 (208) 726-9314 FAX

PREPARED BY: BENCHMARK ASSOCIATES  
 KETCHUM, IDAHO 83340  
 (208) 726-9314 FAX

PROJECT NO. 96119 DATE: 10/21/96 CO-ORD FILE 95332.CRD

REPLAT OF LOTS 12A & 10A  
 T4N, R18E, SEC 6, B.M.  
 KETCHUM, BLAINE CO., IDAHO  
 PREPARED FOR: ALI AND TRACY FAYED  
 PLOT BY: DWS/CPL PLOT FILE 96119.DWG

# BIGWOOD SUBD. NO. 2 & 3 : REPLAT OF LOTS 12A & 10A

### OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that ALI FAYED and TRACY FAYED, husband and wife, do hereby certify that they are the owners of a certain parcel of land described as follows:

Lot 12A in Block 3 of BIGWOOD SUBDIVISION NO. 2 & 3 a resubdivision of Blocks 2A, 2B, 3A and 3B, BIGWOOD P.U.D. SUBDIVISION, according to the official plat thereof, recorded as Instrument No. 280214, records of Blaine County Idaho.

IN WITNESS WHEREOF, I have hereunto set my hand.

ALI FAYED [Signature]  
TRACY FAYED [Signature]  
Signed this 10th day of October, 1996.

### ACKNOWLEDGEMENT

STATE OF Connecticut

COUNTY OF Fairfield

On this 10th day of October, 1996, before me, the undersigned, a Notary Public for said State, personally appeared ALI FAYED and TRACY FAYED husband and wife, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

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

My commission expires: January 1, 1998

Residing at: Stamford, CT

[Signature]  
Notary Public  
LOREAN B. BROS

KNOW ALL MEN BY THESE PRESENTS that the PETER M. and NANCY THOMAS REVOCABLE TRUST U-A-D 11-5-90, PETER M. THOMAS and NANCY THOMAS, TRUSTEES, do hereby certify that said trust is the owner of 2 parcels of land described as follows:

All of LOT 10A, REPLAT OF LOTS 10 & 11, BIGWOOD SUBDIVISION NO. 2 & 3, Ketchum, Idaho, according to the official plat thereof, recorded as Instrument No. 280214, records of Blaine County, Idaho.

It is the intention of the undersigned to, and they do hereby include said land in this plat.

The PETER M. and NANCY THOMAS REVOCABLE TRUST U-A-D 11-5-90

BY:

PETER M. THOMAS [Signature]  
NANCY THOMAS [Signature]  
Signed this 4th day of October, 1996.

### ACKNOWLEDGEMENT

STATE OF Idaho

COUNTY OF Clark

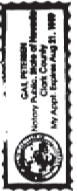
On this 4th day of October, 1996 before me, the undersigned, a Notary Public for said State, personally appeared PETER M. THOMAS and NANCY THOMAS, known to me to be the persons whose names are subscribed as Trustees to the within instrument, and acknowledged to me that they executed the same as Trustees.

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

My commission expires: 8/31/99

Residing at: 200 E. MAIN ST

[Signature]  
Notary Public



### SURVEYOR'S CERTIFICATE

I, GORDON K. WILLIAMS, a duly Registered Land Surveyor in the State of Idaho, do hereby certify that this is a true and accurate map of the land surveyed under my direct supervision and that the same conforms to the provisions of the Idaho Code relating to surveys and if it is, as shown hereon, a portion of Sec. 1, T4N., R17E. and Sec. 6, T4N., R18E., Blaine County, Idaho as shown in the attached certificate.

GORDON K. WILLIAMS [Signature] 9/2A/96



### CITY ENGINEER APPROVAL

[Signature], City Engineer for Ketchum, Idaho do hereby approve the foregoing plat.



### COUNTY SURVEYOR'S APPROVAL

This is to certify that I, Jim W. Koonce, County Surveyor for Blaine County, Idaho, have checked the foregoing plat and computations for making the same and have determined that they conform with the laws of the State of Idaho relating thereto.

Jim W. Koonce [Signature]



### KETCHUM CITY COUNCIL'S APPROVAL

The foregoing plat was approved and accepted this 3rd day of October, 1996, by the Ketchum City Council, Ketchum, Idaho.



### BLAINE COUNTY TREASURER'S CERTIFICATE

On this 28 day of October, 1996, the foregoing plat was approved and accepted by the Blaine County Treasurer, Blaine County, Idaho.

By: [Signature]

### COUNTY RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed at the request of [Name] on this 28th day of October, 1996, A.D., in my office and duly recorded in book [Page] of plats at page [Page] of instrument No. 395-888 Fee: \$ 11

By: [Signature]

C. Draft Findings of Fact, Conclusions of Law, and Decision



City of Ketchum  
Planning & Building

IN RE: )  
)  
Leone/Goldman Lot Line Shift ) KETCHUM CITY COUNCIL  
Lot Line Shift Preliminary Plat ) FINDINGS OF FACT, CONCLUSIONS OF LAW, AND  
Date: May 19, 2020 ) DECISION  
)  
File Number: 19-141 )

**PROJECT:** Leone/Goldman Lot Line Shift

**FILE NUMBER:** P20-029

**REPRESENTATIVE:** Bruce Smith, Alpine Enterprises Inc.

**OWNER:** Douglas M. Leone, Leone Trustees (425 N. Bigwood Dr.) and Andrew and Lisa Goldman, Trustees (115 Griffin Ct.)

**REQUEST:** Readjustment of lot lines, building envelope amendment for 425 N. Bigwood Drive, and waiver for building envelope encroachment into area of 25% slope

**LOCATION:** 425 N. Bigwood Drive (BIGWOOD SUB #2-3 LOT 14 BLK 3) and 115 Griffin Court (BIGWOOD SUB #2-3 AM LOT 12AA BLK 3)

**ZONING:** Short Term Occupancy - One Acre District (STO-1)

**OVERLAY:** None

**NOTICE:** Public hearing was held with the Planning and Zoning Commission on May 19, 2020; Notice was mailed to properties within a 300 ft radius of the subject property and all political subdivisions on April 29th, 2020. Notice was published in the April 29th, 2020 edition of the Idaho Mountain Express.

**FINDINGS OF FACT**

1. On May 19<sup>th</sup>, 2020, the Planning and Zoning Commission considered the readjustment of lot lines, building envelope amendment, and waiver request and recommended approval to City Council.
2. The subject properties are located in the STO-1 zoning district.
3. The proposed readjusted lots will meet all required zoning and dimensional standards. The request to amend the building envelope to encroach into additional area of 25% slope is warranted due Findings of Fact detailed in Tables 2 and 3.

**Table 1: City Department Comments**

City Department Comments			
Compliant			City Standards and <i>City Department Comments</i>
Yes	No	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Fire:</b> No comment.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>City Engineer and Streets Department:</b> 1. See Plat Preliminary Plat Review Check list attached to the May 19, 2020 staff report and included in the record. Of note: Curve & Line Table needs to be added to the plat. 2. Trees need to be removed from ROW
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Utilities:</b> No comment.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Building:</b> No comment.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Planning and Zoning:</b> Comments are denoted throughout the Findings.

**Table 2: Building Envelope Standards**

16.04.040.F				
Compliant			Standards and Findings	
Yes	No	N/A	City Code	City Standards and Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.F.2	<p><b>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.</b></p> <p>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.</p> <p>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.</p> <p>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>



193			<b>Findings</b>	<p>Both existing lots contain slopes exceeding 25% and have had platted building envelopes since the original platting of the subdivision as is required by the first portion of this standard.</p> <p>The existing building envelope, including the existing encroachment into an area of 25% or greater slope, facilitated harmonious development of the existing residence: the residence is located on the flattest portion of the lot, closest to the street. This siting of the residence maximizes the upslope open space of the parcel and minimized cut and fill needed for the foundation. Impact to the topography of the site has also been minimized by the placement of the existing structure.</p> <p>In 1990 the building envelope for Lot 14 was amended by a previous property owner to allow partial encroachment into an area containing slopes in excess of 25%. The property owners of 425 N. Bigwood are now requesting a minor expansion (relative to the size of the existing structure and proposed addition) of the encroachment into the 25% sloped area subject to 16.04.040.F.2.b below; see below for more detail.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.F.2.a</b>	<p><b>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></p>
			<b>Findings</b>	N/A. The subject property is not eligible for, or seeking, this waiver.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.040.F.2.b</b>	<p><b>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.</b></p>

194		<b>Findings</b>	<p>The proposed building envelope amendment is to accommodate 911 square feet of the proposed 2,398 square foot addition. The existing residence is harmoniously integrated into the site, with the existing garage and an existing storage area partially buried into the slope of the hillside.</p> <p>Included with the waiver request are design drawings for the proposed addition, including the site plan and landscaping plans. The proposed addition will be integrated into the site topography with the roof of the addition covered by earth and landscaped.</p> <p>The proposed building envelope amendment allows the expansion of the existing residence to occur by integrating the addition deeper into the site rather than expanding the mass of the building laterally/horizontally.</p> <p>Although the site is not located within the Mountain Overlay district, the proposed envelope amendment meets the standards of Mountain Overlay Design Review because visual impact is mitigated.</p> <p>Key purposes of the Mountain Overlay district are to ensure preservation of hills, ridges, ridgelines and their natural features which are visible from the valley floor from obstruction by development; to direct building away from the higher elevations; and to assure the property owner is not deprived of economically viable use of his/her property. The design of the proposed addition accomplishes the first two purposes referenced which facilitates the latter purpose.</p>
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**Table 3: Waiver Standards**

<b>16.04.130.A and 16.04.130.B</b>				
<b>Compliant</b>			<b>Standards and Findings</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standards and Findings</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.130.A</b>	<p><b>A. General Requirements: Waiver of any of the requirements of this chapter may be granted by the council on a case by case basis upon the recommendation of the commission. Application for such waiver(s) must be in writing and must show that there are special physical characteristics or conditions affecting the property in question where literal enforcement of this chapter would result in undue hardship not the result of actions by the subdivider, and that the waiver would not be detrimental to the public welfare, health and safety, nor injurious to property owners in the immediate area.</b></p>

195			<b>Findings</b>	<p>The applicant has made request for the waiver in writing. See narrative from Brenda Moczygemba, Williams Partners Architects, dated April 13, 2020.</p> <p>The waiver request is not detrimental to the public welfare, health or safety and is not injurious to property owners in the immediate area; the adjacent property owner to the east is co-applicant because the proposal also includes an adjustment of the property line shared by the two parcels.</p> <p>The waiver is being requested because the majority of the subject property contains slope of 25% or greater. The rear 300' of depth of the lot is unbuildable due to the city's hillside protection standards and as a result the property owners have only the flattest portion of the site, which is closest to the street, to utilize. The existing residence was constructed to respect the original 25' setback imposed by the building envelope, which is more restrictive than the usual 15' front setback required in the STO-1 zone. The proposed addition is harmonious with the existing structure and in order to accomplish keeping the addition and existing residence in a similar street-facing plane (rather than the addition projecting further toward the street) the addition is designed to burrow into the hillside to the rear.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.130.B</b>	<p><b>B. Application For Waiver: Applications shall be made to the administrator in writing at the time of subdivision application. Such waiver, together with such related data and maps as are necessary to fully illustrate the relief sought, shall be filed at that time. Such application shall be processed and considered with the preliminary plat application.</b></p>
			<b>Findings</b>	<p>A detailed application package, including a site survey, site plans, landscaping plans, and architectural plans indicating the existing and proposed structure were submitted concurrently with the Preliminary Plat application.</p>

**Table 4: Preliminary Plat Requirements**

Preliminary Plat Requirements				
Compliant			Standards and City Council Findings	
Yes	No	N/A	City Code	City Standards and <i>City Council Findings</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.C.1</b>	<p><b>The subdivider shall file with the administrator copies of the completed subdivision application form and preliminary plat data as required by this chapter.</b></p>
			<b>Findings</b>	<p>The application has been reviewed and determined to be complete.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.J</b>	<p><b>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:</b></p>

196			<b>Findings</b>	All required materials for the Preliminary Plat application have been submitted.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.I .1</b>	<b>The scale, north point and date.</b>
			<b>Findings</b>	This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030. J .2</b>	<b>The name of the proposed subdivision.</b>
			<b>Findings</b>	This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030. J.3</b>	<b>The name and address of the owner of record, the subdivider, and the engineer, surveyor, or other person preparing the plat.</b>
			<b>Findings</b>	This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030. J.4</b>	<b>Legal description of the area platted.</b>
			<b>Findings</b>	This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030. J .5</b>	<b>The names and the intersecting boundary lines of adjoining subdivisions and parcels of property.</b>
			<b>Findings</b>	This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030. J.6</b>	<b>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.</b>
			<b>Findings</b>	This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030. J.7</b>	<b>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.</b>
			<b>Findings</b>	This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.J .8</b>	<b>Boundary description and the area of the tract.</b>
			<b>Findings</b>	This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.J.9</b>	<b>Existing zoning of the tract.</b>
			<b>Findings</b>	Existing zoning, STO-1, is noted.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.J.10</b>	<b>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.</b>
			<b>Findings</b>	This standard has been met.

197	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J .11	The location, approximate size and proposed use of all land intended to be dedicated for public use or for common use of all future property owners within the proposed subdivision.
			<b>Findings</b>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.
			<b>Findings</b>	N/A, the subject properties are developed lots within an existing subdivision.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J .13	The direction of drainage, flow and approximate grade of all streets.
			<b>Findings</b>	Not applicable, the project abuts the existing street Bird Drive.
<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.
			<b>Findings</b>	A complementary civil drawing package has been submitted with the Design Review application that was previously reviewed and approved by the Commission. This drawing set is attached for reference.
<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
			<b>Findings</b>	This application adjusts a shared boundary line. The original subdivision's plat serves as the 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
			<b>Findings</b>	N/A the property is not currently mapped to be in the floodplain/floodway. The property is not within the avalanche overlay.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.
			<b>Findings</b>	This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030. J .18	Lot area of each lot.
			<b>Findings</b>	The existing and proposed size of each lot is indicated.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030. J .19	Existing mature trees and established shrub masses.
			<b>Findings</b>	Existing mature trees and shrubs are indicated.

198	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030. J .20</b>	<b>To be provided to Administrator:</b>  <b>20. Subdivision names shall not be the same or confused with the name of any other subdivision in Blaine County, Idaho and shall be approved by the Blaine County Assessor.</b>
			<b>Findings</b>	This standard has been met. The proposal is to amend to lots within an existing subdivision.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.030. J .21</b>	<b>All percolation tests and/or exploratory pit excavations required by state health authorities.</b>
			<b>Findings</b>	N/A both lots contain existing development that is connected to municipal services.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.030. J .22</b>	<b>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.</b>
			<b>Findings</b>	N/A the subject parcels are within an existing subdivision.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030. J .23</b>	<b>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.</b>
			<b>Findings</b>	This standard has been met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030. J .24</b>	<b>A digital copy of the preliminary plat shall be filed with the administrator.</b>
			<b>Findings</b>	This standard has been met.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.040.A</b>	<b>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.</b>
			<b>Findings</b>	This standard has been met. Mature trees, which enhance the attractiveness of the two subject properties, are indicated on the plat.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.B</b>	<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.</b>
			<b>Findings</b>	N/A at this time.

199		16.04.040.C	<p>Prior to final plat approval, the subdivider shall have previously constructed all required improvements and secured a certificate of completion from the city engineer. However, in cases where the required improvements cannot be constructed due to weather conditions or other factors beyond the control of the subdivider, the city council may accept, in lieu of any or all of the required improvements, a performance bond filed with the city clerk to ensure actual construction of the required improvements as submitted and approved. Such performance bond shall be issued in an amount not less than one hundred fifty percent (150%) of the estimated costs of improvements as determined by the city engineer. In the event the improvements are not constructed within the time allowed by the city council (which shall be one year or less, depending upon the individual circumstances), the council may order the improvements installed at the expense of the subdivider and the surety. In the event the cost of installing the required improvements exceeds the amount of the bond, the subdivider shall be liable to the city for additional costs. The amount that the cost of installing the required improvements exceeds the amount of the performance bond shall automatically become a lien upon any and all property within the subdivision owned by the owner and/or subdivider.</p>
		<b>Findings</b>	N/A at this time.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 16.04.040.D	<p><b>As Built Drawing:</b> 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>
		<b>Findings</b>	N/A at this time.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 16.04.040.E	<p><b>Monumentation:</b> 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"> <li>1. All angle points in the exterior boundary of the plat.</li> <li>2. All street intersections, points within and adjacent to the final plat.</li> <li>3. All street corner lines ending at boundary line of final plat.</li> <li>4. All angle points and points of curves on all streets.</li> <li>5. The point of beginning of the subdivision plat description.</li> </ol>
		<b>Findings</b>	N/A at this time.

200	☒	16.04.040.F	<p><b>Lot Requirements:</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>2. Whenever a proposed subdivision contains lot(s), in whole or in part, within the floodplain, or which contains land with a slope in excess of twenty five percent (25%), based upon natural contours, or creates corner lots at the intersection of two (2) or more streets, building envelopes shall be shown for the lot(s) so affected on the preliminary and final plats. The building envelopes shall be located in a manner designed to promote harmonious development of structures, minimize congestion of structures, and provide open space and solar access for each lot and structure. Also, building envelopes shall be located to promote access to the lots and maintenance of public utilities, to minimize cut and fill for roads and building foundations, and minimize adverse impact upon environment, watercourses and topographical features. Structures may only be built on buildable lots. Lots shall only be created that meet the definition of "lot, buildable" in section 16.04.020 of this chapter. Building envelopes shall be established outside of hillsides of twenty five percent (25%) and greater and outside of the floodway. A waiver to this standard may only be considered for the following: <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol> </li> <li>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.</li> <li>4. Side lot lines shall be within twenty degrees (20°) to a right angle or radial line to the street line.</li> <li>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.</li> <li>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..</li> </ol>
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201			<b>Findings</b>	Standards 1, 4, 5, and 6 have been met. Standard 3 is not applicable.
				Standard (2) is the subject of the waiver request submitted with this application. See Tables 2 and 3 for Findings.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.G</b>	<p><b>G. Block Requirements: The length, width and shape of blocks within a proposed subdivision shall conform to the following requirements:</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>2. Blocks shall be laid out in such a manner as to comply with the lot requirements.</li> <li>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.</li> <li>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.</li> </ol>
			<b>Findings</b>	N/A, the subject properties are within an existing subdivision. No new blocks are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.H.1</b>	<p><b>H. Street Improvement Requirements:</b></p> <ol style="list-style-type: none"> <li>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;</li> </ol>
			<b>Findings</b>	N/A, the subject properties are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.H.2</b>	<p><b>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;</b></p>
			<b>Findings</b>	N/A, the subject properties are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.H.3</b>	<p><b>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;</b></p>
			<b>Findings</b>	N/A, the subject properties are within an existing subdivision. No new streets are proposed.

202		<input checked="" type="checkbox"/>	<b>16.04.040.H.4</b>	<b>4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods;</b>
			<b>Findings</b>	N/A, the subject properties are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.H.5</b>	<b>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;</b>
			<b>Findings</b>	N/A, the subject properties are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.H.6</b>	<b>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;</b>
			<b>Findings</b>	N/A, the subject properties are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.H.7</b>	<b>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;</b>
			<b>Findings</b>	N/A, the subject properties are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.H.8</b>	<b>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</b>
			<b>Findings</b>	N/A, the subject properties are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.H.9</b>	<b>9. Streets shall be planned to intersect as nearly as possible at right angles, but in no event at less than seventy degrees (70°);</b>
			<b>Findings</b>	N/A, the subject properties are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.H.10</b>	<b>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</b>
			<b>Findings</b>	N/A, the subject properties are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.H.11</b>	<b>11. Streets with centerline offsets of less than one hundred twenty five feet (125') shall be prohibited;</b>

203			<b>Findings</b>	N/A, the subject properties are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.H.12</b>	<b>12. A tangent of at least one hundred feet (100') long shall be introduced between reverse curves on arterial and collector streets;</b>
			<b>Findings</b>	N/A, the subject properties are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.H.13</b>	<b>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</b>
			<b>Findings</b>	N/A, the subject properties are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.H.14</b>	<b>14. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills;</b>
			<b>Findings</b>	N/A, the subject properties are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.H.15</b>	<b>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;</b>
			<b>Findings</b>	N/A, the subject properties are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.H.16</b>	<b>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;</b>
			<b>Findings</b>	N/A, the subject properties are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.H.17</b>	<b>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:</b>
			<b>Findings</b>	N/A, the subject properties are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.H.18</b>	<b>18. Street lighting shall be required consistent with adopted city standards and where designated shall be installed by the subdivider as a requirement improvement;</b>
			<b>Findings</b>	N/A, the subject properties are within an existing subdivision. No new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.H.19</b>	<b>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;</b>
			<b>Findings</b>	N/A, the subject properties are within an existing subdivision. No new streets are proposed.

204		<input checked="" type="checkbox"/>	16.04.040.H.20	20. Street signs shall be installed by the subdivider as a required improvement of a type and design approved by the Administrator and shall be consistent with the type and design of existing street signs elsewhere in the City;
			Findings	N/A, the subject properties are within an existing subdivision. 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;
			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;
			Findings	N/A the subject properties abut an existing developed street.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H.23	23. Gates are prohibited on private roads and parking access/entranceways, private driveways accessing more than one single-family dwelling unit and one accessory dwelling unit, and public rights-of-way unless approved by the City Council; and
			Findings	N/A 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
			Findings	N/A the subject properties 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.
			Findings	N/A the subject properties are located in the STO-1 zone.

205		<input checked="" type="checkbox"/>	16.04.040.J.1	<p><b>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.</b></p> <p><b>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.</b></p>
			<b>Findings</b>	Existing easements are indicated.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.J.2	<p><b>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.</b></p>
			<b>Findings</b>	N/A the subject properties do not border a waterway.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.J.3	<p><b>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.</b></p>
			<b>Findings</b>	N/A the subject properties do not border a waterway.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.J.4	<p><b>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.</b></p>
			<b>Findings</b>	N/A the subject properties do not border a waterway.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.J.5	<p><b>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.</b></p>
			<b>Findings</b>	N/A no changes to ditches, pipes, or other irrigation structures are proposed.

206		<input checked="" type="checkbox"/>	16.04.040.J.6	6. Nonvehicular transportation system easements including pedestrian walkways, bike paths, equestrian paths, and similar easements shall be dedicated by the subdivider to provide an adequate nonvehicular transportation system throughout the City.
			Findings	N/A the subject properties are located within an existing subdivision.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.K	K. Sanitary Sewage Disposal Improvements: Central sanitary sewer systems shall be installed in all subdivisions and connected to the Ketchum sewage treatment system as a required improvement by the subdivider. Construction plans and specifications for central sanitary sewer extension shall be prepared by the subdivider and approved by the City Engineer, Council and Idaho Health Department prior to final plat approval. In the event that the sanitary sewage system of a subdivision cannot connect to the existing public sewage system, alternative provisions for sewage disposal in accordance with the requirements of the Idaho Department of Health and the Council may be constructed on a temporary basis until such time as connection to the public sewage system is possible. In considering such alternative provisions, the Council may require an increase in the minimum lot size and may impose any other reasonable requirements which it deems necessary to protect public health, safety and welfare.
			Findings	N/A the subject properties are located in an existing developed subdivision that contains all necessary infrastructure.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.L	L. Water System Improvements: A central domestic water distribution system shall be installed in all subdivisions by the subdivider as a required improvement. The subdivider shall also be required to locate and install an adequate number of fire hydrants within the proposed subdivision according to specifications and requirements of the City under the supervision of the Ketchum Fire Department and other regulatory agencies having jurisdiction. Furthermore, the central water system shall have sufficient flow for domestic use and adequate fire flow. All such water systems installed shall be looped extensions, and no dead end systems shall be permitted. All water systems shall be connected to the Municipal water system and shall meet the standards of the following agencies: Idaho Department of Public Health, Idaho Survey and Rating Bureau, District Sanitarian, Idaho State Public Utilities Commission, Idaho Department of Reclamation, and all requirements of the City.
			Findings	N/A the subject properties are located in an existing developed subdivision that contains all necessary infrastructure.
<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.

207			<b>Findings</b>	N/A the subject properties are located within an existing developed subdivision. The subdivision has adequate plantings where necessary.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.040.N.1</b>	<p><b>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:</b></p> <p><b>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.</b></p>
			<b>Findings</b>	A grading plan has been submitted. See Sheet L-2 dated 3/31/2020. The building envelope amendment, proposed to accommodate an addition to the residence, has been carefully planned to minimize cuts, fills, and alterations of topography.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.040.N.2</b>	<p><b>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:</b></p> <p><b>a. Proposed contours at a maximum of five foot (5') contour intervals.</b></p> <p><b>b. Cut and fill banks in pad elevations.</b></p> <p><b>c. Drainage patterns.</b></p> <p><b>d. Areas where trees and/or natural vegetation will be preserved.</b></p> <p><b>e. Location of all street and utility improvements including driveways to building envelopes.</b></p> <p><b>f. Any other information which may reasonably be required by the Administrator, commission or Council to adequately review the affect of the proposed improvements.</b></p>
			<b>Findings</b>	A civil engineer's grading plan was not required at this time due to this being an existing, developed subdivision. However, civil plans will be reviewed when the proposed addition is submitted for a building permit.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.040.N.3</b>	<b>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.</b>
			<b>Findings</b>	Grading, as evidenced in sheet L-2, meets this standard.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.040.N.4</b>	<b>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.</b>
			<b>Findings</b>	None of the upslope open space area, characterized by sage grass hillside, is proposed for development. The building envelope expansion occurs in an area previously altered with landscaping.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.N.5</b>	<b>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.</b>

			<b>Findings</b>	The building envelope amendment and shifting of the lot line will not disturb soil but the proposed development these actions are intended to facilitate will. A grading and proposed landscaping plan accompany this application and detail revegetation.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.N.6</b>	<p><b>6. Where cuts, fills, or other excavations are necessary, the following development standards shall apply:</b></p> <p><b>a. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability.</b></p> <p><b>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).</b></p>
			<b>Findings</b>	Cuts, fill, and excavation will occur after approval of a building permit for the proposed addition. These disturbances will be reviewed and approved during the building permit review process.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.040.0</b>	<p><b>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.</b></p>
			<b>Findings</b>	No natural drainage courses are proposed to be disturbed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.P</b>	<p><b>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.</b></p>
			<b>Findings</b>	N/A the subject properties are served by all required utilities.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.Q</b>	<p><b>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.</b></p>
			<b>Findings</b>	N/A this readjustment of lot lines does not trigger off-site improvements.



209	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>16.04.040.R</b>	<b>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.</b>
			<b>Findings</b>	N/A the subject properties are not located in the Avalanche or Mountain overlay zoning districts.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.040.S</b>	<b>S. Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.</b>
			<b>Findings</b>	Existing mature trees to be preserved and additional plantings to enhance the attractiveness of this proposal are indicated in the applicant's submittal package reviewed by the Commission during the May 19, 2020 meeting.

### CONCLUSIONS OF LAW

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

### DECISION

**THEREFORE**, the Ketchum Planning and Zoning Commission **recommends approval** of this Preliminary Plat application this Tuesday, May 19<sup>th</sup>, 2020 subject to the following conditions:

1. In accordance with Ketchum Municipal Code 17.132.010.C.1, existing non-compliant exterior lighting fixtures shall be brought into conformance with the Dark Sky ordinance prior to recordation of the Final Plat;
2. The Final Plat shall be recorded prior to issuance of a Building Permit for the proposed addition;
3. All requirements of the Fire, Utility, Building, Planning and Engineering and Streets departments of the City of Ketchum shall be met as indicated in the City Department Comments table;
4. The recorded plat shall show a minimum of two Blaine County Survey Control Monuments with ties to the property and an inverse between the two monuments. The Survey Control Monuments shall be clearly identified on the face of the map;
5. An electronic CAD file shall be submitted to the City of Ketchum prior to final plat signature by the City Clerk. The electronic CAD file shall be submitted to the Blaine County Recorder's office concurrent with the recording of the Plat containing the following minimum data:

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

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

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

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

Findings of Fact **adopted** this 19<sup>th</sup> day of May, 2020.

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Neil Morrow, Planning and Zoning Commission Chair