



Planning and Zoning Commission - Regular Meeting AGENDA

Tuesday, September 15, 2020 at 4:30 PM
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.

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

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

Dial-in: 253-215-8782
Meeting ID: 941 6781 5526

CALL TO ORDER

COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE

CONSENT CALENDAR—ALL ITEMS ARE ACTION ITEMS

1. Minutes of August 11, 2020

PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS

- 2. ACTION ITEM- Fourth and Walnut Mixed-Use Building Design Review:** (Project Location: Ketchum Townsite: Block 44: Lots 7 and 8, 371 and 391 N Walnut Avenue) The Commission will consider and take action on a Design Review application proposing the development a new 25,163 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).
- 3. ACTION ITEM- Gem Street Subdivision Lot Line Shift and Waiver Request:** 131 and 151 Topaz Street (Lot 1, Shelby Dukes Sub and Ketchum FR SE SW TL 8490 SEC 18 4N 18E) The Commission will consider and make a recommendation regarding a Preliminary Plat submitted by Fritz Haemmerle and Reli Haemmerle represented by Galena Engineering, for a Lot Line Shift to reconfigure the parcel boundaries of the existing lots located at 131 Topaz and 151 Topaz, both of which are located in the Limited Residential (LR) zoning district. A Waiver Request from standard 16.04.040.F.5, which does not allow double-frontage lots, has been requested, to allow 131 Topaz to become a double-frontage lot.
- 4. ACTION ITEM- DeLong Townhome Design Review:** (Project Location: 660 N. 4th Avenue (Sublot 1, Block 1, West Ketchum Fadeaway Townhomes)). The Commission will consider and take action on a Design Review application for the construction of a new 1,500-square-foot, detached

townhome unit, an accessory detached garage, and associated site improvements within the City's General Residential Low Density (GR_L) Zoning District.

- 5. ACTION ITEM- Leadville Residences Pre-Application Design Review:** (Project Location: Northwest Corner of Leadville Avenue and E Second Street, Ketchum Townsite: Block 3, Lot 5.) The Planning and Zoning Commission will consider the Leadville Residences Pre-Application Design Review for the proposed development of a new three-story, 50.5-foot tall, 7,600-square-foot duplex and associated site improvements on a vacant lot at the corner of Leadville Avenue and 2nd Street within the Mixed-Use Subdistrict of the Community Core (CC-2).

- 6. ACTION ITEM- Floodplain Ordinance Amendments:** The Planning and Zoning Commission will consider amendments to Ketchum Municipal Code, Title 17, Zoning, Chapter 17.88, Floodplain Management Overlay Zoning District and Chapter 17.08, Definitions. **Continued from July 13, and August 11, 2020.**

- 7. ACTION ITEM- Waddell/Roush Townhome Subdivision Preliminary Plat:** 3020 Warm Springs Road (Wills Condominium No. 2 Amended) The Commission will consider and make a recommendation regarding a Preliminary Plat submitted by Doug and Stacey Waddell to replat the Willis Condominiums No. 2 Amended parcel to reflect a new two-unit townhouse development, the Waddell/Roush Townhomes. The subject property is 3020 Warm Springs Road. A prior platting action vacated the existing two-unit condominium development and reverted the subject property to a land parcel. The Commission approved Design Review for the design of the new two-unit development on July 13th, 2020; the units were designed with the intent of subdividing. The subject parcel is located in the General Residential – Low Density (GR-L) zoning district. **Continued to October 13, 2020**

- 8. ACTION ITEM- Waterman Residence Mountain Overlay Design Review:** 604 S. Leadville Ave. (Tax Lot 6594, Ketchum FR TL 8554 SEC 18 4N 18E) The Commission will consider and take action on a Mountain Overlay Design Review application for proposed additions totaling 2,102 square feet to an existing single-family residence. Proposed site improvements include landscaping and a new driveway access off of Lava Street. **Withdrawn at the request of staff**

STAFF REPORTS & CITY COUNCIL MEETING UPDATE

ADJOURNMENT

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 - Regular Meeting MINUTES

Tuesday, August 11, 2020 at 4:30 PM
Ketchum City Hall
480 East Avenue North, Ketchum, ID 83340

CALL TO ORDER

The meeting was called to order at 4:40 PM by Chairman Neil Morrow.

PRESENT

Chairman Neil Morrow
Vice-Chairman Mattie Mead
Commissioner Tim Carter
Commissioner Jennifer Cosgrove
Commissioner Kurt Eggers

COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE

There were no disclosures from the Commissioners.

CONSENT AGENDA: Note: (ALL ACTION ITEMS)

The Commission is asked to approve the following listed items by a single vote, except for any items that a Commissioner asks to be removed from the Consent Agenda and considered separately

1. **Minutes of June 8, 2020**
2. **Minutes of June 22, 2020 - Special Meeting**
3. **Minutes of July 13, 2020**

Motion to accept the Consent Calendar.

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

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

PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS

4. **ACTION- Lofts at 660 Condominium Subdivision Preliminary Plat:** 660 First Ave (Ketchum Townsite Lot 6, Block 34) The Commission will consider and take action on an application submitted by Galena Engineering on behalf of property owner Galena Peak Partners LLC to subdivide a building currently under construction at 660 1st Avenue, Ketchum, ID 83340 (Ketchum Townsite Lot 6, Block 34) into seven (7) condominium units and common areas. The three-story building is currently under construction and was designed with the intent to subdivide the building into condominium units. The Preliminary Plat is the first step in the platting process.

Senior Planner Brittany Skelton presented the background for the project, indicating no concerns from any department.

Sean Flynn, representing the applicant, was present by video conference.

Chairman Morrow opened the floor for public comment. There was no public comment and Public Comment was closed.

Motion to approve the Lofts at 660 Condominium Subdivision Preliminary Plat and authorize the Chair to sign the Findings of Fact.

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

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

5. **ACTION - Floodplain Ordinance Amendments:** The Planning and Zoning Commission will consider amendments to Ketchum Municipal Code, Title 17, Zoning, Chapter 17.88, Floodplain Management Overlay Zoning District and Chapter 17.08, Definitions. **Continued from July 13, 2020**

Senior Planner Brittany Skelton summarized the Ordinance changes. The changes made were requested by the State Floodplain coordinator. The changes included definitions and changing waiver approval from administrative approval to a decision of the Commission, aligning it with other types of waiver requests. Commissioner Cosgrove asked about the Riparian Co-Ordinator. Skelton noted there is no longer a committee for riparian requests but are handled administratively or through a noticed public hearing before the Commission. Commissioner Cosgrove thought the code was not clearly defined as to the definition of a minor modification. Skelton went over the aspects of the term "development". She also noted that when a property is sold, the floodplain designation had to be disclosed to the buyer.

Vice-Chair Mead asked about the floodplain administration process. Skelton related how she works with the state coordinator and is audited every two years.

Commissioner Eggers asked for a definition of terms "waterway" and "riparian setback". Skelton indicated they were somewhat interchangeable. He asked about planting non-native species along the river. Commissioners Eggers and Cosgrove discussed the method of measuring the setback and acceptable types of plantings.

Commissioner Eggers asked about basements, flood vents, and Accessory Structures, including parking structures. He also asked about Special Flood Hazard areas and the chance of flooding.

Vice-Chair Mead asked about the use of pesticide, etc. in the Riparian. Skelton clarified the regulation. He questioned how it was decided that the riparian setback should be 25-feet. Skelton replied it was partly political and partly a compromise to gain property owner acceptance. The ordinance was passed in 1988 and affected how a parcel could be built upon. Grandfathered buildings cannot be changed but setbacks are enforced.

Motion to continue the Floodplain Ordinance Amendments to the September Meeting.

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

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

6. **ACTION - Fourth and Walnut Mixed-Use Building Design Review:** (Project Location: Ketchum Townsite: Block 44: Lots 7 and 8, 371 and 391 N Walnut Avenue) The Commission will consider and take action on a Design Review Application submitted by Graham Whipple of Resin Architecture for a new 20,876 square-foot, two-story mixed-use building and associated site improvements 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). **Continued from July 13, 2020.**

Associate Planner Abby Rivin disclosed a noticing error and recommended a continuance to the September meeting. It was decided to give feedback on the current design, but no decisions would be made.

Applicant Graham Whipple, present by video conference, went over the changes made since the last meeting. A video of the perimeter of the building was shown. He presented an elevation of the building height showing all points being less than 42' in height. Samples of the exterior materials were shown to the Commissioners and the changes in materials were explained. The awning at the corner entrance had been reconfigured. The number of light fixtures had been reduced and all fixtures met Dark Skies Standards.

Commissioner Cosgrove asked about the corner entrance and suggested adding an enhanced threshold.

Commissioner Carter liked the look of the façade without the trusses. Commissioner Cosgrove agreed it was a much cleaner look.

Motion to continue the Fourth and Walnut Mixed-Use Building Design Review to the September meeting.

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

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

STAFF REPORTS & CITY COUNCIL MEETING UPDATE

Chair Morrow thanked Commissioner Carter for his service on the Commission since he had announced his resignation.

City Council for August 17:

- W Ketchum Residences Preliminary Plat and Phased Agreement
- Waddell/Rousch Duplex Lot Line Shift
- North Pass Subdivision Preliminary Plat
- Appeal of the Nalen Decision

PZ Meeting for September:

- Floodplain Ordinance
- 4th and Walnut Design Review
- Gem Street Preliminary Plat
- Design Review
- Mountain Overlay Design Review

The special meeting of September 17th will rescheduled to another date.

When questioned about the 4th and Main Project, Staff indicated they had not had any further contact.

The Commission asked about the Mountain Land Design Showroom project and traffic re-routing. Planner Rivin explained the Construction Activity Plan for the Mountain Land Design Showroom. Chair Morrow suggested better signage for traffic control. Director Frick replied it will be reviewed.

Updates to the Zoning Ordinance had been approved by the City Council and are scheduled to occur next year.

ADJOURNMENT

Motion to adjourn

Motion made by Commissioner Eggers, Seconded by Commissioner Cosgrove.

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

Neil Morrow, Chairman



City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
MEETING OF SEPTEMBER 15, 2020

- PROJECT: 4th & Walnut Ave Commercial Development Design Review
- FILE NUMBER: P20-046
- APPLICATION TYPE: Design Review
- APPLICANT: Graham Whipple, Resin Architecture
- PROPERTY OWNER: Walnut & Fourth LLC
- LOCATION: 371 & 391 N Walnut Avenue (Ketchum Townsite: Block 44: Lots 7 & 8)
- ZONING DISTRICT: Retail Core Subdistrict of the Community Core (CC-1)
- NOTICE: The public hearing for this application was continued from the July 13th and August 11th Planning & Zoning Commission Meetings. The project was re-noticed for the public hearing scheduled on the agenda for the September 15th Planning & Zoning Commission Meeting. The public hearing notice for this project was mailed to all owners of property within 300 feet of the project site and published in the Idaho Mountain Express on August 26th, 2020.
- REVIEWER: Abby Rivin, Associate Planner

BACKGROUND

The Planning & Zoning Commission previously considered this Design Review application for the development of a new mixed-use building at the southwest corner of 4th Street and Walnut Avenue during their meetings on July 13th and August 11th. The Commission provided feedback to the applicant and moved to continue review of the project.

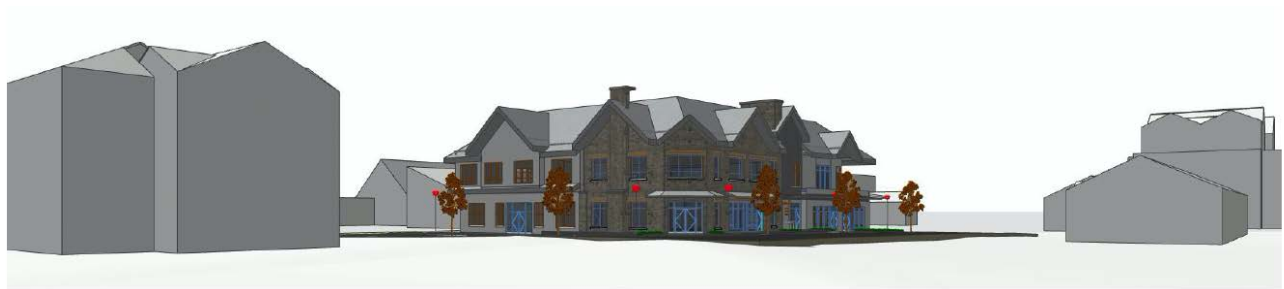


Figure 1: 4th and Walnut Perspective, Preliminary Design Review Project Plans, Sheet AS-102

ANALYSIS

This project combines vibrant uses—retail with engaging storefront windows, a coffee shop with outdoor dining areas, and housing—within an appropriately scaled mixed-use building designed to enhance the visual quality of downtown Ketchum’s built environment. The design incorporates exterior materials and ornamentation characteristic of alpine and barn architecture with timber trusses and decorative gable ends. Not only is the building contained within the 42-foot maximum height limit, but all roof-mounted equipment, including the development’s solar system, will be fully screened within the recession created by the false mansard roof. While buildings in the Retail Core may be built all the way to front and street-side property lines, this development is setback along 4th Street and Walnut Avenue. This setback provides outdoor dining and seating areas that will encourage spontaneous and accessible social interactions and gatherings. Activating a pedestrian-friendly streetscape, the project will enliven Ketchum’s dynamic downtown by facilitating social connections that build community.

Staff’s comprehensive analysis of the project is attached as Exhibit C, including: (1) the project’s compliance with zoning and dimensional standards, (2) evaluation of Design Review criteria, (3) evaluation of Community Core Design Review standards, and (4) City Department comments.

STAFF RECOMMENDATION

After considering the project plans attached as Exhibit A, Staff’s analysis attached as Exhibit C, the applicant’s presentation, and public comment, Staff recommends the Commission move to approve the Design Review application for the 4th & Walnut Ave Commercial Development project.

RECOMMENDED MOTION

“I move to approve the Design Review application for the 4th & Walnut Ave Commercial Development project, subject to conditions 1-13.”

RECOMMENDED CONDITIONS OF APPROVAL

1. This Design Review approval is subject to all comments and conditions as described in Exhibits C1, C2, C3, and C4.
2. Prior to issuance of a building permit for the project, the applicant must receive approval of a Lot Line Shift application to remove the common boundary line separating Lots 7 and 8 of Block 44 within Ketchum’s Townsite.
3. As a voluntary contribution, in exchange for an increase in FAR, a total community housing contribution of 765 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.
4. This Design Review approval is based on the plans and information presented and approved at the meeting on the date noted herein. Building Permit plans for all on-site improvements must conform to the approved Design Review plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal.
5. 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.

6. 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.
7. Prior to issuance of a building permit for the project, the applicant shall submit a ROW Encroachment Permit application for any proposed encroachments within the 4th Street, Walnut Avenue, or alley rights-of-way for review and approval by the Ketchum City Council.
8. The term of Design Review approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations (KMC §17.96.090).
9. All Design Review elements shall be completed prior to issuance of a Certificate of Occupancy for the building.
10. 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.
11. 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.
12. 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.
13. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.

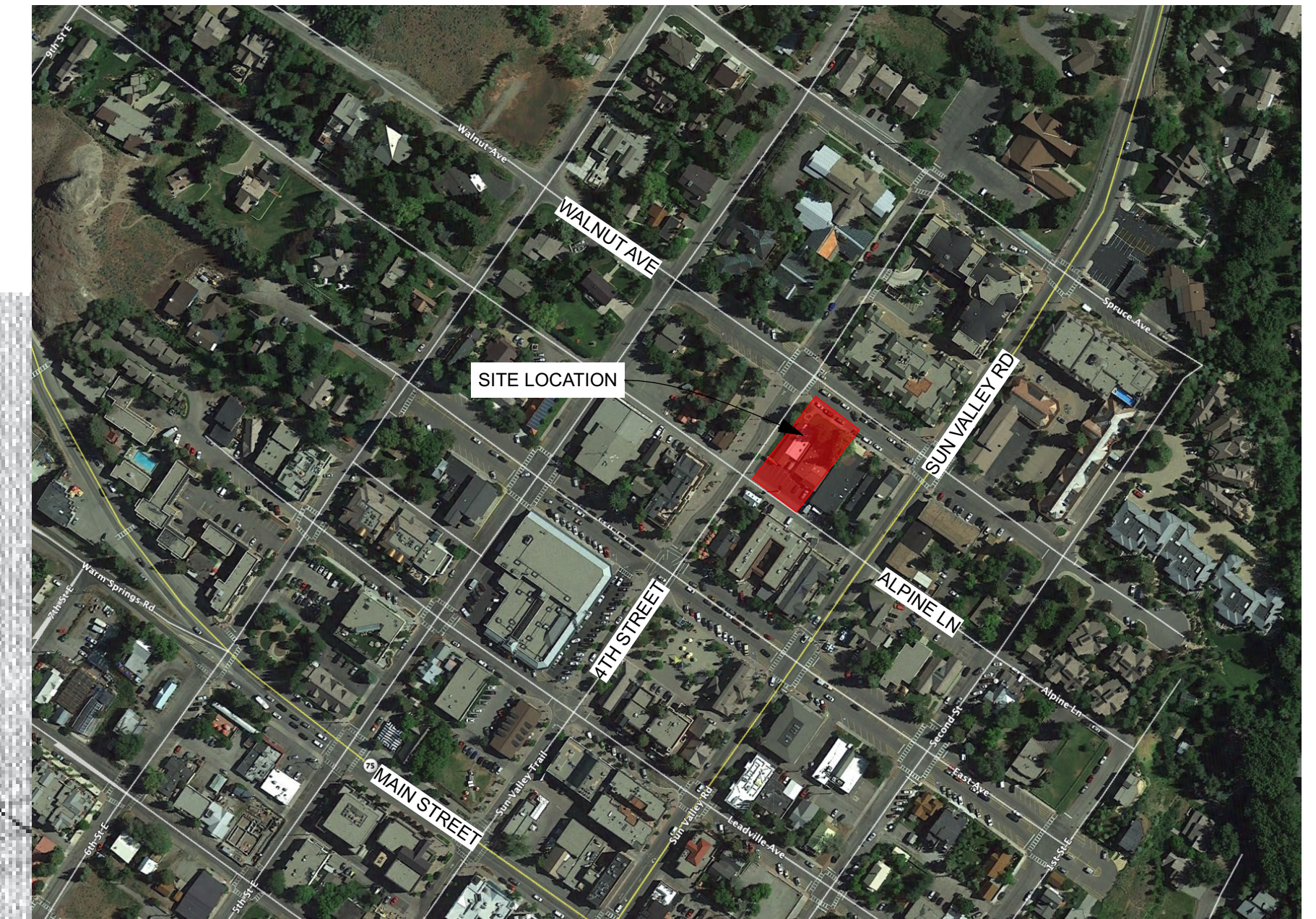
EXHIBITS

- A. Project Plans
- B. Video Link
- C. Staff Analysis
 1. Zoning and Dimensional Standards Analysis
 2. Design Review Standards Analysis
 3. Community Core Design Review Standards Analysis
 4. City Department Comments
- D. Link to July 13th Staff Report
- E. Link to the August 11th Staff Report
- F. Draft Findings of Fact, Conclusions of Law, and Decision

Exhibit A: Project Plans

4th & Walnut Ave. Commercial Development

"TBD" Ketchum Idaho 83340



N
VICINITY MAP
NOT TO SCALE

Cover Sheet	G-1 COVER SHEET
Civil	C0.1 NOTES AND DETAILS C0.2 NOTES AND DETAILS C1.1 SITE PLAN
Landscaping	L-1 DEMOLITION LANDSCAPING PLAN L-2 LANDSCAPING PLAN L-3 LANDSCAPING PLANTS
Architectural Site Plans	AS-101 ARCHITECTURAL SITE PLAN AS-102 ARCHITECTURAL VICINITY MAP AS-103 CONSTRUCTION MANAGEMENT PLAN
Floor Plans	A-100 BASEMENT FLOOR PLAN A-101 FIRST FLOOR PLAN A-102 SECOND FLOOR PLAN
Elevations	A-201 ELEVATIONS A-202 ELEVATIONS
Renderings	A-301 RENDERINGS A-302 RENDERINGS
Materials	AF-101 EXTERIOR MATERIALS AF-102 EXTERIOR LIGHTING

COVER SHEET

8/4/20

4th & Walnut Ave. Commercial Development

Design Review August 11th 2020 G-1



305 1st STREET,
Idaho Falls, ID 83401
PH: 208.757.5700
www.resinarchitecture.com

Original document is on file
with the date and architect signature

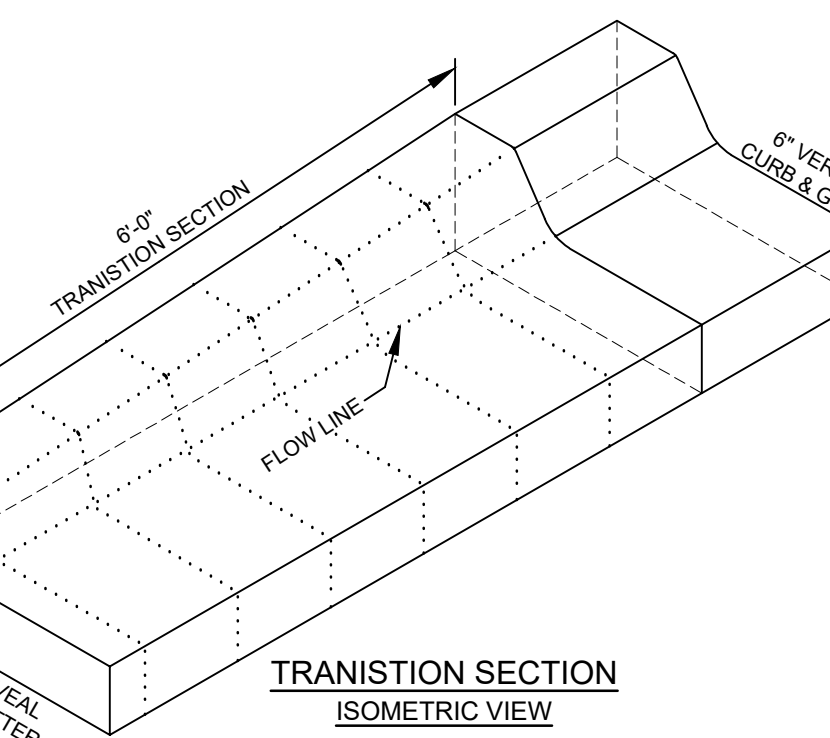
Original documents signed by:
J. GRAHAM WHIPPLE
Date original documents signed:
8/4/20

THESE PLANS, DRAWINGS, AND DESIGNS ARE THE EXCLUSIVE PROPERTY OF RESIN ARCHITECTURE, LLC AND SHALL NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT. ALL RIGHTS RESERVED © 2020 RESIN ARCHITECTURE, LLC.

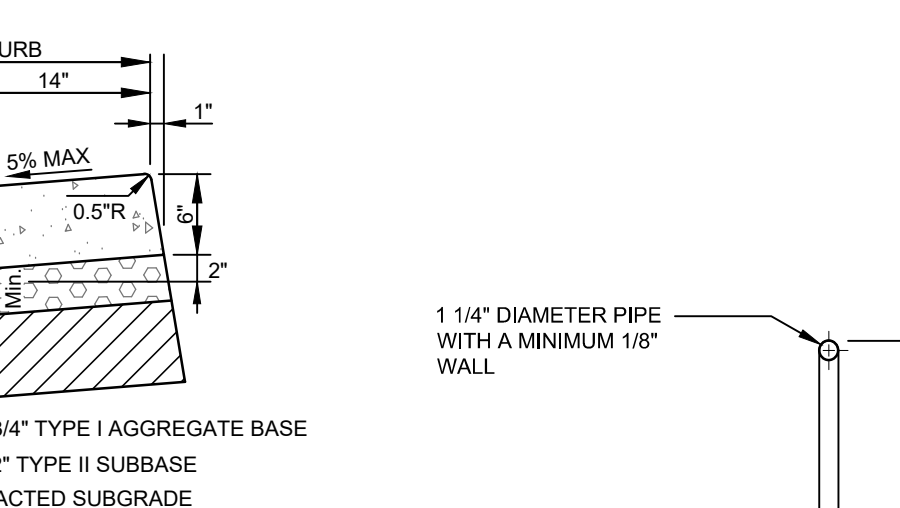
CONSTRUCTION NOTES

- 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" (ISPWC), AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPWC 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.
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 (ISPWC), 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 (ISPWC), 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 ANSINFSF 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 ANSINFSF 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 ISPWC SECTION 201.
12. ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPWC 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 ITS T-91.
13. ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPWC 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPWC 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 ISPWC 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITS T-91.
15. ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPWC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPWC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPWC 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 SHALL CONFORM TO ISPWC SECTION 701 AND 703. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPWC SECTION 703, TABLE 1.C.
19. ALL TRENCHING SHALL CONFORM TO ISPWC 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 SURVEY SHOWN HEREON WAS CONDUCTED BY GALENA ENGINEERING, INC., 12/6/2019.
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.

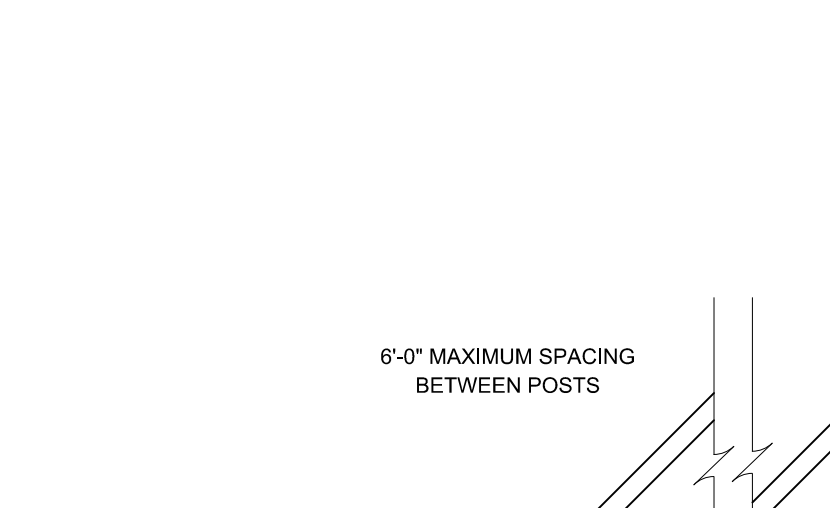
1 C0.1 TYPICAL STREET ASPHALT SECTION N.T.S.



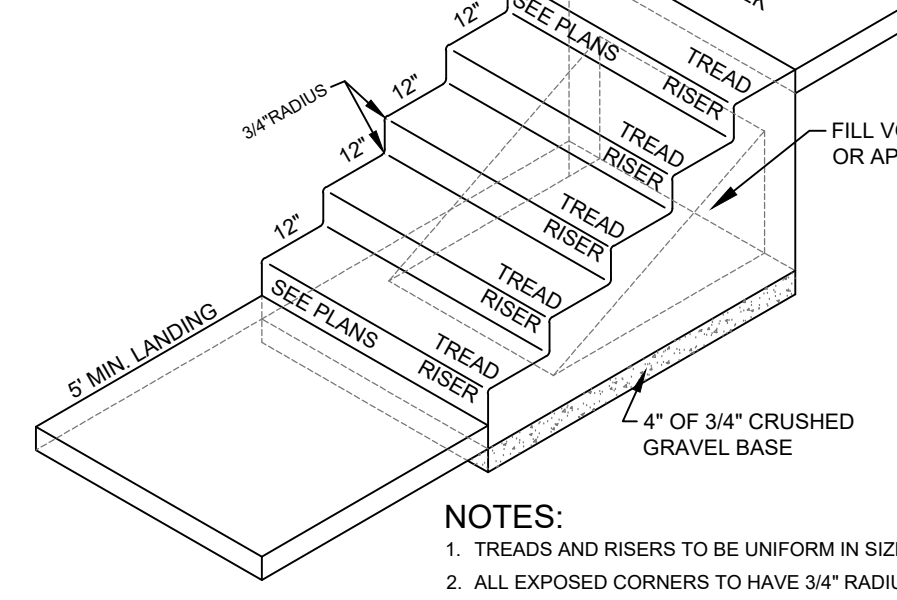
2 C0.1 36" CONCRETE VALLEY GUTTER N.T.S.



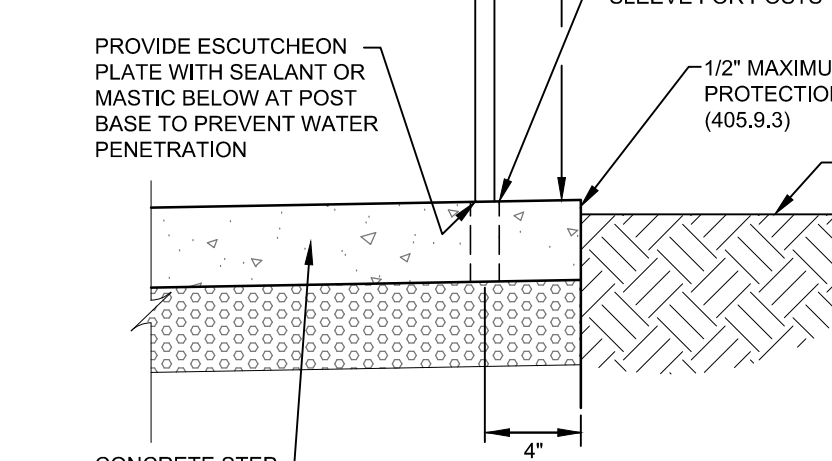
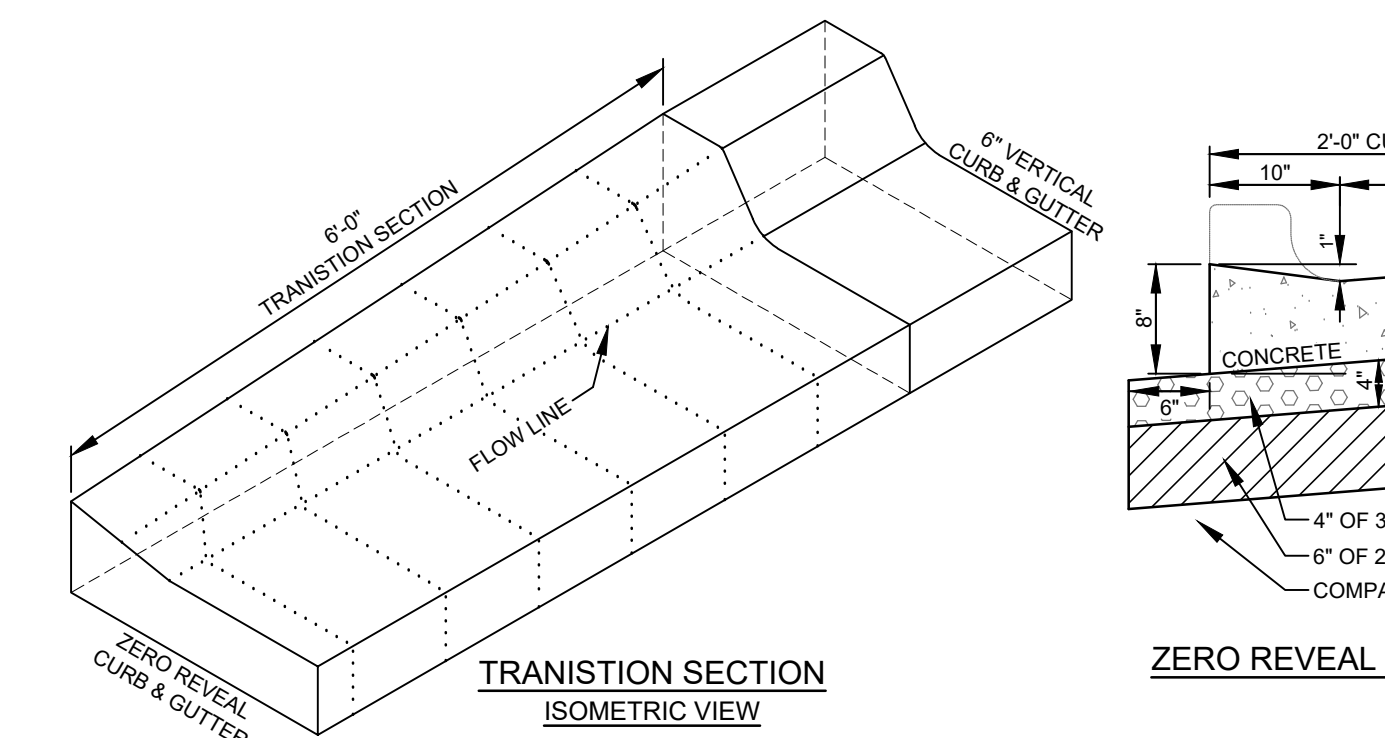
3 C0.1 6" CONCRETE ROLLED CURB & GUTTER N.T.S.



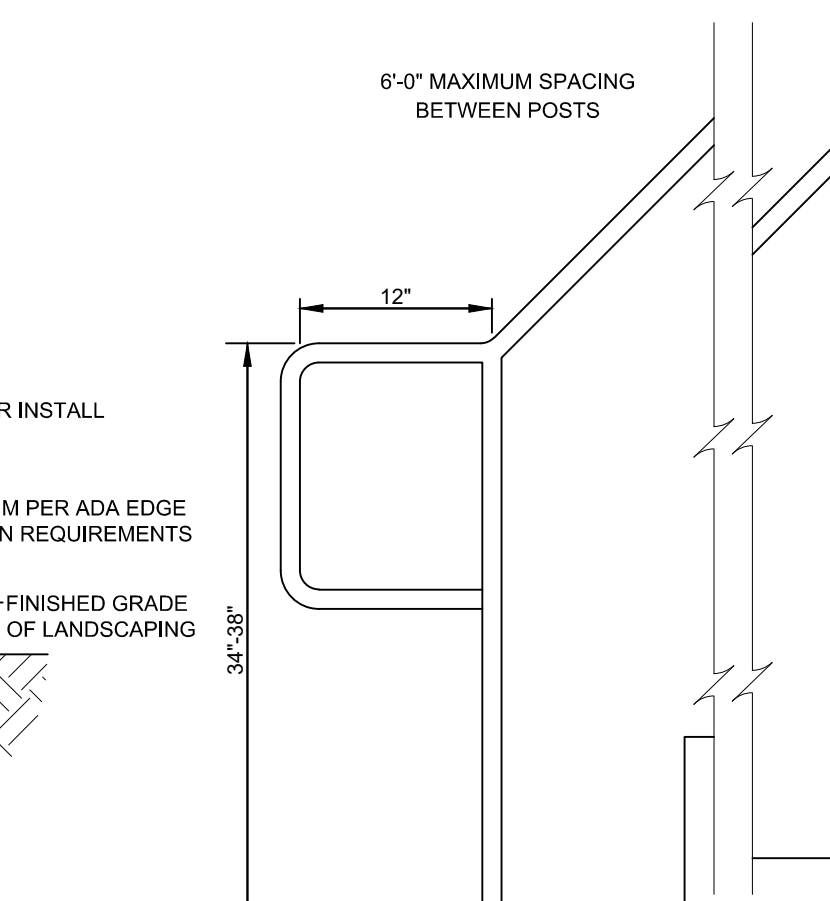
4 C0.1 TYPICAL CONCRETE SECTION N.T.S.



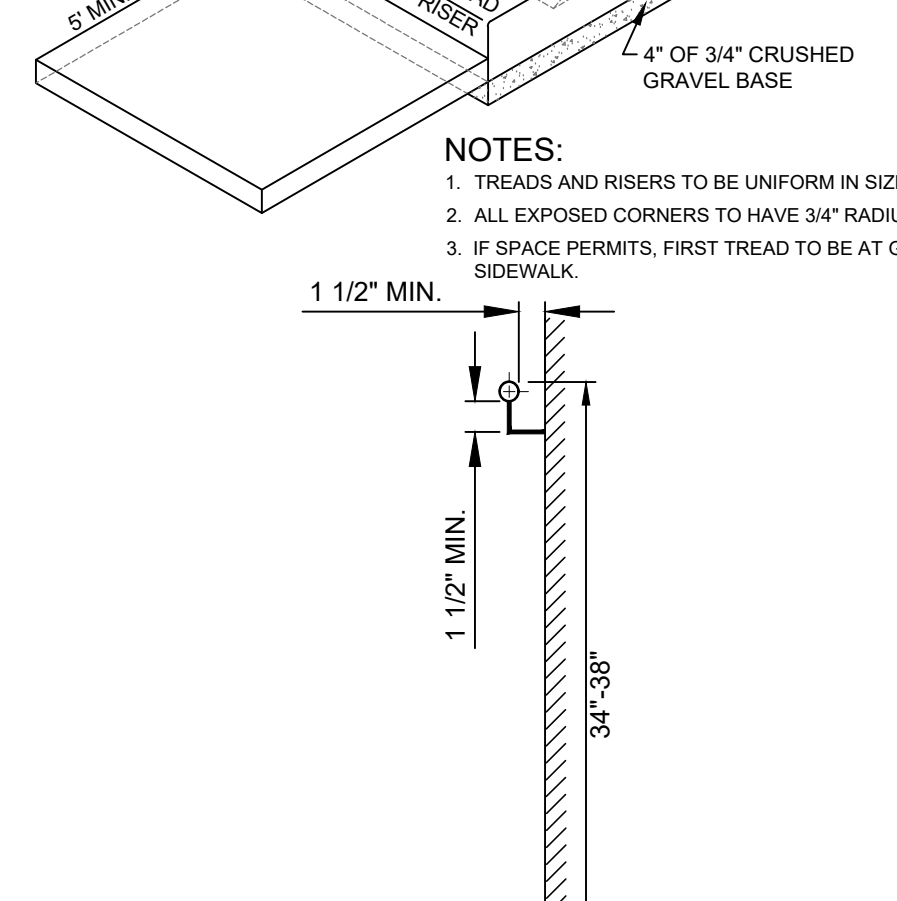
5 C0.1 TYPICAL CURB TRANSITION DETAIL N.T.S.



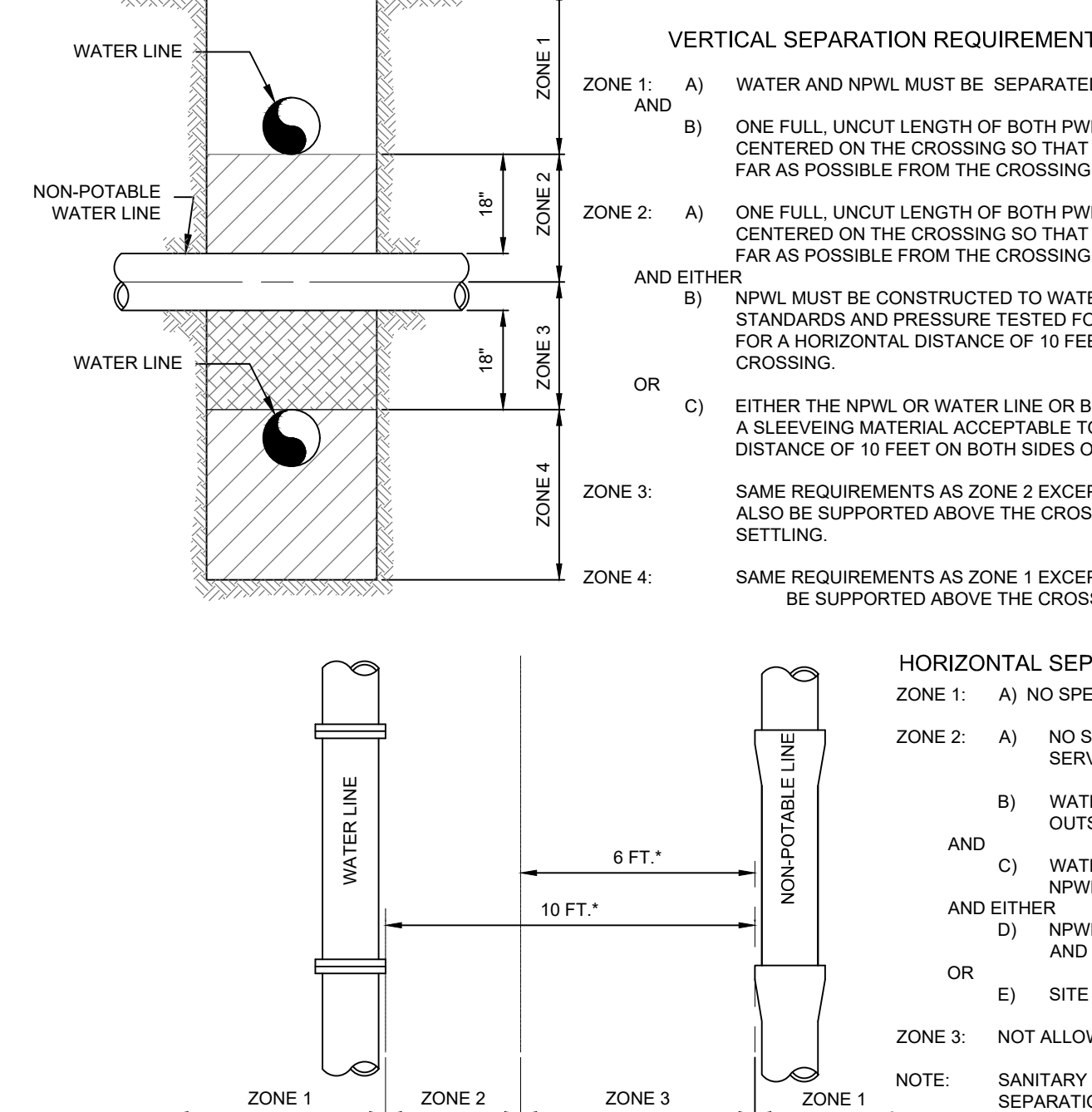
6 C0.1 TYPICAL HANDRAIL AND STAIRS DETAIL N.T.S.



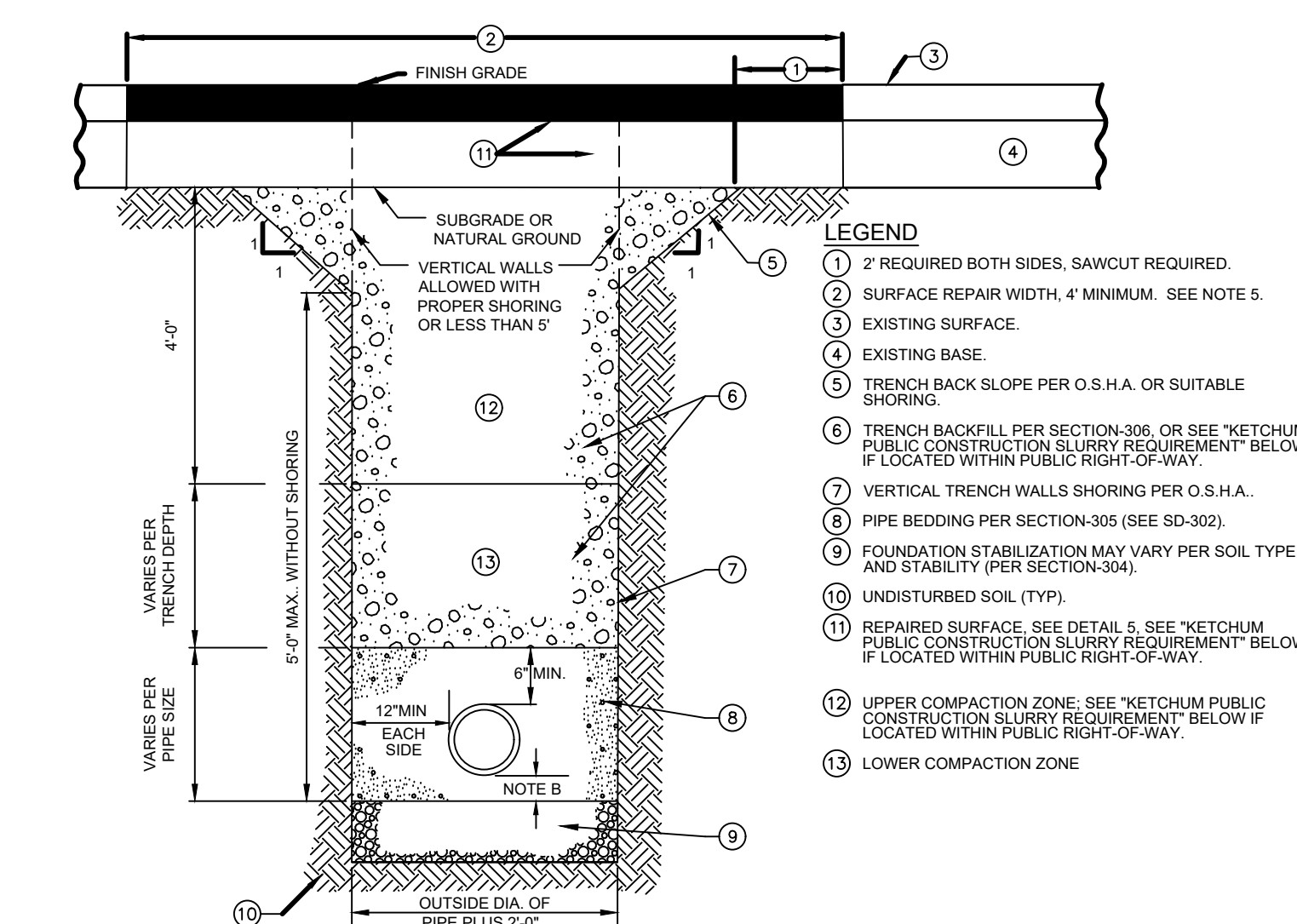
WALL MOUNTED HANDRAIL DETAIL N.T.S.



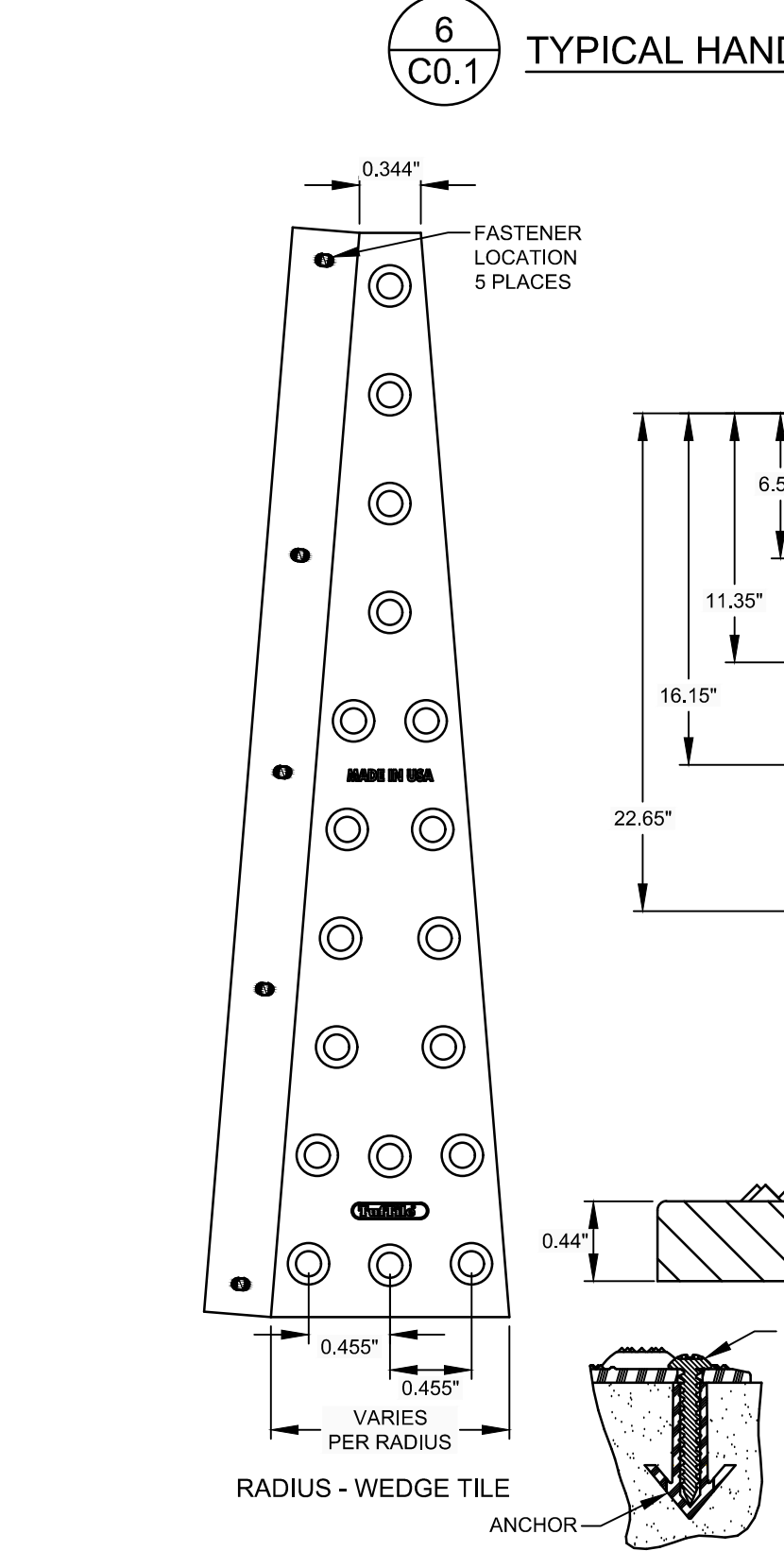
THE TERM "LINE" APPLIES TO BOTH MAIN LINES AND SERVICE LINES



7 C0.1 POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION N.T.S.



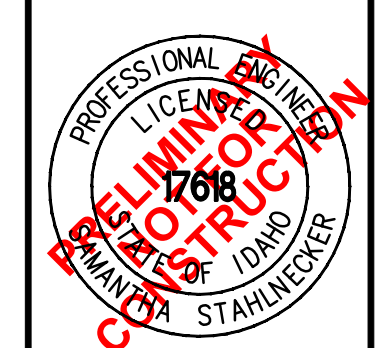
8 C0.1 TYPICAL TRENCH N.T.S.



7 C0.1 DETECTABLE WARNING PLATE N.T.S.

NOTES: 1. DETECTABLE WARNING TILES SHALL BE TUFTILE (CAST IRON & WET SET) OR APPROVED EQUAL. 2. REFER TO DETAIL 8. 3. COLOR TO BE PATINA (NO FINISH).

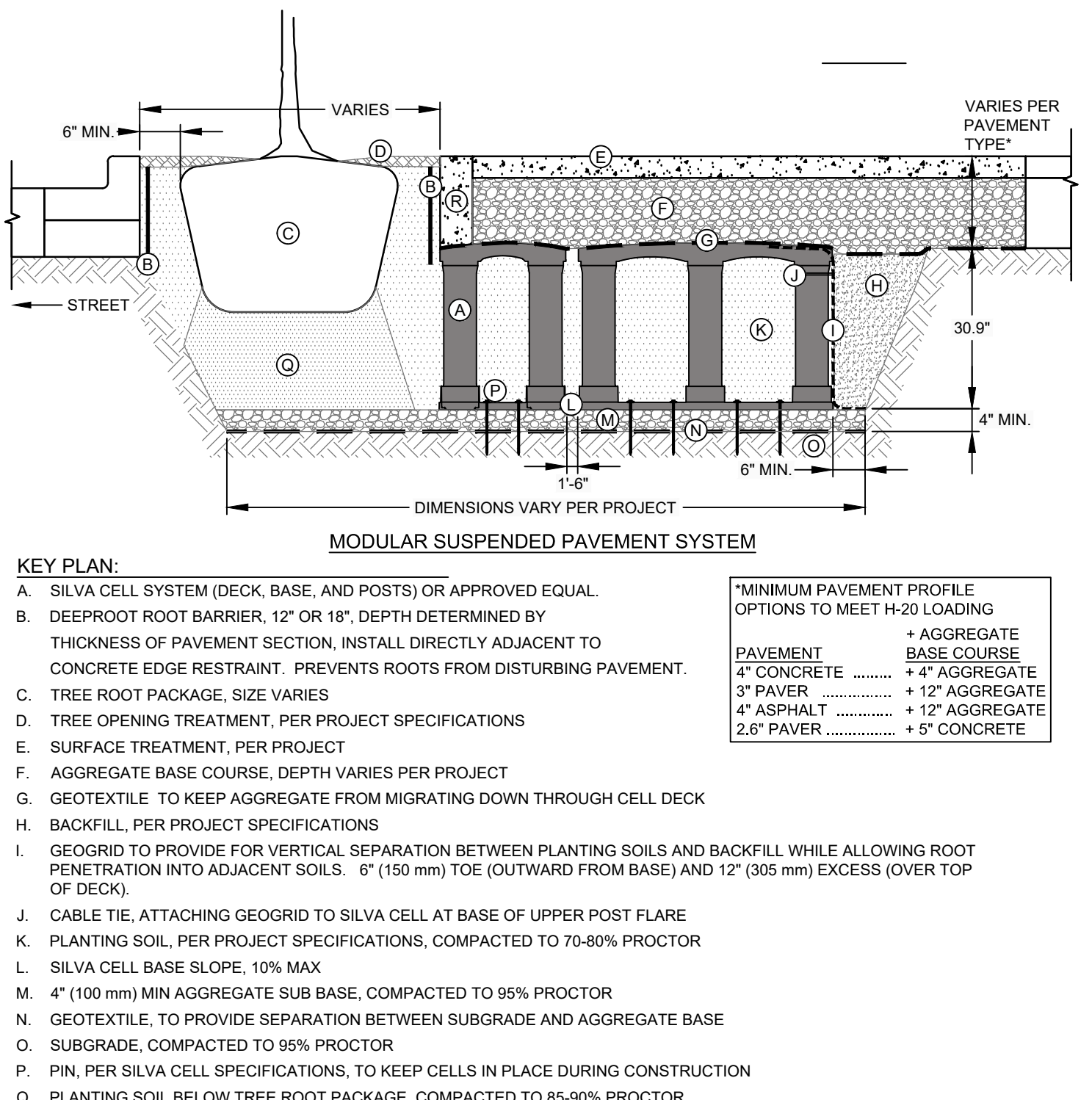
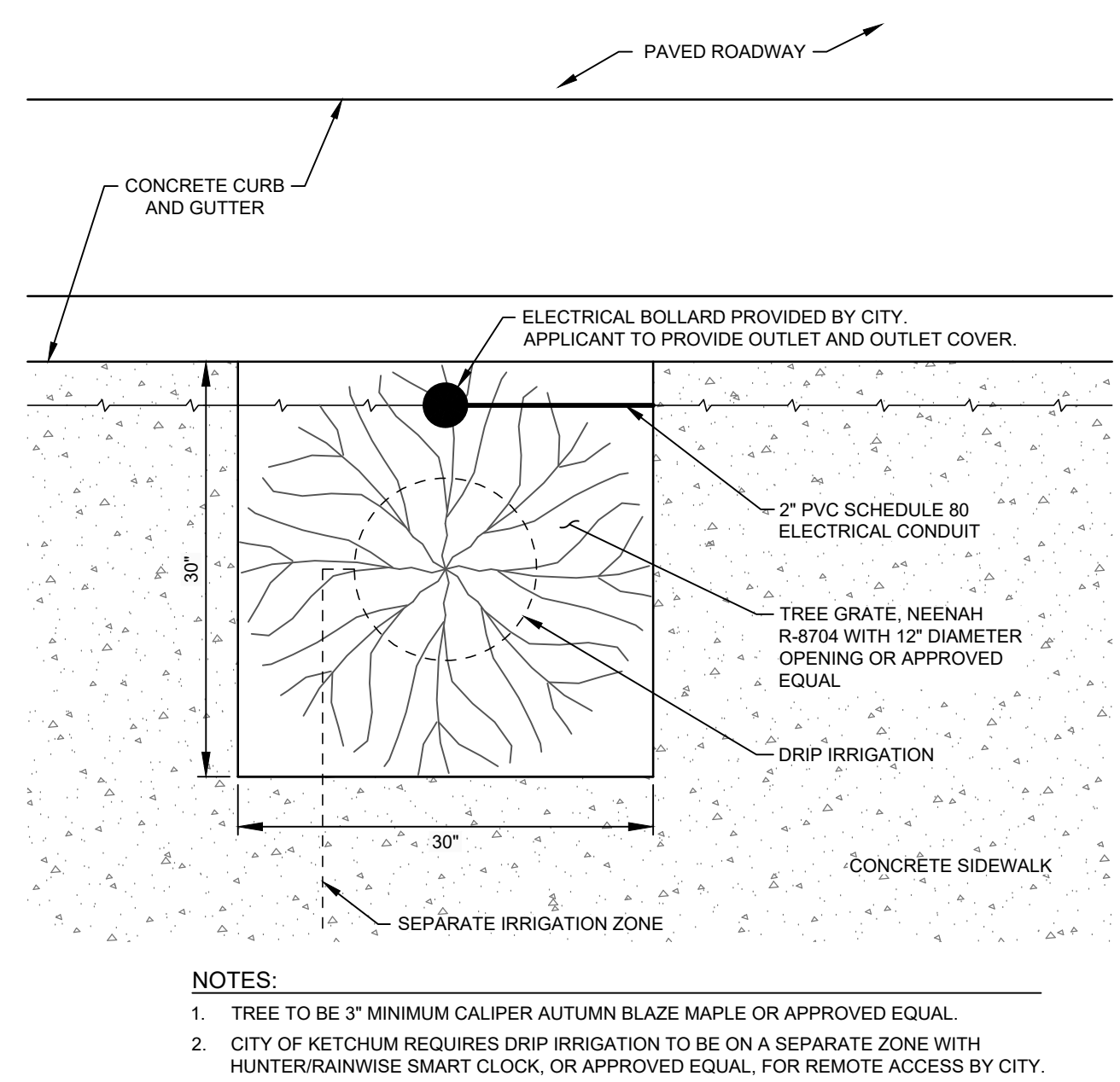
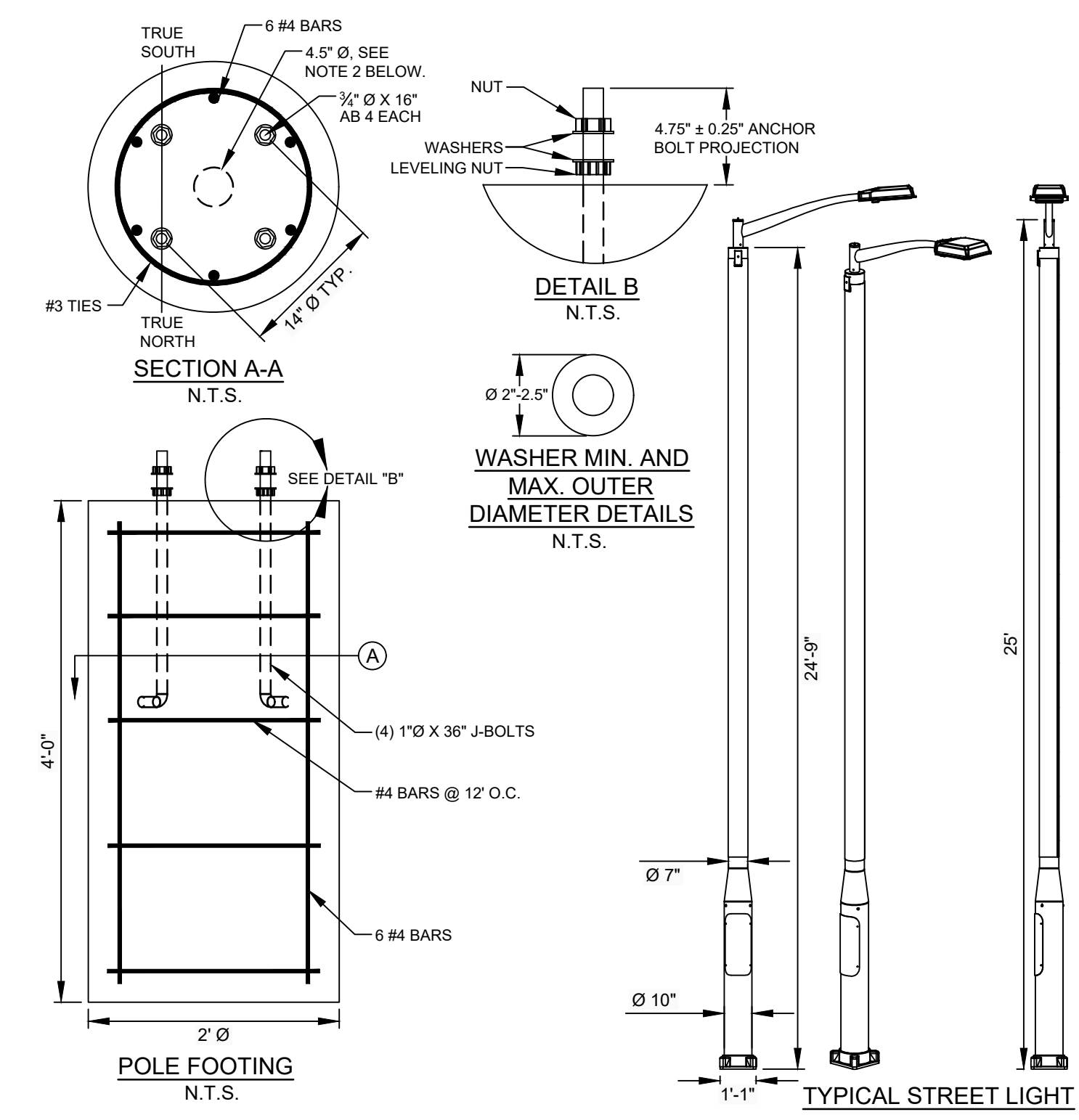
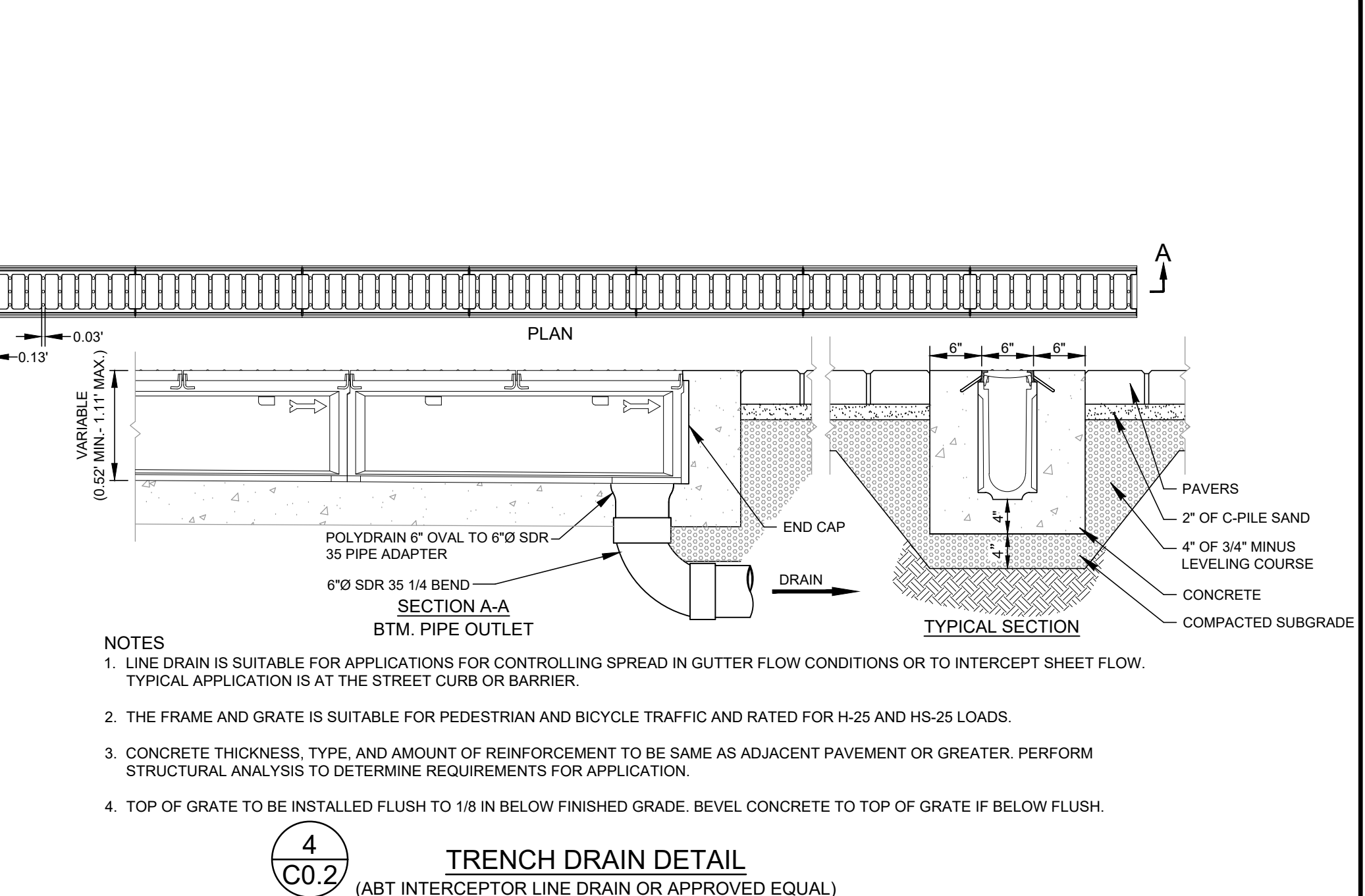
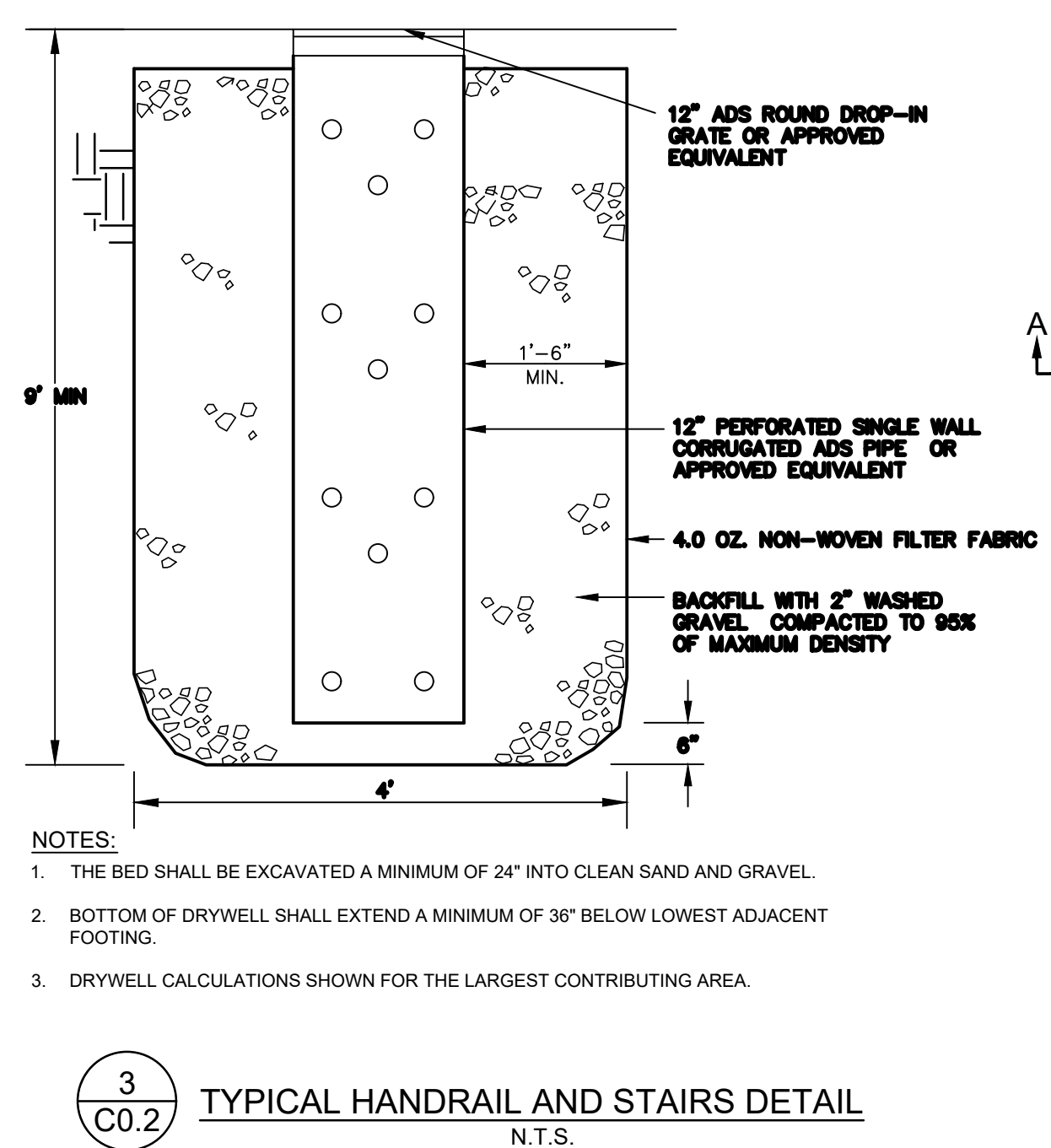
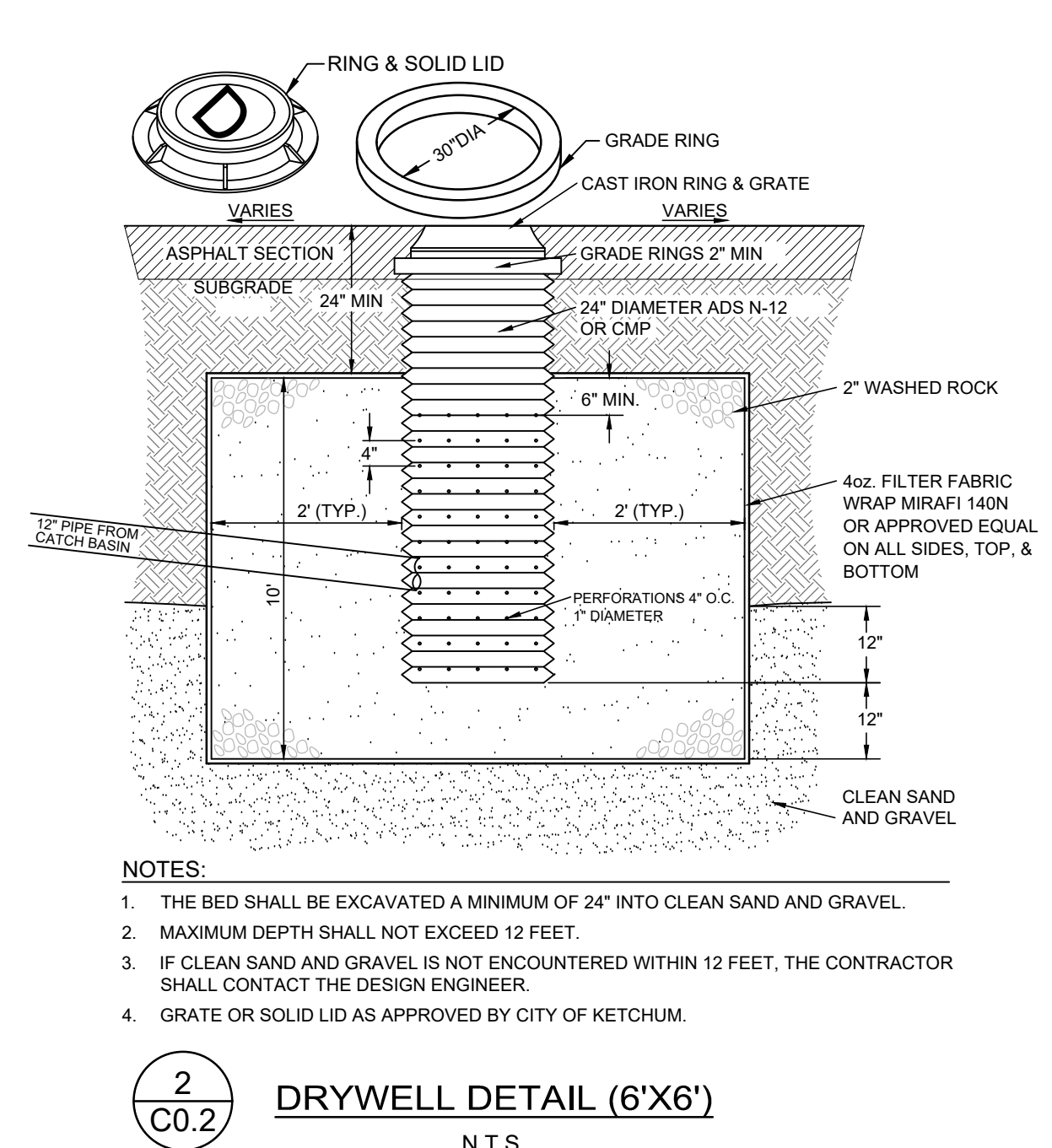
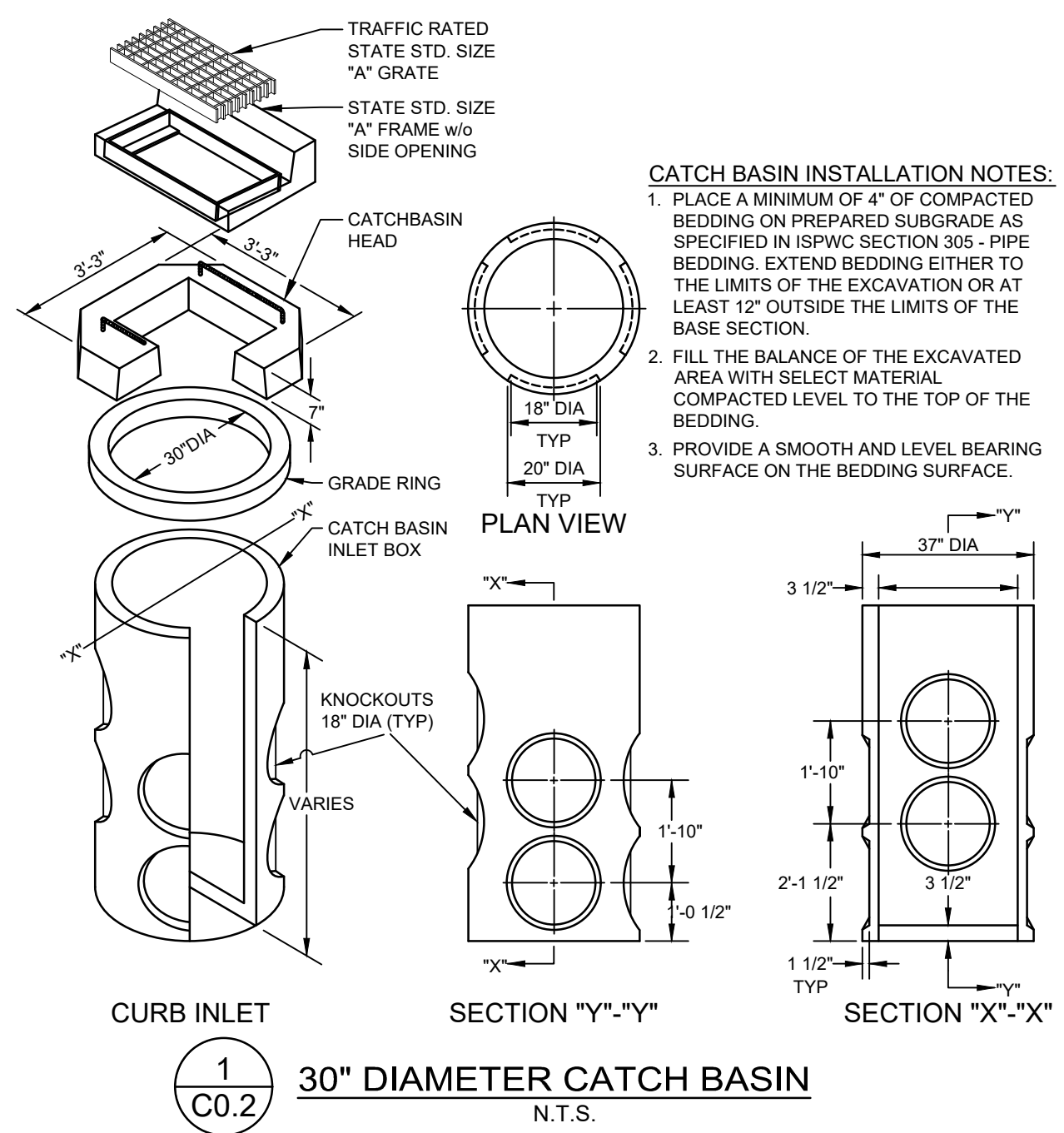
NOTES AND DETAIL SHEET 4TH AND WALNUT LOCATED WITHIN SECTION 18, T. 4 N., R. 18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO PREPARED FOR WALNUT & FOURTH LLC



SKS DESIGNED BY SKS DRAWN BY SMF CHECKED BY

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

Table with columns for NO., DATE, BY, REVISIONS, and a footer with PURPOSE: ISSUE FOR DESIGN REVIEW (06/09/2020) and C0.1



NOTES:

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

5 TYPICAL STREET LIGHT
N.T.S.

NOTES:

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

6 TREE WELL DETAILS
N.T.S.

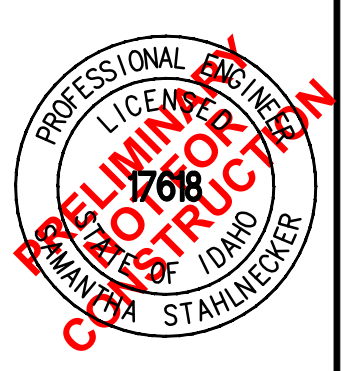
NOTES:

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

SECTION VIEW

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

DETAIL SHEET
4TH AND WALNUT
 LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR WALNUT & FOURTH LLC
 PROJECT INFORMATION
 P:\addshore\78191\eng\Construction\78191-ENG-BASE.dwg 000620 10:14:52 AM



SKS DESIGNED BY
 SKS DRAWN BY
 SMF CHECKED BY

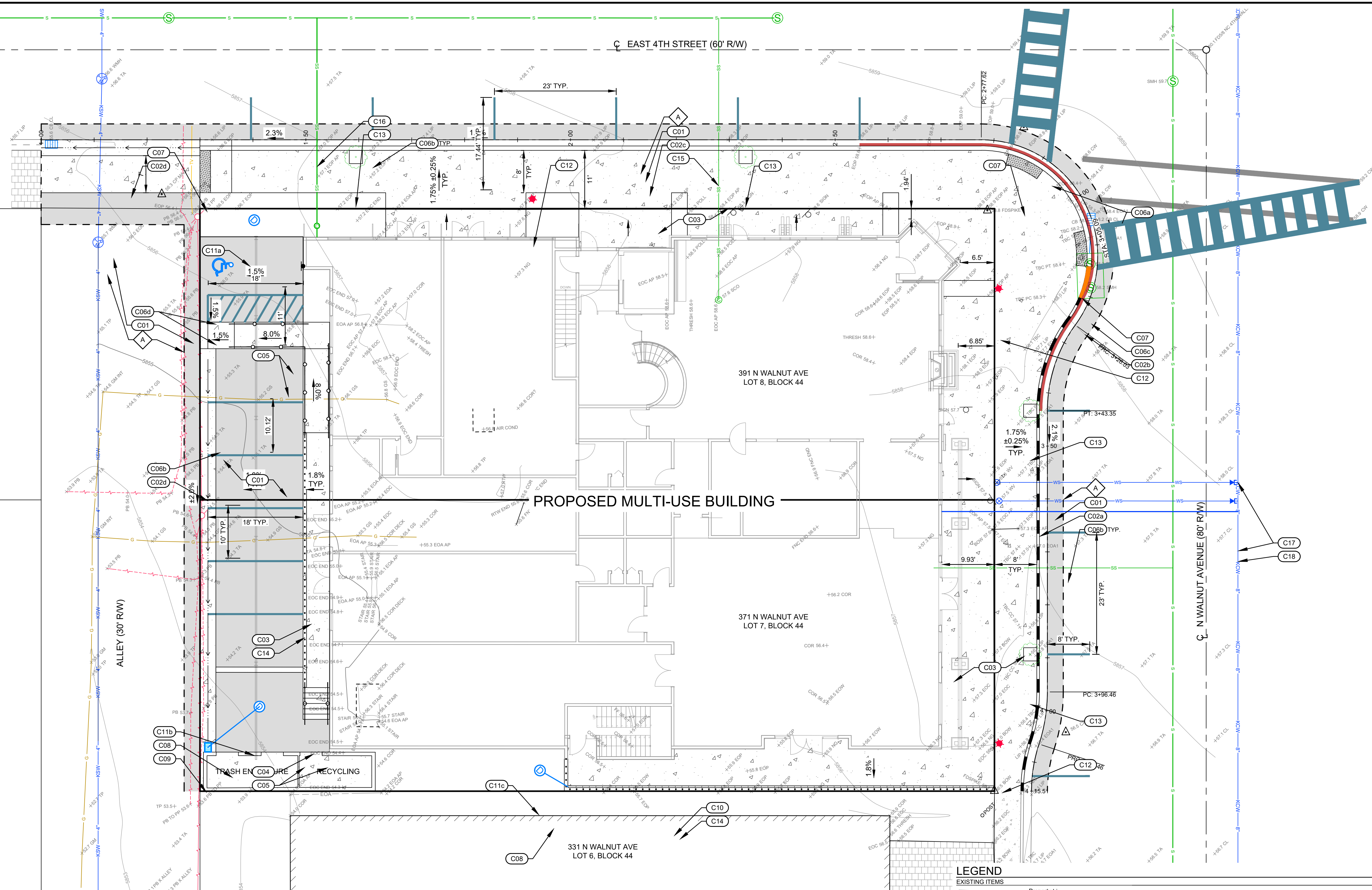
GALENA
ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 317 N. River Street
 Halley, Idaho 83333
 (208) 768-1705
 email: galena@galena-engineering.com

PURPOSE: ISSUE FOR DESIGN REVIEW (06/09/2020)

NO.	DATE	BY	REVISIONS

C0.2

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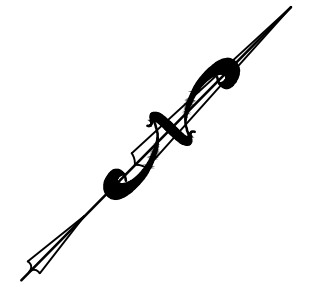
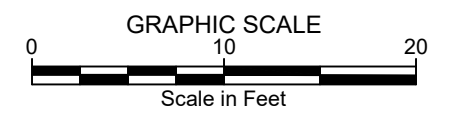


CONSTRUCTION KEY NOTES

- C01 CONSTRUCT ASPHALT ROADWAY / ASPHALT REPAIR. SEE DETAIL 1 / C0.1.
C02 CONSTRUCT CONCRETE CURB AND GUTTER.
C03 CONSTRUCT CONCRETE SIDEWALK.
C04 CONSTRUCT CONCRETE STAIRS.
C05 INSTALL HANDRAIL.
C06 INSTALL ROAD STRIPING / PAINT.
C07 INSTALL CITY OF KETCHUM APPROVED CAST IRON TRUNCATED DOME DETECTABLE WARNING INSERT.
C08 INSTALL 12" ADS N-12 STORM DRAIN PIPE.
C09 INSTALL CATCH BASIN.
C10 INSTALL TRENCH DRAIN.
C11 DRYWELL.
C12 INSTALL CITY OF KETCHUM STANDARD STREET LIGHT.
C13 INSTALL TREE WELL BOLLARDS.
C14 INSTALL RETAINING WALL.
C15 CUT AND CAP EXISTING SEWER SERVICE.
C16 INSTALL 6" PVC SEWER SERVICE.
C17 CUT, CAP, AND ABANDON EXISTING WATER SERVICE.
C18 INSTALL 6" PVC WATER SERVICE.
C19 RELOCATE UTILITIES.

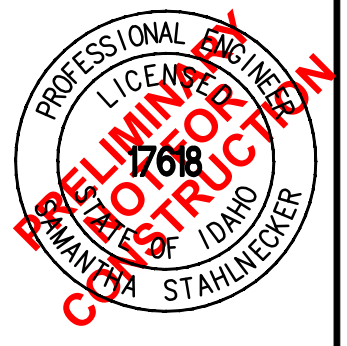
LEGEND

LEGEND table with columns for EXISTING ITEMS, PROPOSED ITEMS, and symbols for various utilities and features like Property Line, Curb & Gutter, Sewer Main, and Asphalt.



NOTES AND DETAIL SHEET
4TH AND WALNUT

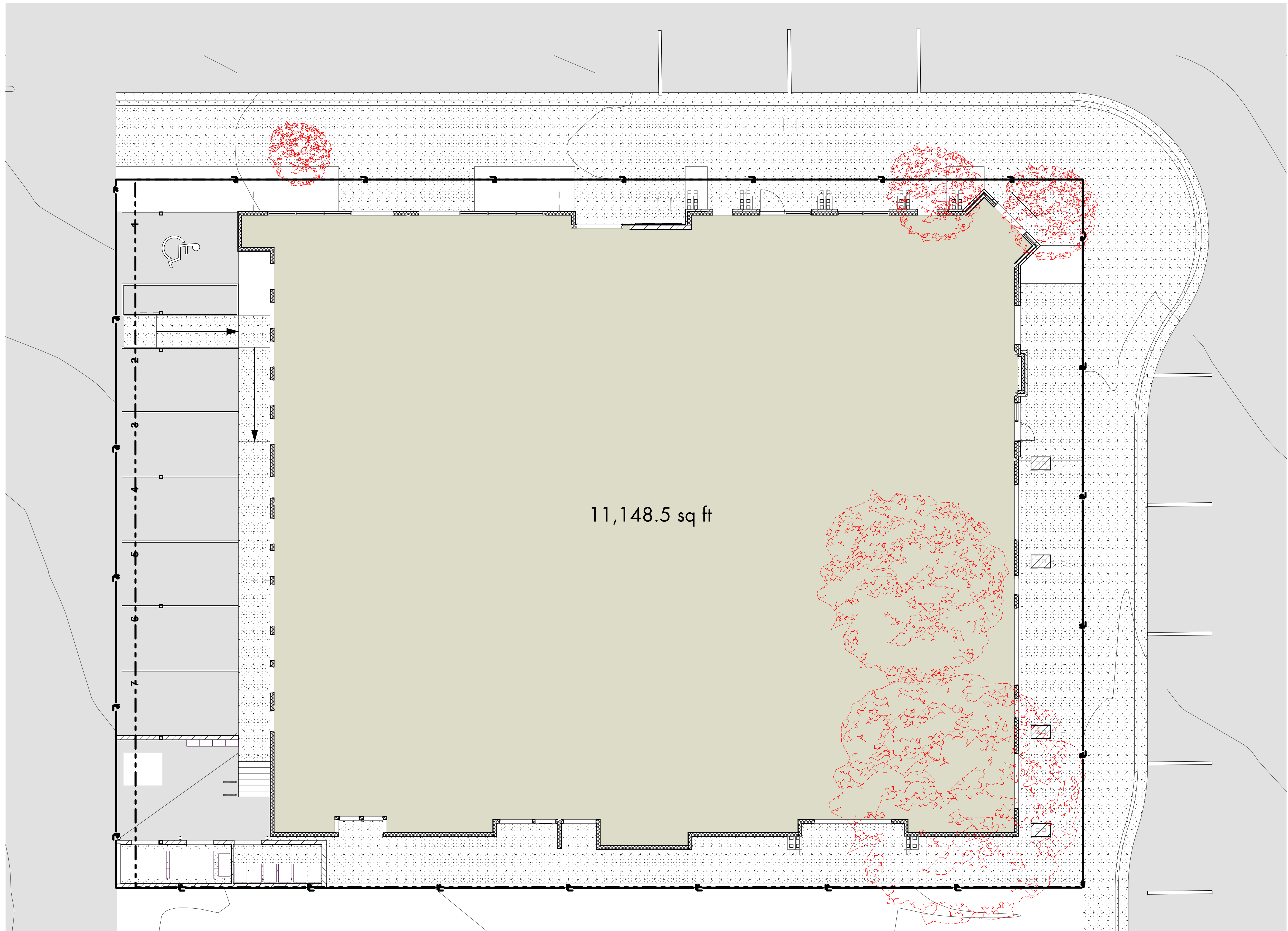
LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR WALNUT & FOURTH LLC



DESIGNED BY
DRAWN BY
SMF
CHECKED BY

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

PURPOSE: ISSUE FOR DESIGN REVIEW (06/09/2020)
NO. DATE BY REVISIONS



11,148.5 sq ft



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 PH: 208.757.5700
 www.resinarchitecture.com

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Original documents signed by:
 J. GRAHAM WHIPPLE
 Date original documents signed:
 8/4/20

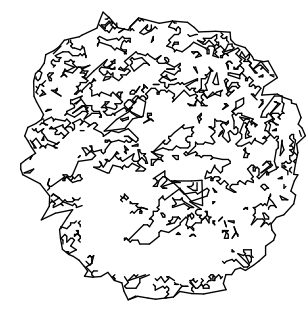
DEMOLITION LANDSCAPING PLAN

8/4/20

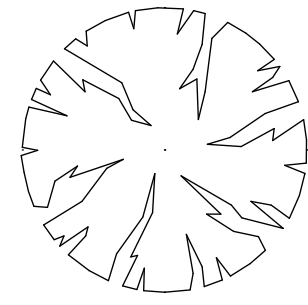
4th & Walnut Ave.
 Commercial Development

Design Review August 11th 2020

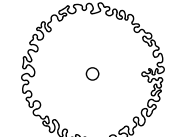
L-1



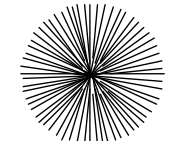
ARMSTRONG MAPLE, ACER x FREEMANII "ARMSTRONG"
15-20 x 40-50 MATURE



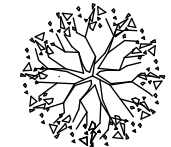
TANNENBAUM PINE, PINUS MUGHO "TANNENBAUM"
8-10 x 12-15 MATURE



PERENNIALS AND GRASSES
1 GAL @ 12"-18" O.C.



AUTUMN MOOR GRASS



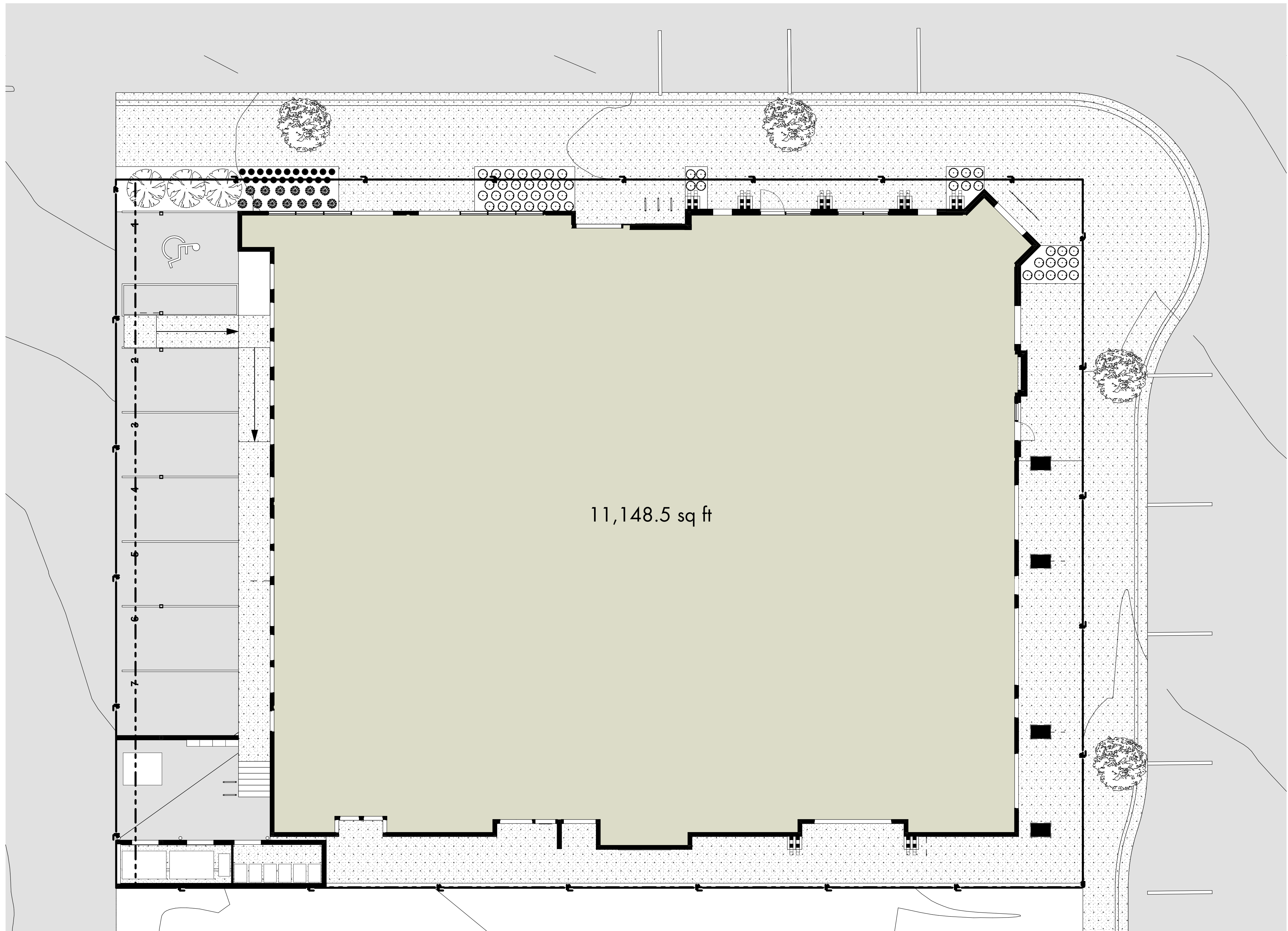
TOR BIRCHLEAF SPIREA, SPIRAEA BETULIFOLIA "TOR"



2 Mugho Tannenbaum
SCALE: 1:1.39



1 Armstrong Maple
SCALE: 1:1.19



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ARCHITECTURE

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LANDSCAPING PLAN

8/4/20

4th & Walnut Ave. Commercial Development

Design Review August 11th 2020

Perennials (1 gal. @ 12"-18")

- *Alchillea millefolium* – Yarrow ‘Terracotta’
- *Geum* – Avens ‘Mai Tai’
- *Nepeta musinii* – Catmint ‘Blue Wonder’
- *Penstemon digitalis* – Penstemon ‘Dark Towers’
- *Salvia nemerosa* - ‘Ave Maria’
- *Salvia nemerosa* - ‘Caradonna’
- *Sedum telephium* - ‘Knight Rider’
- *Sedum telephium* - ‘Matrona’
- *Veronica longifolia* - ‘First Lady’



12 Veronica Longifolia First Lady
NOT TO SCALE



11 Yarrow Terracotta
NOT TO SCALE



10 Avens Mai Tai
NOT TO SCALE

Ornamental Grasses (1 gal.) - 40

- *Calamagrostis acutiflora* – Feather Reed Grass ‘Avalanche’
- *Sesleria autumnalis* - Autumn Moor Grass w



9 Penstemon Dark Towers
NOT TO SCALE



8 Sedum Telephium Knight Rider
NOT TO SCALE



7 Salvia Nemerosa Caradonna
NOT TO SCALE



6 Tor Birchleaf Spirea
SCALE: 1:1.63



5 Autumn Moor Grass
NOT TO SCALE



4 Feather Reed grass Avalanche
NOT TO SCALE



3 Sedum Telephium Matrona
NOT TO SCALE



2 Catmint Blue Wonder
NOT TO SCALE



1 Salvia Nemerosa Ave Maria
NOT TO SCALE



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LANDSCAPING PLANTS

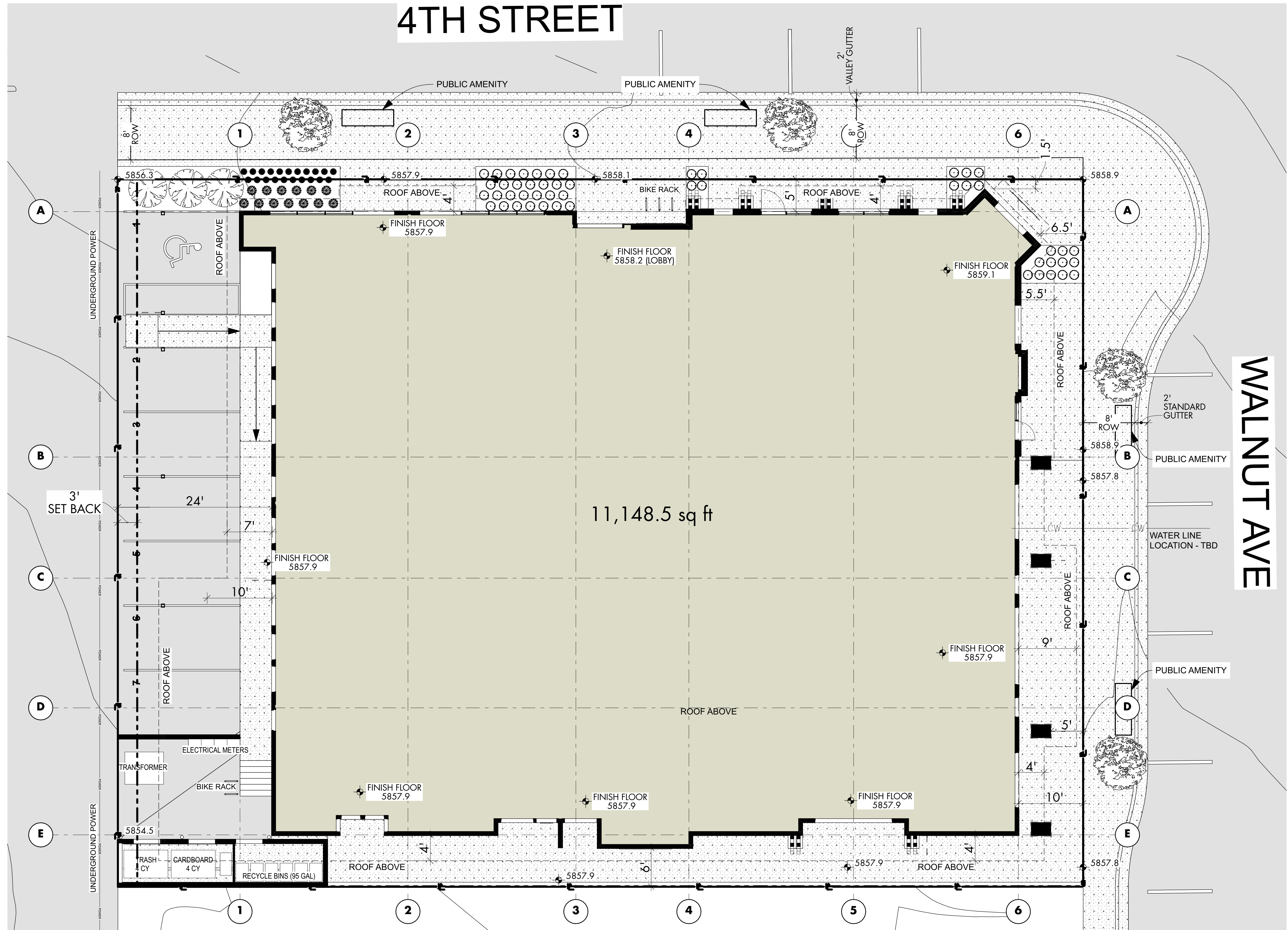
8/4/20

4th & Walnut Ave.
Commercial Development

Design Review August 11th 2020

ARCH SITE GENERAL NOTES

- A. ALL SIDE WALKS AND RIGHT OF WAY SHALL COMPLY WITH KMC 17.96.060.H.4 "4. In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed."
- B. PUBLIC AMENITIES COMPLYING WITH KMC 17.96.060.J "1. Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches or 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." PUBLIC AMENITIES IN THE FORM OF BENCHES, TRASH RECEPTACLES AND/OR ART ARE ANTICIPATED AS PART OF THIS PROJECT. FINAL LOCATION AND DESIGN WILL BE COORDINATED WITH PUBLIC WORKS AND PLANNING DEPARTMENTS PRIOR TO PERMITTING.



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8/4/20

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ARCHITECTURAL SITE PLAN

8/4/20

4th & Walnut Ave.
Commercial Development

Design Review August 11th 2020 AS-101

WALNUT AVE



1 ARCHITECTURAL SITE VICINITY
SCALE: 1:288



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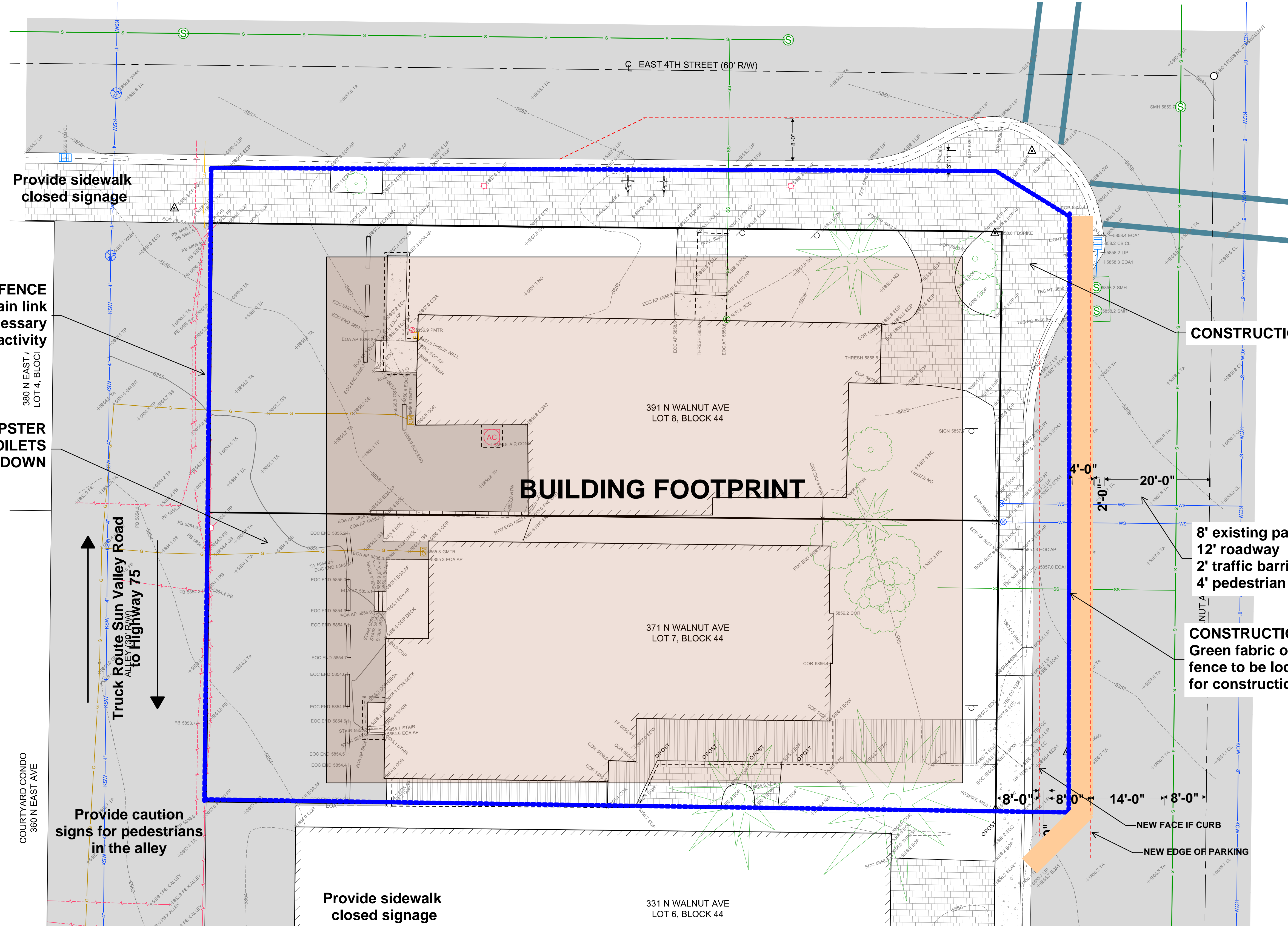
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ARCHITECTURAL VICINITY MAP

8/4/20

4th & Walnut Ave.
Commercial Development

Design Review August 11th 2020 AS-102



CONSTRUCTION MANAGEMENT PLAN

8/4/20

4th & Walnut Ave.
Commercial Development
 Design Review August 11th 2020 AS-103



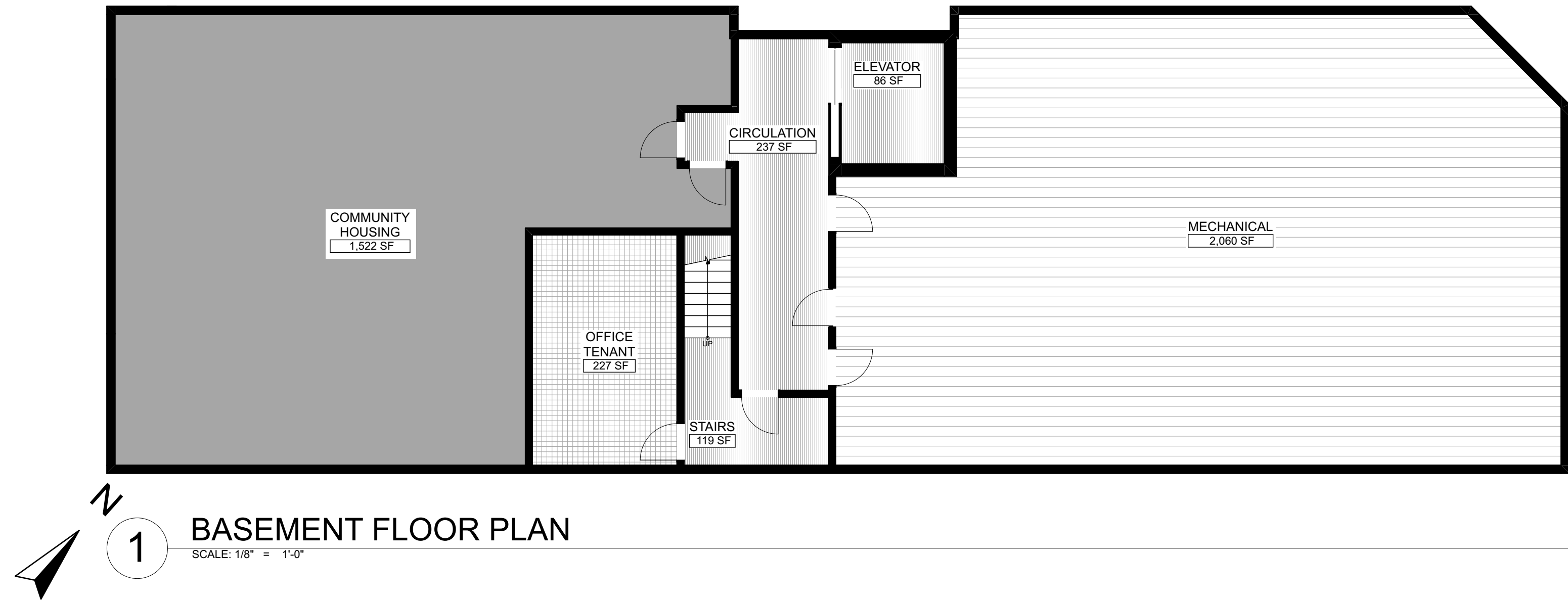
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 Date original documents signed:
 8/4/20

Design Review - Gross Square Footage			
Category	Level	Zone	Gross Square Footage
Assembly			
	SECOND FLOOR	BALCONY	807.02
			807.02 sq ft
Circulation			
	BASEMENT	CIRCULATION	276.06
	BASEMENT	ELEVATOR	120.00
	BASEMENT	STAIRS	150.45
	FIRST FLOOR	CIRCULATION	542.31
	FIRST FLOOR	ELEVATOR	120.12
	FIRST FLOOR	STAIRS	195.82
	SECOND FLOOR	CIRCULATION	1,060.44
	SECOND FLOOR	ELEVATOR	124.57
	SECOND FLOOR	STAIRS	214.79
			2,804.56 sq ft
Community Housing			
	BASEMENT	COMMUNITY HOUSING	1,625.14
			1,625.14 sq ft
Food Service			
	FIRST FLOOR	FOOD SERVICE	2,914.49
			2,914.49 sq ft
Office			
	BASEMENT	OFFICE TENANT	243.61
	SECOND FLOOR	OFFICE TENANT	3,974.19
			4,217.80 sq ft
Residential			
	FIRST FLOOR	RESIDENTIAL	1,085.12
	SECOND FLOOR	RESIDENTIAL A	1,845.38
	SECOND FLOOR	RESIDENTIAL B	1,994.78
			4,925.28 sq ft
Retail			
	FIRST FLOOR	RETAIL	6,338.40
			6,338.40 sq ft
Storage & Mechanical			
	BASEMENT	MECHANICAL	2,157.06
			2,157.06 sq ft
			25,789.75 sq ft

Design Review - Net Square Footage			
Category	Level	Zone	Net Square Footage
Assembly			
	SECOND FLOOR	BALCONY	745.30
			745.30 sq ft
Circulation			
	BASEMENT	CIRCULATION	236.79
	BASEMENT	ELEVATOR	86.33
	BASEMENT	STAIRS	119.13
	FIRST FLOOR	CIRCULATION	485.54
	FIRST FLOOR	ELEVATOR	92.53
	FIRST FLOOR	STAIRS	160.51
	SECOND FLOOR	CIRCULATION	943.60
	SECOND FLOOR	ELEVATOR	92.53
	SECOND FLOOR	STAIRS	186.24
			2,403.20 sq ft
Community Housing			
	BASEMENT	COMMUNITY HOUSING	1,521.78
			1,521.78 sq ft
Food Service			
	FIRST FLOOR	FOOD SERVICE	2,783.72
			2,783.72 sq ft
Office			
	BASEMENT	OFFICE TENANT	226.69
	SECOND FLOOR	OFFICE TENANT	3,867.44
			4,094.13 sq ft
Residential			
	FIRST FLOOR	RESIDENTIAL	1,020.42
	SECOND FLOOR	RESIDENTIAL A	1,772.70
	SECOND FLOOR	RESIDENTIAL B	1,927.91
			4,721.03 sq ft
Retail			
	FIRST FLOOR	RETAIL	6,145.23
			6,145.23 sq ft
Storage & Mechanical			
	BASEMENT	MECHANICAL	2,060.06
			2,060.06 sq ft
			24,474.45 sq ft



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BASEMENT FLOOR PLAN

8/4/20

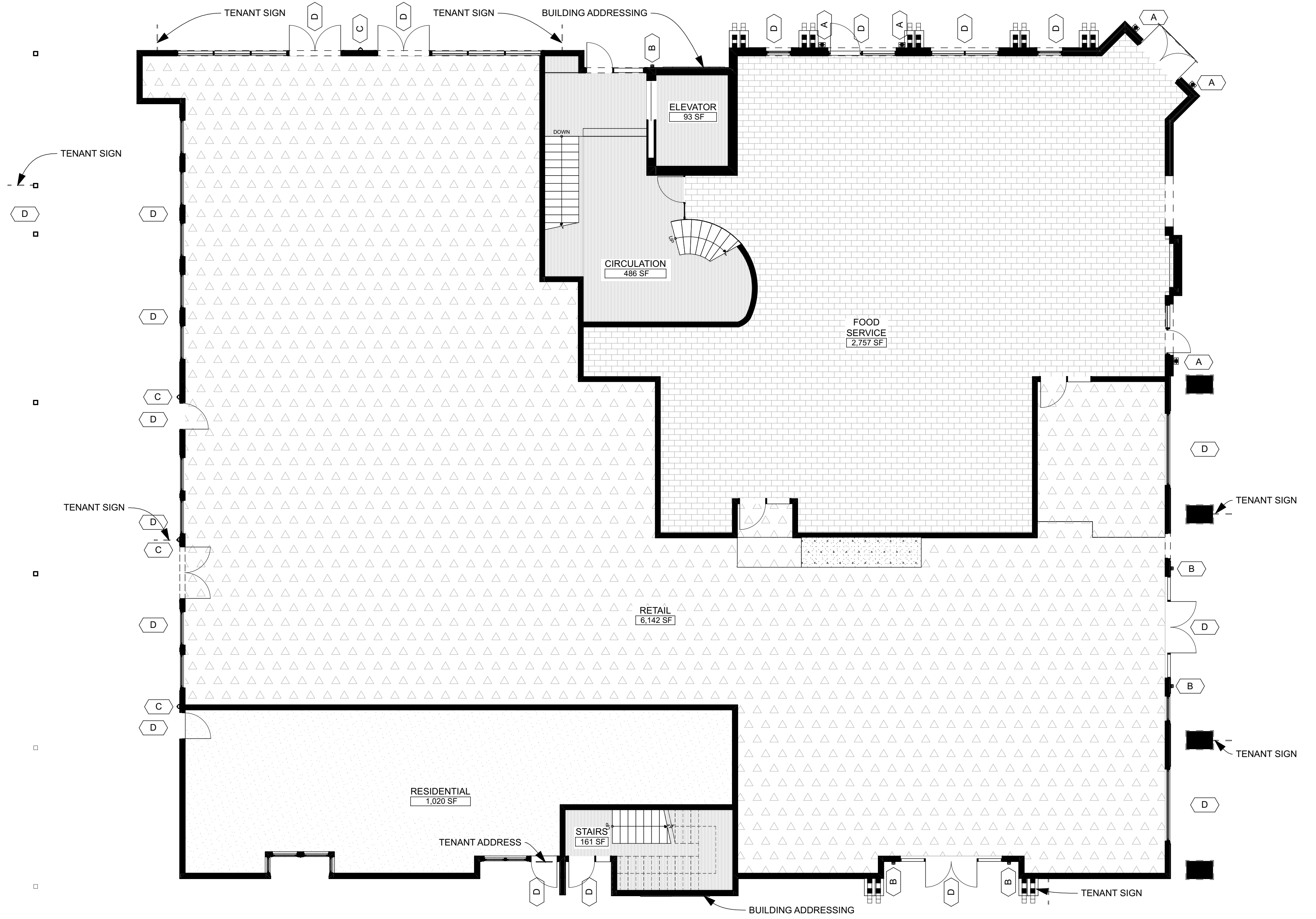
4th & Walnut Ave.
Commercial Development

Design Review August 11th 2020

A-100

Design Review - Gross Square Footage			
Category	Level	Zone	Gross Square Footage
Assembly			
	SECOND FLOOR	BALCONY	807.02
			807.02 sq ft
Circulation			
BASEMENT	CIRCULATION		276.06
BASEMENT	ELEVATOR		120.00
BASEMENT	STAIRS		150.45
FIRST FLOOR	CIRCULATION		542.31
FIRST FLOOR	ELEVATOR		120.12
FIRST FLOOR	STAIRS		195.82
SECOND FLOOR	CIRCULATION		1,060.44
SECOND FLOOR	ELEVATOR		124.57
SECOND FLOOR	STAIRS		214.79
			2,804.56 sq ft
Community Housing			
BASEMENT	COMMUNITY HOUSING		1,625.14
			1,625.14 sq ft
Food Service			
FIRST FLOOR	FOOD SERVICE		2,914.49
			2,914.49 sq ft
Office			
BASEMENT	OFFICE TENANT		243.61
SECOND FLOOR	OFFICE TENANT		3,974.19
			4,217.80 sq ft
Residential			
FIRST FLOOR	RESIDENTIAL		1,085.12
SECOND FLOOR	RESIDENTIAL A		1,845.38
SECOND FLOOR	RESIDENTIAL B		1,994.78
			4,925.28 sq ft
Retail			
FIRST FLOOR	RETAIL		6,338.40
			6,338.40 sq ft
Storage & Mechanical			
BASEMENT	MECHANICAL		2,157.06
			2,157.06 sq ft
			25,789.75 sq ft

Design Review - Net Square Footage			
Category	Level	Zone	Net Square Footage
Assembly			
	SECOND FLOOR	BALCONY	745.30
			745.30 sq ft
Circulation			
BASEMENT	CIRCULATION		236.79
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BASEMENT	STAIRS		119.13
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BASEMENT	OFFICE TENANT		226.69
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			4,094.13 sq ft
Residential			
FIRST FLOOR	RESIDENTIAL		1,020.42
SECOND FLOOR	RESIDENTIAL A		1,772.70
SECOND FLOOR	RESIDENTIAL B		1,927.91
			4,721.03 sq ft
Retail			
FIRST FLOOR	RETAIL		6,145.23
			6,145.23 sq ft
Storage & Mechanical			
BASEMENT	MECHANICAL		2,060.06
			2,060.06 sq ft
			24,474.45 sq ft



TYPE A
WALL SCONCE
8'-4" HEIGHT
DARK SKY COMPLIANT
(5 FIXTURES)



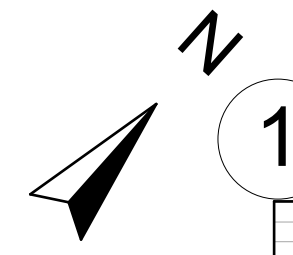
TYPE C
WALL SCONCE
6'-6" MOUNTING HEIGHT
DARK SKY COMPLIANT
(8 FIXTURES)



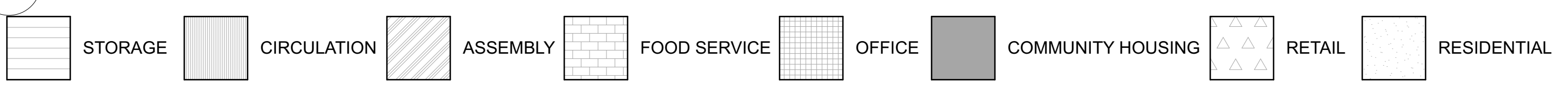
TYPE B
WALL SCONCE
7'-0" MOUNTING HEIGHT
DARK SKY COMPLIANT
(5 FIXTURES)



TYPE D
RECESSED CAN
SOFFIT MOUNTED
DARK SKY COMPLIANT
(30 FIXTURES)



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



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J. GRAHAM WHIPPLE
Date original documents signed:
8/4/20

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FIRST FLOOR PLAN
8/4/20
4th & Walnut Ave.
Commercial Development
Design Review August 11th 2020 A-101

Design Review - Gross Square Footage			
Category	Level	Zone	Gross Square Footage
Assembly			
	SECOND FLOOR	BALCONY	807.02
			807.02 sq ft
Circulation			
	BASEMENT	CIRCULATION	276.06
	BASEMENT	ELEVATOR	120.00
	BASEMENT	STAIRS	150.45
	FIRST FLOOR	CIRCULATION	542.31
	FIRST FLOOR	ELEVATOR	120.12
	FIRST FLOOR	STAIRS	195.82
	SECOND FLOOR	CIRCULATION	1,060.44
	SECOND FLOOR	ELEVATOR	124.57
	SECOND FLOOR	STAIRS	214.79
			2,804.56 sq ft
Community Housing			
	BASEMENT	COMMUNITY HOUSING	1,625.14
			1,625.14 sq ft
Food Service			
	FIRST FLOOR	FOOD SERVICE	2,914.49
			2,914.49 sq ft
Office			
	BASEMENT	OFFICE TENANT	243.61
	SECOND FLOOR	OFFICE TENANT	3,974.19
			4,217.80 sq ft
Residential			
	FIRST FLOOR	RESIDENTIAL	1,085.12
	SECOND FLOOR	RESIDENTIAL A	1,845.38
	SECOND FLOOR	RESIDENTIAL B	1,994.78
			4,925.28 sq ft
Retail			
	FIRST FLOOR	RETAIL	6,338.40
			6,338.40 sq ft
Storage & Mechanical			
	BASEMENT	MECHANICAL	2,157.06
			2,157.06 sq ft
			25,789.75 sq ft

Design Review - Net Square Footage			
Category	Level	Zone	Net Square Footage
Assembly			
	SECOND FLOOR	BALCONY	745.30
			745.30 sq ft
Circulation			
	BASEMENT	CIRCULATION	236.79
	BASEMENT	ELEVATOR	86.33
	BASEMENT	STAIRS	119.13
	FIRST FLOOR	CIRCULATION	485.54
	FIRST FLOOR	ELEVATOR	92.53
	FIRST FLOOR	STAIRS	160.51
	SECOND FLOOR	CIRCULATION	943.60
	SECOND FLOOR	ELEVATOR	92.53
	SECOND FLOOR	STAIRS	186.24
			2,403.20 sq ft
Community Housing			
	BASEMENT	COMMUNITY HOUSING	1,521.78
			1,521.78 sq ft
Food Service			
	FIRST FLOOR	FOOD SERVICE	2,783.72
			2,783.72 sq ft
Office			
	BASEMENT	OFFICE TENANT	226.69
	SECOND FLOOR	OFFICE TENANT	3,867.44
			4,094.13 sq ft
Residential			
	FIRST FLOOR	RESIDENTIAL	1,020.42
	SECOND FLOOR	RESIDENTIAL A	1,772.70
	SECOND FLOOR	RESIDENTIAL B	1,927.91
			4,721.03 sq ft
Retail			
	FIRST FLOOR	RETAIL	6,145.23
			6,145.23 sq ft
Storage & Mechanical			
	BASEMENT	MECHANICAL	2,060.06
			2,060.06 sq ft
			24,474.45 sq ft



TYPE A
WALL SCONCE
8'-4" HEIGHT
DARK SKY COMPLIANT
(5 FIXTURES)



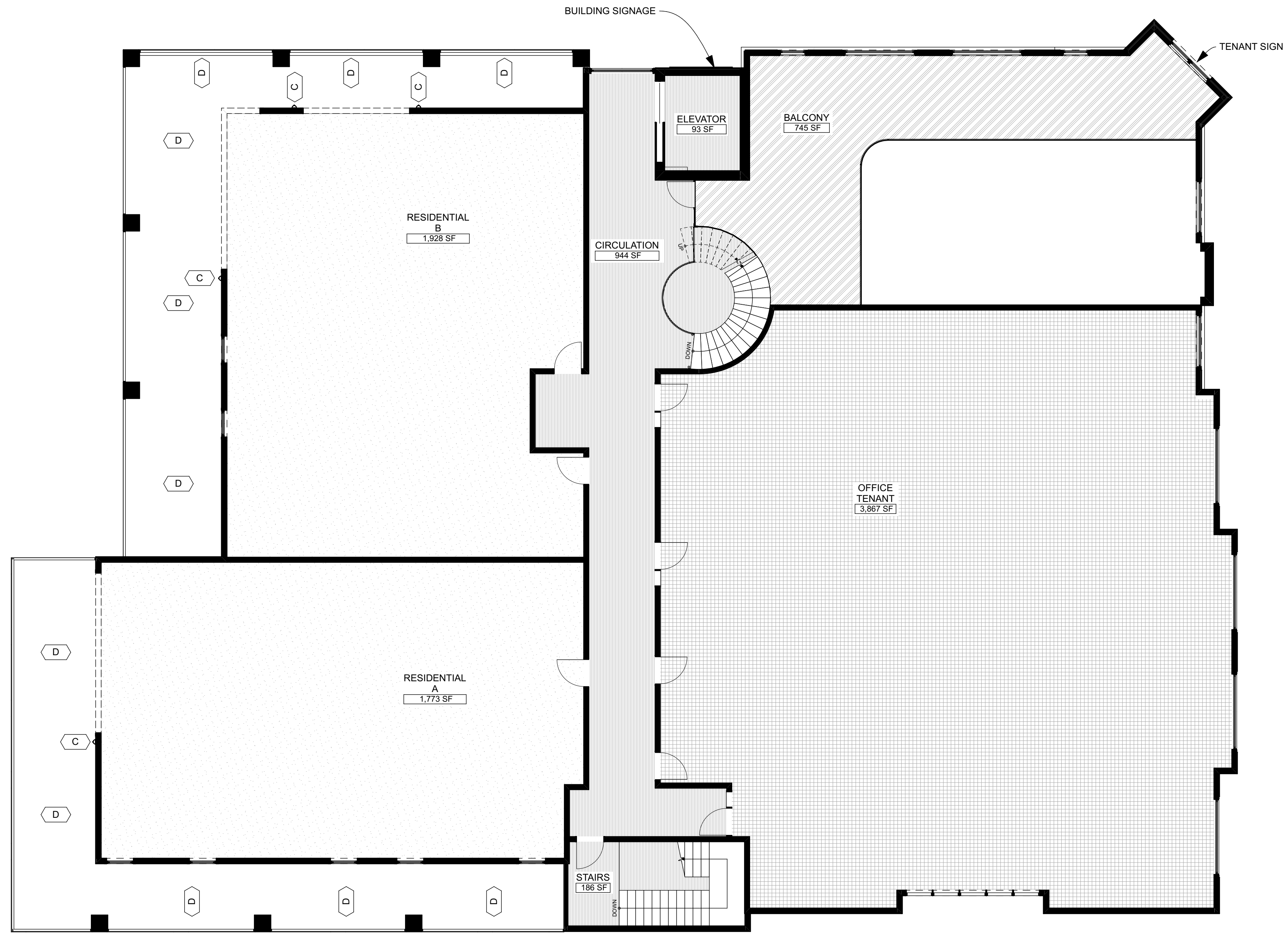
TYPE C
WALL SCONCE
6'-6" MOUNTING HEIGHT
DARK SKY COMPLIANT
(8 FIXTURES)



TYPE B
WALL SCONCE
7'-0" MOUNTING HEIGHT
DARK SKY COMPLIANT
(5 FIXTURES)



TYPE D
RECESSED CAN
SOFFIT MOUNTED
DARK SKY COMPLIANT
(30 FIXTURES)



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

LEGEND:
 STORAGE (hatched) | CIRCULATION (dotted) | ASSEMBLY (diagonal lines) | FOOD SERVICE (brick pattern) | OFFICE (grid pattern) | COMMUNITY HOUSING (solid grey) | RETAIL (triangles) | RESIDENTIAL (dots)



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Idaho Falls, ID 83401
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Original document is on file with the date and architect signature

Original documents signed by:
J. GRAHAM WHIPPLE
Date original documents signed:
8/4/20

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SECOND FLOOR PLAN

8/4/20

4th & Walnut Ave.
Commercial Development

Design Review August 11th 2020

A-102



TYPE A
WALL SCONCE
8'-4" HEIGHT
DARK SKY COMPLIANT
(5 FIXTURES)



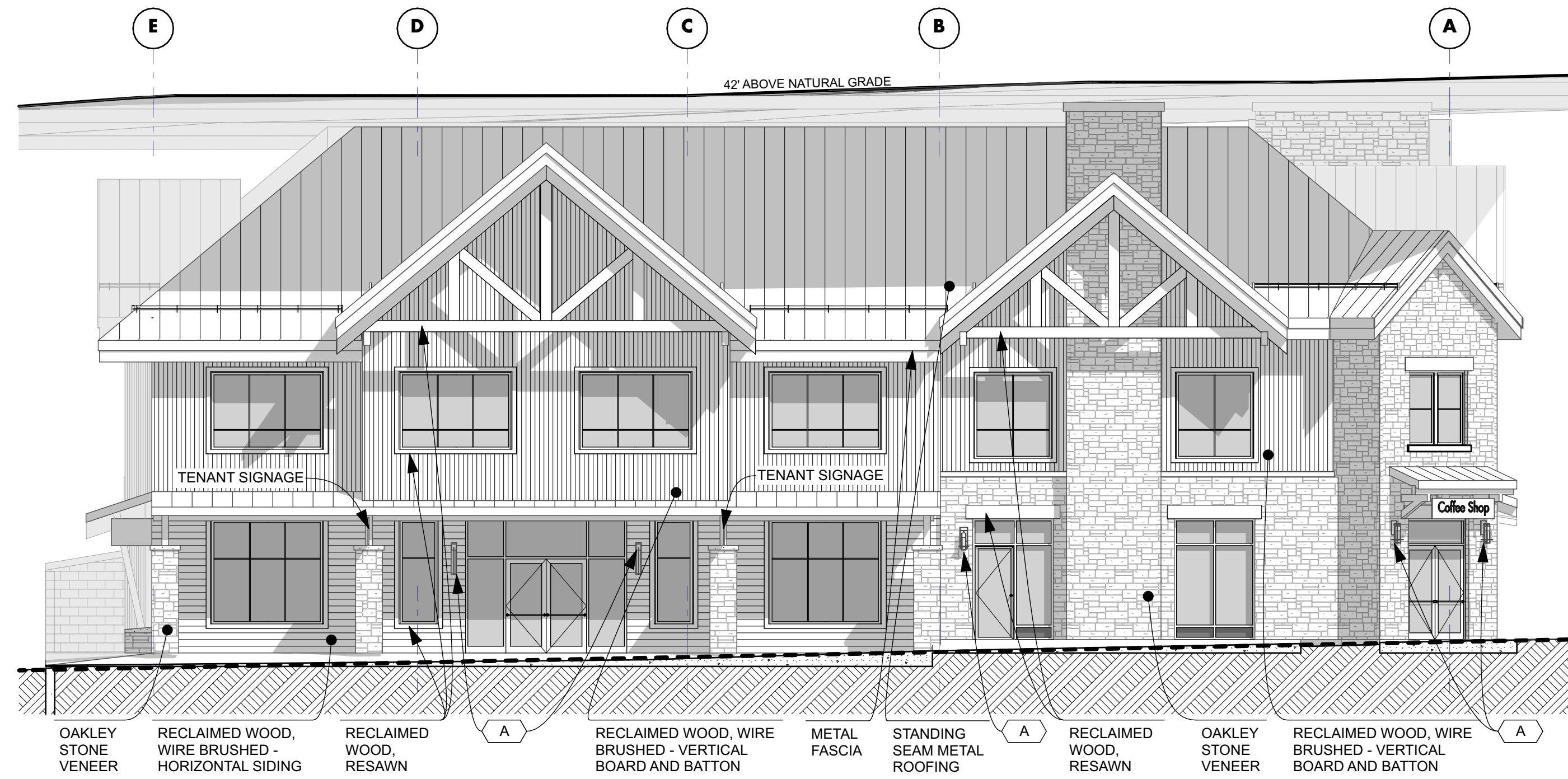
TYPE C
WALL SCONCE
6'-6" MOUNTING HEIGHT
DARK SKY COMPLIANT
(8 FIXTURES)



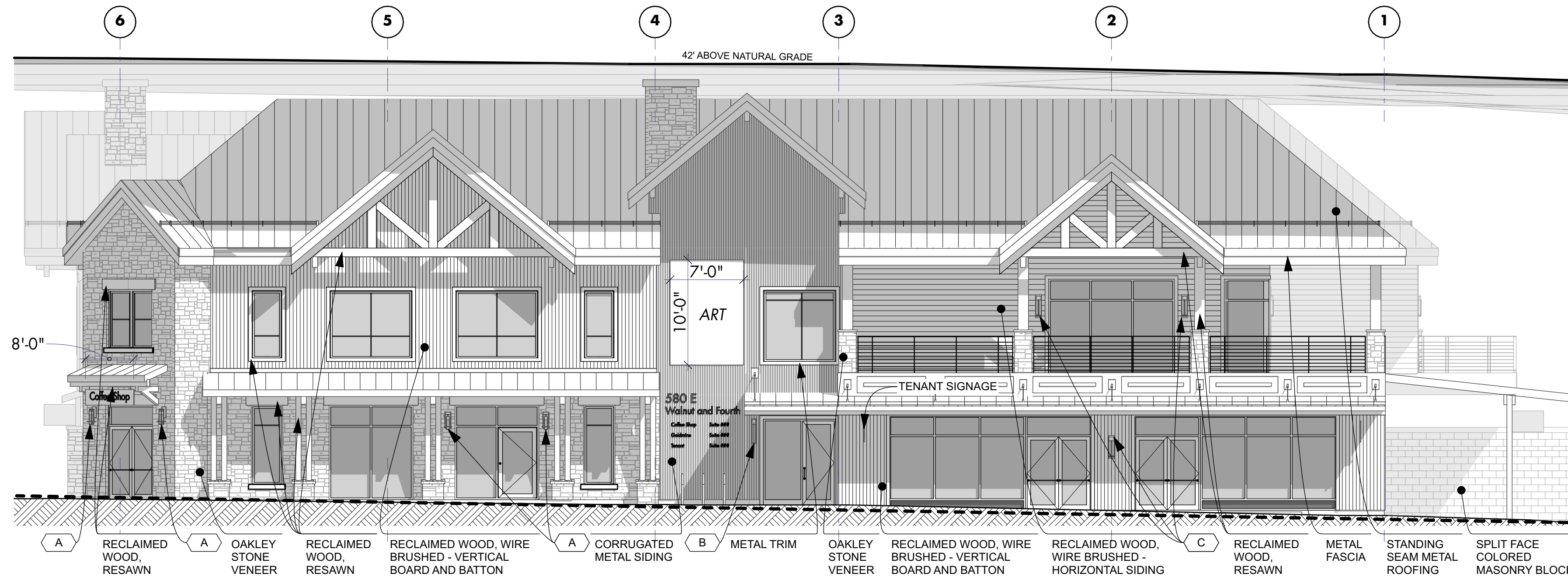
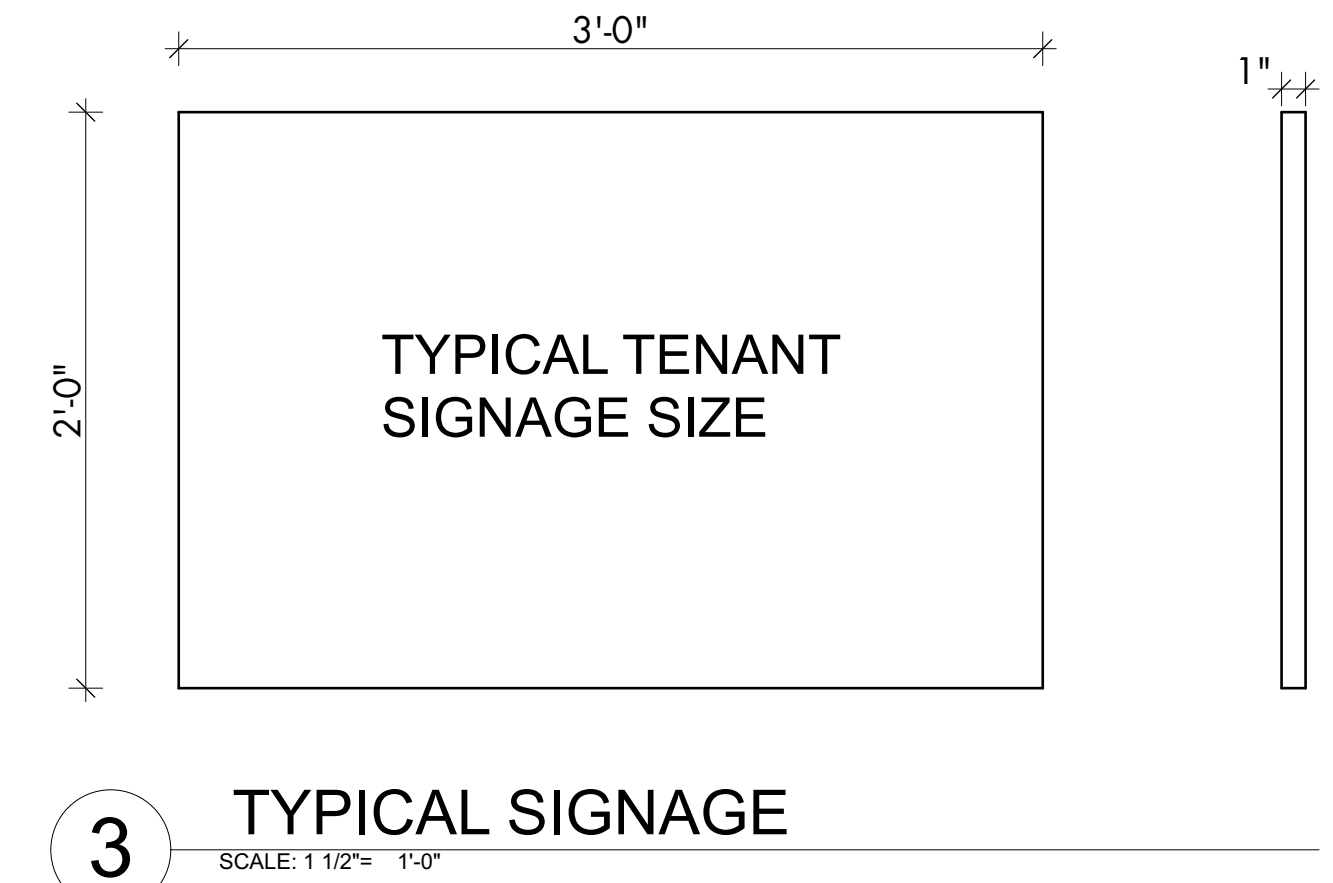
TYPE B
WALL SCONCE
7'-0" MOUNTING HEIGHT
DARK SKY COMPLIANT
(5 FIXTURES)



TYPE D
RECESSED CAN
SOFFIT MOUNTED
DARK SKY COMPLIANT
(30 FIXTURES)



2 NE Elevation (Walnut)
SCALE: 1/8" = 1'-0"



1 NW Elevation (4th)
SCALE: 1/8" = 1'-0"



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ELEVATIONS

8/4/20

4th & Walnut Ave.
Commercial Development

Design Review August 11th 2020

A-201



TYPE A
WALL SCONCE
8'-4" HEIGHT
DARK SKY COMPLIANT
(5 FIXTURES)



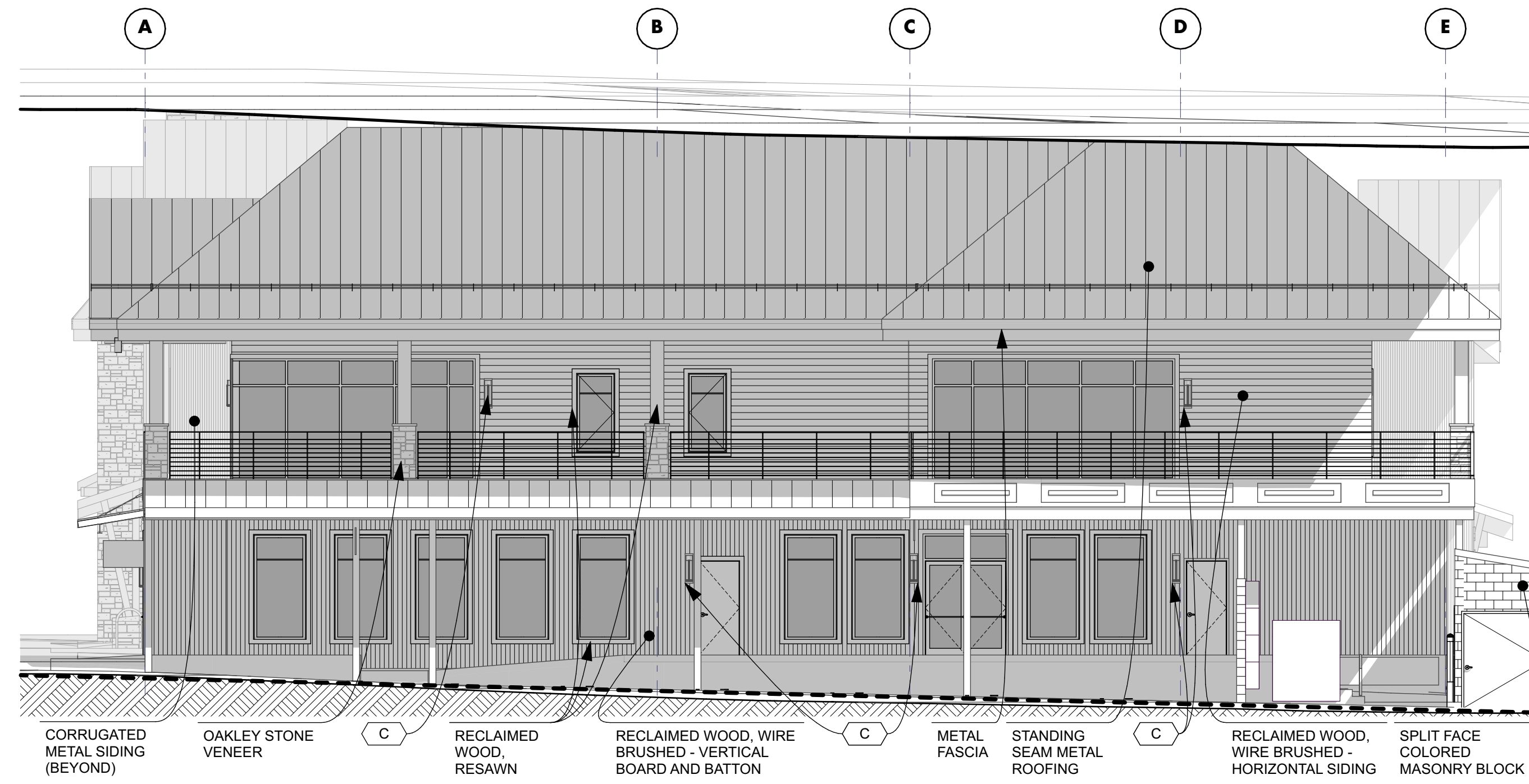
TYPE C
WALL SCONCE
6'-6" MOUNTING HEIGHT
DARK SKY COMPLIANT
(8 FIXTURES)



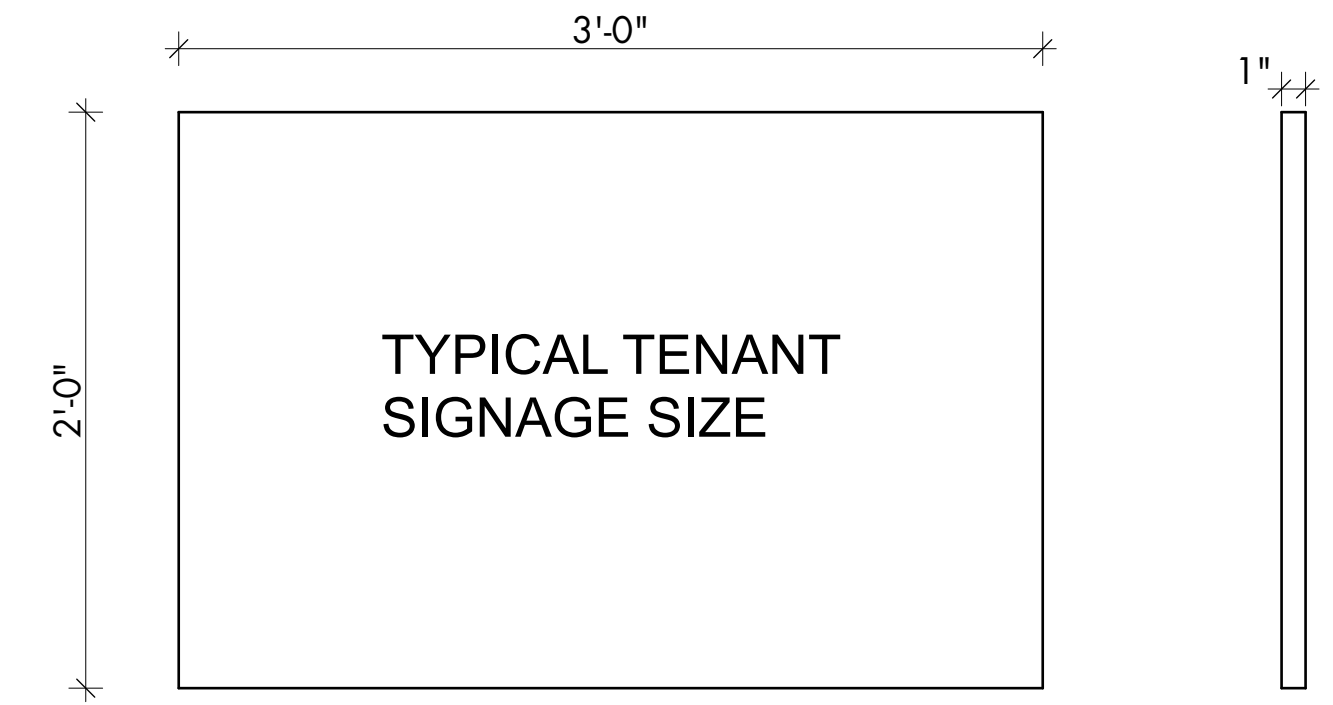
TYPE B
WALL SCONCE
7'-0" MOUNTING HEIGHT
DARK SKY COMPLIANT
(5 FIXTURES)



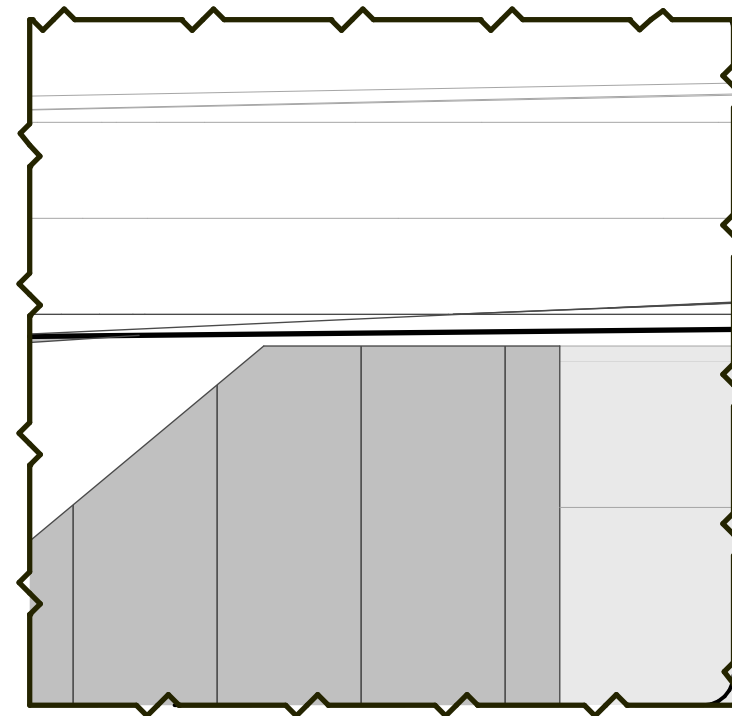
TYPE D
RECESSED CAN
SOFFIT MOUNTED
DARK SKY COMPLIANT
(30 FIXTURES)



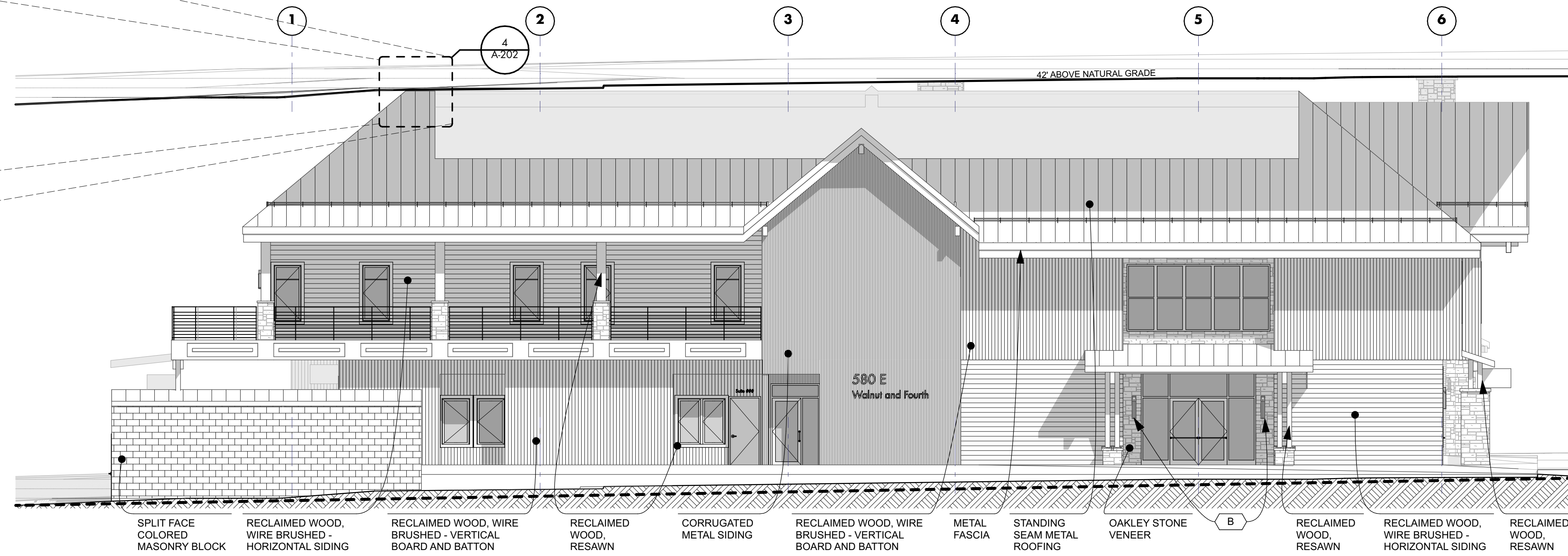
2 SW Elevation (Alley)
SCALE: 1/8" = 1'-0"



3 TYPICAL SIGNAGE
SCALE: 1 1/2" = 1'-0"



4 SE Elevation
SCALE: 1/2" = 1'-0"



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



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ELEVATIONS

8/4/20

4th & Walnut Ave.
Commercial Development

Design Review August 11th 2020

A-202



1 WALNUT & 4TH
NOT TO SCALE



2 WALNUT & 4TH
NOT TO SCALE



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RENDERINGS

8/4/20

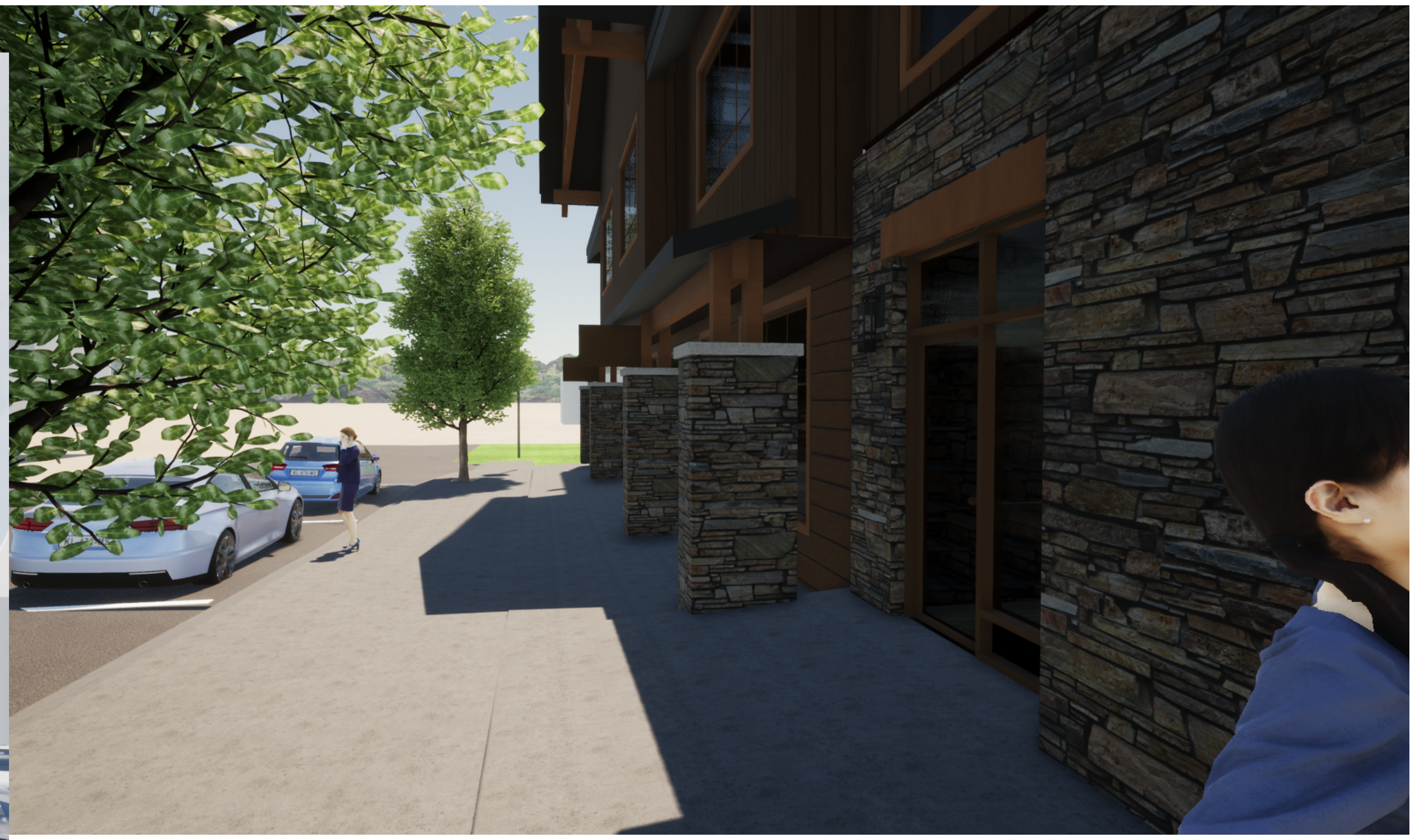
4th & Walnut Ave.
Commercial Development

Design Review August 11th 2020

A-301



2 4TH
NOT TO SCALE



3 WALNUT
NOT TO SCALE



1 4TH
NOT TO SCALE



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RENDERINGS

8/4/20

4th & Walnut Ave.
Commercial Development

Design Review August 11th 2020

A-302



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EXTERIOR MATERIALS

8/4/20

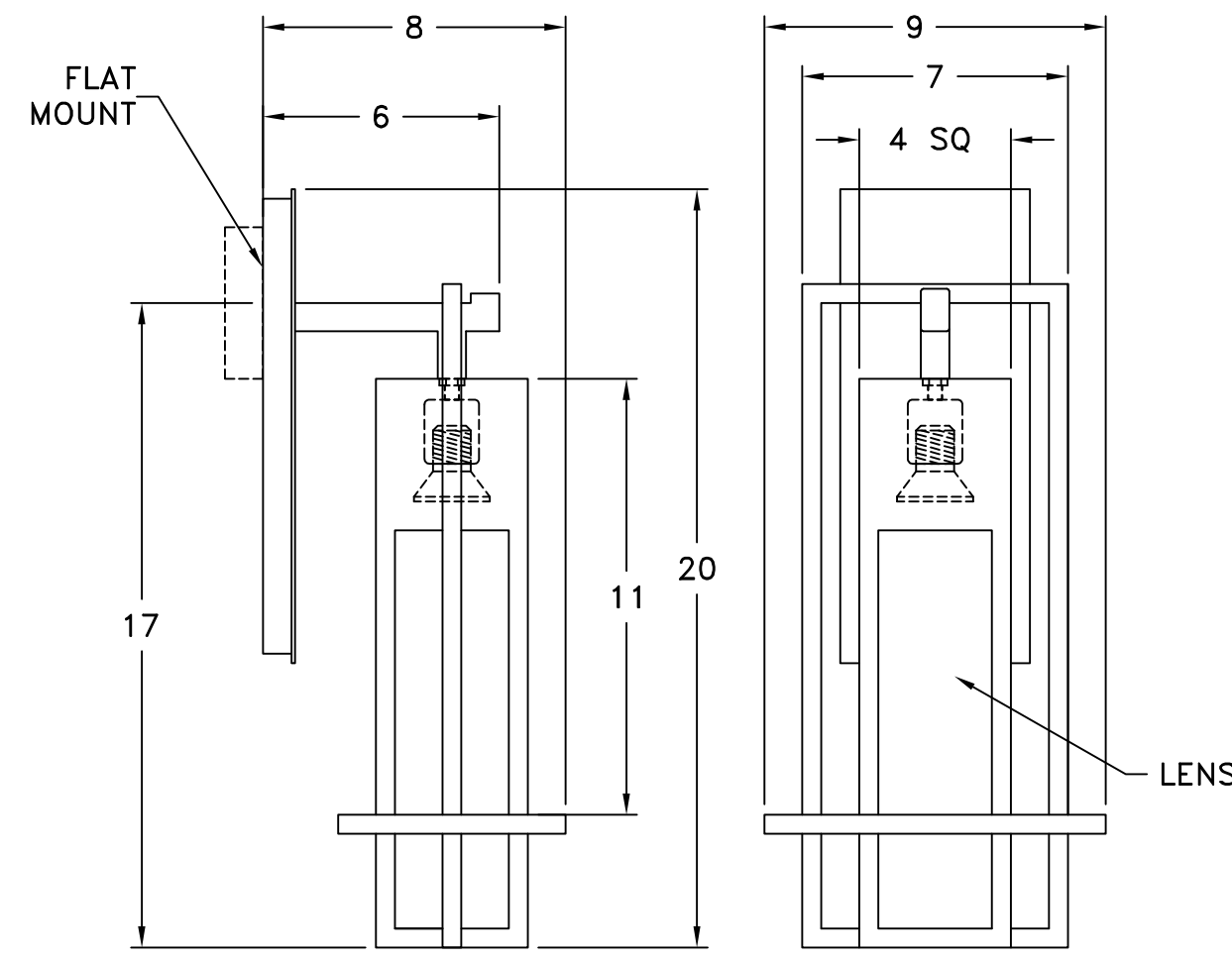
4th & Walnut Ave.
 Commercial Development

Design Review August 11th 2020 AF-101

HAMMERTON

CONCEPT

Location: Product #: CU-OD2186-20C-A
Date: 6/25/2020
Concept drawing only. A final specification drawing will be provided after purchase order.



NOTE: FIXTURE IS IDA (DARK SKY) COMPLIANT

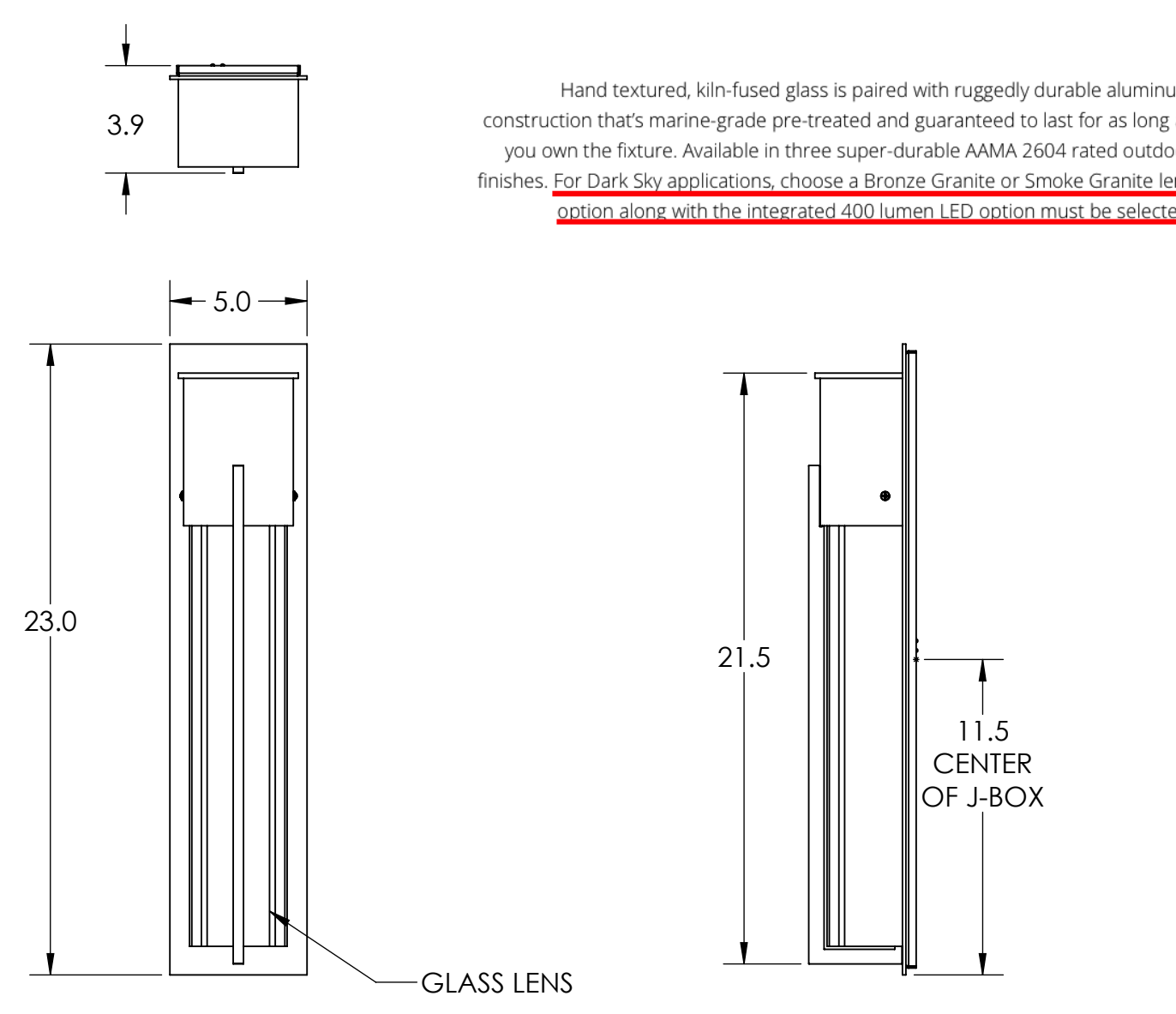
Finish: TBD	UL Location: DAMP	Mounting Style
Top Diffuser: CLOSED	Electrical Type: MR-16	<p>CAUTION HARDWARE PACKET "D" MOUNTS DIRECTLY TO J-BOX.</p>
Bottom Diffuser: OPEN	Bulb Qty: 1 Wattage: 35	
	Voltage: 120	

All fixtures created by Hammerton are handcrafted by artisans—dimensions may vary.
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Hammerton.com · 217 Wright Brothers Dr. Salt Lake City, UT 84116 · (801) 973-8095

1 TYPE A
SCALE: 1" = 1'-0"

HAMMERTONSTUDIO™ SPECIFICATION DRAWING

Collection: OUTDOOR Product #: ODB0055-23



Hand textured, kiln-fused glass is paired with ruggedly durable aluminum construction that's marine-grade pre-treated and guaranteed to last for as long as you own the fixture. Available in three super-durable AAMA 2604 rated outdoor finishes. For Dark Sky applications, choose a Bronze Granite or Smoke Granite lens option along with the integrated 400 lumen LED option must be selected.

Bulbs Not Included Visit hammertonstudio.com for product options and specifications. 12/7/2017 (A)

Mounting Packet: U	Electrical Type: HALOGEN/LED RETRO	Mounting Detail
Approximate lbs.: 15	Bulb Qty: 1 Bulb Type: MR16	<p>MOUNTS DIRECTLY TO J-BOX</p>
Finish: SEE WEB SITE FOR OPTIONS	Wattage: 35 Voltage: 120	
Top Diffuser: CLOSED METAL	Socket Type: GU10	
Bottom Diffuser: OPEN	UL Location: WET	

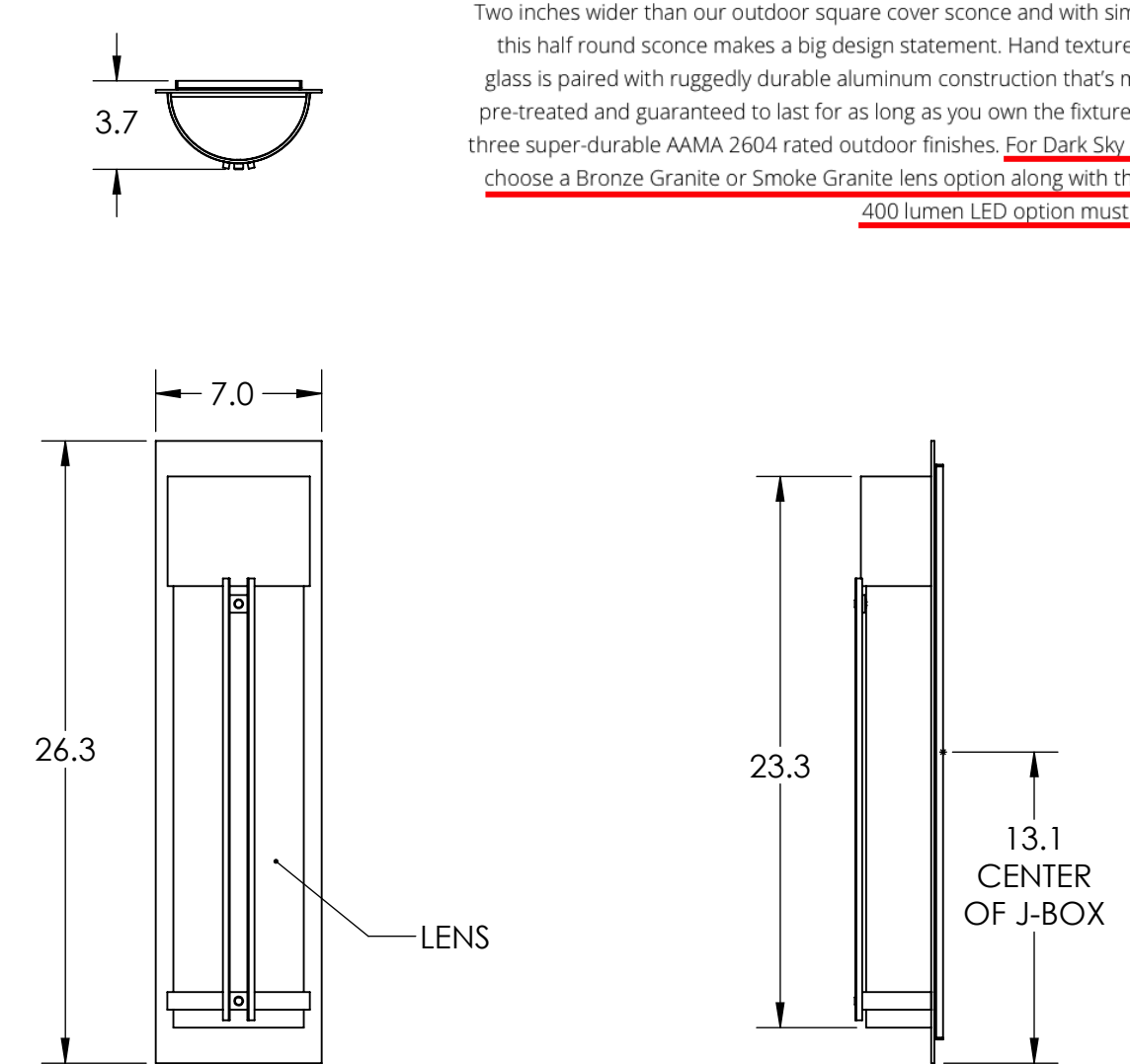
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3 TYPE B
SCALE: 1" = 1'-0"

HAMMERTONSTUDIO™ SPECIFICATION DRAWING

Collection: OUTDOOR Product #: ODB0054-26

FOR BEST RESULTS USE A 10°-20° DIRECTIONAL BULB



Two inches wider than our outdoor square cover sconce and with similar options, this half round sconce makes a big design statement. Hand textured, kiln-fused glass is paired with ruggedly durable aluminum construction that's marine-grade pre-treated and guaranteed to last for as long as you own the fixture. Available in three super-durable AAMA 2604 rated outdoor finishes. For Dark Sky applications, choose a Bronze Granite or Smoke Granite lens option along with the integrated 400 lumen LED option must be selected.

Bulbs Not Included Visit hammertonstudio.com for product options and specifications. 12/7/2017 (A)

Mounting Packet: U	Electrical Type: HALOGEN/LED RETRO	Mounting Detail
Approximate lbs.: 10	Bulb Qty: 1 Bulb Type: MR16	<p>MOUNTS DIRECTLY TO J-BOX</p>
Finish: SEE WEB SITE FOR OPTIONS	Wattage: 35 Voltage: 120	
Top Diffuser: CLOSED METAL	Socket Type: GU10	
Bottom Diffuser: OPEN	UL Location: WET	

All fixtures created by Hammerton are handcrafted by artisans. Dimensions may vary up to 7/8".
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2 TYPE C
SCALE: 1" = 1'-0"



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8/4/20

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EXTERIOR LIGHTING

8/4/20

4th & Walnut Ave.
Commercial Development

Design Review August 11th 2020 AF-102

Exhibit B:
Video Link

[https://youtu.be/ -Jvj lacGs](https://youtu.be/-Jvj lacGs)

Exhibit C: Staff Analysis

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



4th & Walnut Ave Commercial Development Design Review
EXHIBIT C1: ZONING & DIMENSIONAL STANDARDS ANALYSIS

Zoning and Dimensional Standards Analysis				
Compliant			Standards and Staff Comments	
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	Minimum Lot Area
			Staff Comments	<p>Required: 5,500 square feet minimum Existing: Lots 7 and 8 have a combined area of 16,378 square feet.</p> <p>The applicant must submit a Lot Line Shift application to remove the common boundary line between lots 7 and 8. The amended plat shall be recorded prior to issuance of a building permit for the project.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.040	Floor Area Ratios and Community Housing
			Staff Comments	<p>Permitted Gross FAR in Community Core Subdistrict 1(CC-1) : 1.0 Permitted Gross FAR with Inclusionary Housing Incentive: 2.25</p> <p>Proposed Gross Floor Area: 20,876 gross square feet Lot Area: 16,378 square feet FAR Proposed: 1.28 (20,876 gross sq ft/16,378 sq ft lot area) Increase Above Permitted FAR: 4,498 square feet 20% of Increase: 899.60 square feet Net Livable (15% Reduction): 765 square feet</p> <p>The applicant has included a 1,625-square-foot community housing unit within the basement to satisfy the community housing contribution (Exhibit A: Basement Floor Plan Sheet A-101).</p> <p>Prior to issuance of a building permit for the project, an Exceedance Agreement approved by Ketchum City Council addressing the square footage above the permitted 1.0 Floor Area Ratio and memorializing the associated community housing contribution is required (KMC §17.124.040.B).</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	Minimum Building Setbacks
			Staff Comments	<p>Required Front & Street Side: 0' Rear Side Adjacent to an Alleyway: 3' Interior Side: 0' Cantilevered decks and overhangs: 0'</p>

				<p>Non-habitable Structures/Fixed Amenities/Solar and Mechanical Equipment Affixed to the Roof from all Building Facades: 10'</p> <p><u>Proposed Building Setbacks</u> The applicant has indicated the proposed setbacks on the Architectural Site Plan (Sheet AS-101) of the Design Review submittal attached as Exhibit A. Front (Walnut Avenue): 6.5' Street Side: (4th Street): 1.5' Rear Side (adjacent to alleyway): 3' Interior Side: 6' Cantilevered decks and overhangs: 0'</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.12.040</p> <p>Staff Comments</p>	<p>Maximum Building Heights</p> <p><u>Permitted</u> Building Height: 42' Non-Habitable Structures Located on Building Rooftops: 10'</p> <p><u>Proposed</u> The proposed mixed-use building is 42-feet in height. Sheets A201 and A202 indicate the 42-foot building height limit from the average elevation of front and rear property lines. The building elevations follows the site's natural, sloping grade. The entirety of the building including the chimneys is contained within the required 42-square-foot maximum limit.</p> <p>The proposed roof is a false mansard. As illustrated on the southeast elevation indicated on Sheet A-202, the top of the mansard roof falls into a 10-foot deep recessed area that is fully screened from public view. All roof-mounted mechanical, plumbing, and electrical equipment is contained within this fully screened, false mansard recession. The applicant has also proposed a roof-mounted solar system contained within this recession.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>17.125.030H</p> <p>Staff Comments</p>	<p>Curb Cut</p> <p><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 parking area is located off the alley. No curb cuts along 4th Street or Walnut Avenue are proposed.</p>
			17.125.040	Parking Spaces

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Staff Comments	<p><u>Required (KMC §17.125.040)</u></p> <p>Multi-Family Dwelling Units in CC Zone Units 750 square feet or less: 0 parking spaces Units 751 square feet to 2,000 square feet: 1 parking space Units 2,001 square feet and above: 2 parking spaces</p> <p>Non-residential: 1 parking space per 1,000 gross square feet (refer to definition of gross floor area with additional exclusion of common and public areas)</p> <p><u>Exemptions in CC Zone</u></p> <ul style="list-style-type: none"> • Community housing • Food service • The first 5,500 gross square feet of retail trade • The first 5,500 gross square feet of assembly uses <p><u>Project Parking Demand</u></p> <p><i>Basement</i> Community Housing Unit (1,522 sq ft): Exempt Office (227 sq ft) : basement not included in gross floor area calculation</p> <p><i>Ground Floor</i> Coffee Shop (2,914 gross sq ft): food service exempt Retail (6,338 gross sq ft): first 5,500 sq ft retail trade exempt, 838 sq ft = 1 parking space Residential (1,020 sq ft): 1 parking space</p> <p><i>Second Floor</i> Balcony (807 gross sq ft): first 5,500 sq ft of assembly exempt Office (3,974 gross sq ft): 4 parking spaces required Residential Unit A (1,773 square feet): 1 parking space required Residential Unit B (1,928 square feet): 1 parking space required</p> <p>Total Parking Demand: 8 Parking Spaces (3 residential & 5 non-residential)</p> <p><u>Community Core On Street Parking Credit (KMC §17.125.050.C)</u></p> <ul style="list-style-type: none"> • 4 parking spaces per 5,500 sq ft of lot area may be credited after 4 spaces minimum is satisfied <i>8 parking spaces may be credited based on 16,378 sq ft lot area</i> • Only spaces directly adjacent to property lines <i>Six parking spaces are located within the ROW directly adjacent to the property lines</i>
-------------------------------------	--------------------------	--------------------------	-----------------------	---

				<ul style="list-style-type: none"> • Credit spaces shall only be credited for non-residential parking demand <i>The project's non-residential parking demand is 5 spaces.</i> <p><u>Proposed</u> 7 parking spaces are provided on-site satisfying the 4 on-site parking spaces as well as the residential parking demand of 3 spaces. 1 credit space of the 6 eligible credit spaces has been utilized for the non-residential parking demand.</p>
--	--	--	--	--



4th & Walnut Ave Commercial Development 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 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> The subject property has existing street frontage along 4 th Street and Walnut Avenue.
<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 to the lanes of travel or the street designs are proposed with this project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.B1 Sidewalks	All projects under 17.96.010(A) that qualify as a “Substantial Improvement” shall install sidewalks as required by the Public Works Department. <i>Staff Comments</i> The applicant has proposed to improve the sidewalks to City ROW standards (Exhibit A: Sheets C1.1, C0.1, and C0.2). 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 comments and conditions from the City Engineer & Streets Department.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.B2 Sidewalks	Sidewalk width shall conform to the City’s right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion. <i>Staff Comments</i> The applicant will improve the sidewalks to City ROW standards along both Walnut Avenue and 4 th Street. Sheet C1.1 indicates an 8-foot wide sidewalk, which is the required width for 60’ (4 th Street) and 80’ (Walnut Avenue) ROWs. 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 & 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:

				<p>a. The project comprises an addition of less than 250 square feet of conditioned space.</p> <p>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.</p>
			<i>Staff Comments</i>	<i>N/A as sidewalks are required for this project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.B4 Sidewalks	The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.
			<i>Staff Comments</i>	<p><i>The proposed sidewalk improvements are equal to the length of property's frontage along Walnut Avenue and 4th Street.</i></p> <p><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.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.B5 Sidewalks	New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.
			<i>Staff Comments</i>	<p><i>The proposed sidewalk design connects with existing sidewalks along Walnut Avenue and 4th Street.</i></p> <p><i>The applicant will improve the sidewalks to City ROW standards along both Walnut Avenue and 4th Street. Sheet C1.1 indicates an 8-foot wide sidewalk, which is the required width for 60' (4th Street) and 80' (Walnut Avenue) ROWs.</i></p> <p><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.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B6 Sidewalks	The City may approve and accept voluntary cash contributions in-lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in-lieu contribution shall be paid before the City issues a certificate of occupancy.
			<i>Staff Comments</i>	<i>N/A. Staff does not recommend a voluntary cash contribution in-lieu of improvements for this project.</i>

☒	☐	☐	17.96.060.C1 Drainage	All storm water shall be retained on site.
			<i>Staff Comments</i>	<p><i>All storm water shall be retained on site, including storm water from roof drains. Sheets C1.1, C0.1, and C0.2 of the project plans attached as Exhibit A indicate the proposed drainage improvements.</i></p> <p><i>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 and Streets Department.</i></p> <p><i>Prior to issuance of a building permit for the project, the applicant shall submit a final drainage plan indicating grading, catch basins, piping, and drywells (KMC §17.96.040.C.2b & KMC §17.96.060.C.1-4) prepared by a civil engineer licensed in the state 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.</i></p>
☒	☐	☐	17.96.060.C2 Drainage	Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.
			<i>Staff Comments</i>	<p><i>Drainage improvements shall be equal to the length of the property lines along Walnut Avenue and 4th Street. See above analysis for Ketchum Municipal Code §17.96.060.C1. All drainage improvements are required to be constructed City standards.</i></p> <p><i>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.</i></p> <p><i>See Table 1 for review comments and conditions from the City Engineer & Streets Department.</i></p>
☒	☐	☐	17.96.060.C3 Drainage	The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.
			<i>Staff Comments</i>	<i>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.</i>
☒	☐	☐	17.96.060.C.4 Drainage	Drainage facilities shall be constructed per City standards.
			<i>Staff Comments</i>	<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</i>

				<i>application to be reviewed and approved by the City Engineer & Streets Department.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.D1 Utilities	All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.
			<i>Staff Comments</i>	<i>All utilities necessary for the project shall be improved and installed at the sole expense of the applicant.</i> <i>Prior to issuance of a building permit, the applicant must secure a will-serve letter from Idaho Power and Intermountain Gas if upgrades are required.</i> <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>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.D2 Utilities	Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.
			<i>Staff Comments</i>	<i>All utilities within the development site shall be underground and concealed from public view. The Architectural Site Plan (Sheet AS-101), First Floor Plan (A-102), and Alley Elevation (Sheet A-202) of the project plans indicate the electrical utility enclosure. The Architectural Site Plan (Sheet AS-101) indicates that the transformer serving the development will be located at the back of the building adjacent to the Block 44 alleyway and fully concealed from public view.</i> <i>An existing overhead power line runs along the Block 44 alleyway adjacent to the subject property. The project plans indicate that this power line will be buried underground.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.D3 Utilities	When extension of utilities is necessary all developers will be required to pay for and install two (2") inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with city of Ketchum standards and at the discretion of the City Engineer.
			<i>Staff Comments</i>	<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>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.E1 Compatibility of Design	The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.
			<i>Staff Comments</i>	<i>The proposed exterior materials include:</i> <ul style="list-style-type: none"> • Honey heritage ledge stone & juniper blend • Re-sawn reclaimed lumber • Wire-brushed reclaimed lumber

				<p><i>The design incorporates exterior materials and ornamentation characteristic of alpine architecture. The placement of stone and wood siding pattern the building’s exterior providing visual texture to each façade. Timber trusses and decorative gable ends imitate hardy structural elements capable of shedding and withstanding snow loads in the mountains.</i></p> <p><i>The project plans include perspective renderings showing the building within the context of this surrounding neighborhood. The proposed materials are compatible with neighboring buildings and the surrounding downtown area.</i></p> <p><i>Blade signs and monument signs are proposed for tenants by the building entrances along 4th Street, Walnut Avenue, the alley, and the interior side adjacent to the Gold Mine building. These 6-square-foot blade signs are mounted perpendicular to pedestrian traffic inviting the public into the building.</i></p>
<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 buildings located on lots 7 and 8 will be demolished and the proposed mixed-use building 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>	<p><i>The coffee shop’s entryway is located at the corner of 4th Street and Walnut Avenue. The retail space on the ground floor may be accessed from 5 separate entryways—one along Walnut Avenue, two along 4th Street, one along the interior side, and one from the Block 44 alleyway. The circulation area containing the building’s elevator and stairwell is accessed from 4th Street. An additional stairwell may be accessed from an entrance at the interior side.</i></p> <p><i>Activating the streetscape along 4th Street and Walnut Avenue, the project will enhance downtown’s vibrancy by serving as an inclusive third-place that facilitates social connection and builds community.</i></p>

				<p>The storefront entrances are distinguished with ornamentation, including canopies, timber trusses, and decorative gable ends. Planters with colorful perennials and ornamental grasses beautify the streetscape. Floor-to-ceiling glass doors and storefront windows enhance curb appeal inviting the public inside the building. The pedestrian-friendly streetscape and building design will not only attract customers to shop and dine, but will also cultivate a lively, social atmosphere.</p> <p>Unobstructed pedestrian access is provided from the multiple entryways to an internal circulation system of concrete paths that will connect to the new sidewalks along 4th Street and Walnut Avenue.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F2 Architectural	<p>The building character shall be clearly defined by use of architectural features.</p> <p><i>Staff Comments</i> The design incorporates exterior materials and ornamentation characteristic of alpine architecture. The placement of stone and wood siding pattern the building’s exterior providing visual texture to each façade. Timber trusses and decorative gable ends imitate hardy structural elements capable of shedding and withstanding snow loads in the mountains. The development is anchored by a coffee shop at the intersection of 4th Street and Walnut Avenue. Orienting towards this vibrant street corner, this frontispiece is distinguished by a canopy overhanging the entrance, floor-to-ceiling glass doors and storefront windows, and a pronounced gable end.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F3 Architectural	<p>There shall be continuity of materials, colors and signing within the project.</p> <p><i>Staff Comments</i> The same materials, colors, and tenant signs are proposed to be used on all four facades of the building.</p>
<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> The project plans do not indicate the installation of a fence or wall. The only accessory structure proposed is the CMU trash and recycling bin enclosure located at the rear of the building adjacent to the Block 44 alleyway.</p> <p>Landscape features soften the mass of building and provide visual relief to the vertical wall planes. Planters with colorful perennials and ornamental grasses beautify the streetscape. The applicant has proposed four street trees within the ROW along Walnut Avenue and 4th 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</p>

				<i>Streets Department. If approved by the City Engineer and Streets Department, all encroachments within the ROW, such as the snowmelt system, require an Encroachment Permit.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F5 Architectural	Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.
			<i>Staff Comments</i>	<i>The building design creates one- and two-story distinct elements through the pattern of exterior material placement that provide visual interest and reduce the appearance of bulk and flatness. The facades fronting Walnut Avenue and 4th Street incorporate material patterns that visually separate the building into two unique masses—one half of the façade is defined by stone that extends vertically up and down the two floor levels. The other half of the façade is characterized by one-story elements defined by the horizontal and vertical placement of siding.</i> <i>The design incorporates exterior materials and ornamentation characteristic of alpine architecture. The placement of stone and wood siding pattern the building’s exterior providing visual texture to each façade. Timber trusses and decorative gable ends imitate hardy structural elements capable of shedding and withstanding snow loads in the mountains. The development is anchored by a coffee shop at the intersection of 4th Street and Walnut Avenue. Orienting towards this vibrant street corner, this frontispiece is distinguished by a canopy overhanging the entrance, floor-to-ceiling glass doors and storefront windows, and a pronounced gable end.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F6 Architectural	Building(s) shall orient towards their primary street frontage.
			<i>Staff Comments</i>	<i>The building orients toward its two primary street frontages—Walnut Avenue and 4th Street. The storefront entrances are distinguished with ornamentation, including canopies, timber trusses, and decorative gable ends. Planters with colorful perennials and ornamental grasses beautify the streetscape. Floor-to-ceiling glass doors and storefront windows enhance curb appeal inviting the public inside the building.</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 and recycling area is proposed to be located at the rear of 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 elevations on Sheets A-201 and A-202 indicate the installation of snow guards that will provide weather protection preventing water from dripping or snow from sliding onto circulation areas. Canopy and overhang elements will serve as weather protection for pedestrians entering the mixed-use building and will shield the bicycle racks installed on site along 4th Street and at the rear of the building adjacent to the alley.</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 new sidewalks will connect to existing sidewalks along 4th Street and Walnut Avenue, which extend to the downtown pedestrian network. The applicant will improve the sidewalks to City ROW standards along both Walnut Avenue and 4th Street. Sheet C1.1 indicates an 8-foot wide sidewalk, which is the required width for 60' (4th Street) and 80' (Walnut Avenue) ROWs. 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.</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 extending over public sidewalks are proposed with the project.</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 carport is provided from the Block 44 alleyway. This circulation configuration complies with the Ketchum Traffic Authority's recommendation that no curb cuts be permitted if there is alley access available to serve the development. No curb cuts are proposed along 4th Street or Walnut 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 an internal circulation system of concrete pathways that will connect to the public sidewalks along 4th Street and Walnut 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 development.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>17.96.060.G4 Circulation Design</p>	<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></p>	<p><i>N/A as no curb cuts or driveway entrances are proposed along 4th Street or Walnut Avenue.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>17.96.060.G5 Circulation Design</p>	<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></p>	<p><i>Unobstructed access for emergency vehicles, snowplows, and garbage trucks is provided from the Block 44 alley, 4th Street, and Walnut 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"/>	<p>17.96.060.H1 Snow Storage</p>	<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></p>	<p><i>The Architectural Site Plan on Sheet AS-101 of the project plans note that snowmelt and hauling snow off-site is proposed in lieu of providing snow storage areas on-site.</i></p> <p><i>Most of the on-site circulation areas are covered by roof overhangs and canopies. Snow removal from the sidewalk along 4th Street and Walnut 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"/>	<p>17.96.060.H2 Snow Storage</p>	<p>Snow storage areas shall be provided on-site.</p>
			<p><i>Staff Comments</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"/>	<p>17.96.060.H3 Snow Storage</p>	<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>

			<i>Staff Comments</i>	<i>N/A as no snow storage areas have been provided on-site. The applicant has proposed snowmelt and snow hauling in lieu of providing any snow storage areas on site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.H4 Snow Storage	In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.
			<i>Staff Comments</i>	<i>The Architectural Site Plans on Sheet AS-101 notes that snow management will be accomplished by snowmelt and hauling snow off-site. Most of the on-site circulation areas are protected by roof overhangs and canopies. Snow removal from the sidewalk along 4th Street and Walnut Avenue will be the responsibility of the property owner.</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>The landscape plan is indicated on sheets L-2 and L-3 of the Design Review submittal attached as Exhibit A.</i> <i>The landscape plan incorporates at-grade planters along 4th Street and Walnut Avenue. The planters will include colorful perennials and ornamental grasses that beautify the streetscape. 3 tannebaum pines are proposed on-site at the corner of 4th Street and the alley.</i> <i>The applicant has proposed four street trees within the ROW along Walnut Avenue and 4th Street. Street trees 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"/>	17.96.060.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 will complement the new mixed-use building and surrounding neighborhood. The vegetation will beautify the pedestrian-friendly streetscape. The landscape plan shall meet requirements for microclimate, soil conditions, orientation and aspect.</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 trees, shrubs, grasses, and perennials shall be drought tolerant. Native plants are recommended.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I4 Landscaping	Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The

				development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.
			<i>Staff Comments</i>	<i>The subject property is surrounded by compatible uses within the Community Core Zone. 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>5 bike racks are provided on-site. The applicant has provided 3 bike racks along 4th Street and 2 bike racks at the back of the building by the alley.</i></p> <p><i>Street trees and streetlights are proposed within the sidewalk along 4th Street and Walnut 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>The applicant has indicated that a bench and trash receptacle will be installed as a public amenity for the new development.</i></p> <p><i>All amenities proposed within the right-of-way must be reviewed and approved by the City Engineer and, if approved, will require an Encroachment Permit issued by the City.</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 & Streets Department.</i></p>



4th & Walnut Ave Commercial Development Design Review
EXHIBIT C3: COMMUNITY CORE DESIGN REVIEW STANDARDS ANALYSIS

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)	<p>Street trees, street lights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department.</p> <p>Staff Comments</p> <p><i>5 bike racks are provided on-site. The applicant has provided 3 bike racks along 4th Street and 2 bike racks at the back of the building by the alley. Street trees and streetlights are proposed within the sidewalk along 4th Street and Walnut Avenue. The applicant has indicated that a bench and trash receptacle will be installed as a public amenity for the new development.</i></p> <p><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></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 & 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> <p>Staff Comments</p> <p><i>Sheet C0.2 specifies that proposed street trees shall be 3-inches minimum caliper with Autumn Blaze Maple or an approved equal tree.</i></p> <p><i>Street trees 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	<i>Preliminary plans submitted with Design Review are reviewed by the City Engineer and Streets Department in concept only. Modification to the requirements of KMC §17. 96.070(A) may be recommended by the City Engineer and Streets Department following review of the civil drawings submitted with the building permit application. The final civil drawings including the streetscape, sidewalk, utilities, and drainage plans shall be reviewed and approved by the City Engineer, Streets Department prior to issuance of a building permit for the project. Final details and approval will occur during building permit review.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(B)(1)	Facades facing a street or alley or located more than five (5') feet from an interior side property line shall be designed with both solid surfaces and window openings to avoid the creation of blank walls and employ similar architectural elements, materials, and colors as the front façade.
			Staff Comments	<i>The mixed-use building is setback 6 feet from the interior side and must meet this standard. The alley, 4th Street, and interior side facades utilize the same materials, colors, and architectural elements as the front façade along Walnut Avenue. The building design creates one- and two-story distinct elements through the pattern of exterior material placement that provide visual interest and reduce the appearance of bulk and flatness. The façade design incorporates material patterns that visually distinguish the building walls into unique masses. Window openings are incorporated into the design of each façade and provide visual relief to the solid walls.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(B)(2)	For nonresidential portions of buildings, front building facades and facades fronting a pedestrian walkway shall be designed with ground floor storefront windows and doors with clear transparent glass. Landscaping planters shall be incorporated into facades fronting pedestrian walkways.
			Staff Comments	<i>The storefront entrances are distinguished with ornamentation, including canopies, timber trusses, and decorative gable ends. Planters with colorful perennials and ornamental grasses beautify the streetscape. Floor-to-ceiling glass doors and storefront windows enhance curb appeal inviting the public inside the building. The pedestrian-friendly streetscape and building design will not only attract customers to shop and dine, but will also cultivate a lively, social atmosphere.</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>Floor-to-ceiling glass doors and storefront windows enhance curb appeal inviting the public inside the building. The pedestrian-friendly</i>

				<i>streetscape and building design will not only attract customers to shop and dine, but will also cultivate a lively, social atmosphere.</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>The design incorporates a mansard roofing form and gable ends characteristic of alpine architecture. The roof material will be dark gray standing seam metal. The color is specified on the exterior materials. Reflective roofing materials are prohibited.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>The elevations indicate that the roof will include snow clips for weather protection.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>N/A as no overhangs are proposed to encroach over the property line into the adjacent ROW.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>N/A as no front porches or stoops are proposed on the ground level. The building entrances lead to at-grade paver pathways that connect to the sidewalks along 4th Street and Walnut Avenue. These entrances are open and unenclosed. The entryways include roof overhangs canopy elements to provide weather protection.</i>
<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	<i>The trash disposal area is located at the rear of the building and accessed from the alley. The trash and recycling area will be screened from public view within a CMU enclosure.</i> <i>The applicant shall submit a will serve letter from Clear Creek Disposal prior to issuance of a building permit for the project.</i>
<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	<i>The proposed roof is a false mansard. As illustrated on the southeast elevation indicated on Sheet A-202, the top of the mansard roof falls into a 10-foot deep recessed area that is fully screened from public view. All roof-mounted mechanical, plumbing, and electrical</i>

				<p>equipment is contained within this fully screened, false mansard recession. The applicant has also proposed a roof-mounted solar system contained within this recession.</p> <p>All utilities within the development site shall be underground and concealed from public view. The Architectural Site Plan (Sheet AS-101), First Floor Plan (A-102), and Alley Elevation (Sheet A-202) of the project plans indicate the electrical utility enclosure. The Architectural Site Plan (Sheet AS-101) indicates that the transformer serving the development will be located at the back of the building adjacent to the Block 44 alleyway and fully concealed from public view.</p> <p>An existing overhead power line runs along the Block 44 alleyway adjacent to the subject property. The project plans indicate that this power line will be buried underground.</p> <p>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.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(D)(1)	<p>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.</p>
			Staff Comments	<p><i>The Demolition Landscaping Plan on Sheet L-1 indicates that 5 mature trees will be removed from the project site to accommodate the new development.</i></p> <p><i>The applicant has proposed four street trees within the ROW along Walnut Avenue and 4th Street. Street trees 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> <p><i>The applicant shall coordinate with the City Arborist regarding the placement of off-site replacement trees. The siting of the 5 replacement trees shall be finalized on the project plans submitted with the building permit application for review and approval by the City Arborist, the City Engineer, and the Streets Department. The installation of the 5 replacement trees shall be verified upon final</i></p>

				<i>inspection prior to issuance of a Certificate of Occupancy for the project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(D)(2)	Trees that are placed within a courtyard, plaza, or pedestrian walkway shall be placed within tree wells that are covered by tree grates.
			Staff Comments	<i>The tree well details are indicated on Sheet C0.2 of the project plans. The 4 street trees are proposed to be installed in tree wells and covered by grates.</i> <i>The applicant has proposed four street trees within the ROW along Walnut Avenue and 4th Street. Street trees 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(D)(3)	The city arborist shall approve all parking lot and replacement trees.
			Staff Comments	<i>No parking lot is proposed to serve the new development. 5 replacement trees are required for the project.</i> <i>The applicant shall coordinate with the City Arborist regarding the placement of off-site replacement trees. The siting of the 5 replacement trees shall be finalized on the project plans submitted with the building permit application for review and approval by the City Arborist, the City Engineer, and the Streets Department. The installation of the 5 replacement trees shall be verified upon final inspection prior to issuance of a Certificate of Occupancy 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 lot 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 lot. On-site parking is accommodated the carport at the back of the building adjacent to the alley.</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	<p><i>Planters with colorful perennials and ornamental grasses beautify the streetscape. The 4 street trees are proposed to be installed in tree wells and covered by grates.</i></p> <p><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></p> <p><i>The applicant has proposed four street trees within the ROW along Walnut Avenue and 4th Street. Street trees 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"/>	17.96.070(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 8 spaces. 2 bike racks accommodating 4 bikes is required for the project. 5 bike racks are provided on-site. The applicant has provided 3 bike racks along 4th Street and 2 bike racks at the back of the building by the alley.</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>Two bicycle racks are 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	<p><i>5 bike racks are provided on-site. The applicant has provided 3 bike racks along 4th Street and 2 bike racks at the back of the building by the alley.</i></p> <p><i>The bicycle racks along 4th Street are located on-site by the entrance and are covered by the canopy overhang. The bike racks installed at the back of the building by the alley are located by the rear retail entry and the entrance to the ground level residential unit. The bike racks are located to achieve unobstructed access from the public right-of-way.</i></p>
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4th & Walnut Ave Commercial Development Design Review
EXHIBIT C4: CITY DEPARTMENT COMMENTS

City Department Comments

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.

Fire Department:

- 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.
- The above project shall meet all 2012 International Fire Code requirements in addition to specific City Building and Fire Ordinances.
- Approved address and unit 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) 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 Marshals office and a Ketchum Fire Department Permit must be obtained prior to installation of fire sprinkler systems. Inspections of fire sprinkler systems by the Fire Chief or an appointee are required. Inspections must be scheduled at least 48 hours in advance.
Note: The entire building shall be protected by a NFPA 13, Fire Sprinkler System.
- An approved monitored fire sprinkler alarm system shall be installed per City of Ketchum Ordinance #1125 (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.
- Final inspections of all fire department permit required installations by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance. A Final Inspection Checklist can be found at www.ketchumfire.org.
- Fire Department requirements and associated specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a Building Permit for the project.

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).
- The sidewalks along 4th Street and Walnut Avenue shall be improved to the City’s ROW standards. The City is finalizing specifications and standards for the 4th Street Heritage Corridor right-of-way, which will apply to this project.
- 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.
- 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:

- Existing sewer stubs serving the properties shall be capped and abandoned at the property line.
- The Ketchum Spring Water (KSW) lines serving the properties must be cut and capped at the main within the Walnut Avenue ROW.
- A new fire line shall be installed for the fire sprinkler system and all metering must be taken off the new fire line. The distance between the fire line and the abandoned services will dictate design options. Only a certain number of penetrations are allowed per the manufacturer’s specifications per piece of pipe.
- The plans indicate the installation of a 6-inch pvc sewer service. This sewer service should be tied into the sewer main with a manhole.
- The water meters should be separate for the commercial and residential uses—one water meter should be provided for the residential use and one water meter should be provided for the commercial use.
- 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 Exhibits C1, C2, and C3.

Exhibit D:
July 13th Staff Report
[Click Here](#)

Exhibit E:
August 11th Staff Report
[Click Here](#)

Exhibit F:

Draft

Findings of Fact, Conclusions of
Law, and Decision



IN RE:)	
)	
4th & Walnut Ave Commercial Development)	KETCHUM PLANNING AND ZONING COMMISSION
Design Review)	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Date: Septmeber 15th, 2020)	DECISION
)	
File Number: P20-046)	

FINDINGS REGARDING APPLICATION FILED

PROJECT: 4th & Walnut Ave Commercial Development Design Review

FILE NUMBER: P20-046

APPLICATION TYPE: Design Review

APPLICANT: Graham Whipple, Resin Architecture

PROPERTY OWNER: Walnut & Fourth LLC

LOCATION: 371 & 391 N Walnut Avenue (Ketchum Townsite: Block 44: Lots 7 & 8)

ZONING DISTRICT: Retail Core Subdistrict of the Community Core (CC-1)

NOTICE: The public hearing for this application was continued from the July 13th and August 11th Planning & Zoning Commission Meetings. The project was re-noticed for the public hearing scheduled on the agenda for the September 15th Planning & Zoning Commission Meeting. The public hearing notice for this project was mailed to all owners of property within 300 feet of the project site and published in the Idaho Mountain Express on August 26th, 2020.

FINDINGS REGARDING PROJECT BACKGROUND

The subject Design Review application is for the development of a new 20,876 square-foot, two-story building located at the corner of 4th Street and Walnut Avenue. The Planning & Zoning Commission reviewed the Pre-Application for the proposed development on March 9th, 2020 and unanimously advanced the project to the final Design Review. The Planning & Zoning Commission considered this Design Review during their meetings on July 13th, August 11th, and September 15th, 2020.

The mixed-use building will include a coffee shop, retail, offices, three residential units, and one community housing unit. The design incorporates exterior materials and ornamentation characteristic of alpine architecture. The placement of stone and wood siding pattern the building’s exterior providing visual texture to each façade. Timber trusses and decorative gable ends imitate hardy structural elements capable of shedding and withstanding snow loads in the mountains. The

development is anchored by a coffee shop at the intersection of 4th Street and Walnut Avenue. Orienting towards this vibrant street corner, this frontispiece is distinguished by floor-to-ceiling glass doors and a pronounced gable end.

This project combines vibrant uses—retail with engaging storefront windows, a coffee shop with outdoor dining areas, and housing—within an appropriately scaled mixed-use building designed to enhance the visual quality of downtown Ketchum’s built environment. The design incorporates exterior materials and ornamentation characteristic of alpine and barn architecture with timber trusses and decorative gable ends. Not only is the building contained within the 42-foot maximum height limit, but all roof-mounted equipment, including the development’s solar system, will be fully screened within the recession created by the false mansard roof. While buildings in the Retail Core may be built all the way to front and street-side property lines, this development is setback along 4th Street and Walnut Avenue. This setback provides outdoor dining and seating areas that will encourage spontaneous and accessible social interactions and gatherings. Activating a pedestrian-friendly streetscape, the project will enliven Ketchum’s dynamic downtown by facilitating social connections that build community.

FINDINGS REGARDING PROJECT LOCATION

The proposed development is located on two lots at the southwest corner of the intersection of Walnut Avenue and 4th Street within the Retail Core Subdistrict of the Community Core (CC-1). The total area of the two combined lots is 16,371 square feet. The site is developed with two existing buildings, which will be demolished to accommodate the new development. The Gold Mine Thrift Store and Michel’s Christiania restaurant neighbor the project to the south along Walnut Avenue. Unlike more recent large-scale projects in downtown Ketchum, many older developments along Walnut Avenue and 4th Street are smaller in scale and comprised of one-story buildings. While smaller buildings like the Gold Mine Thrift Store neighbor the proposed development, the mixed-use building is proportional in size and scale to larger buildings in the neighborhood like the Colonnade and the Community Library.

FINDINGS REGARDING SIZE OF MIXED-USE BUILDING

The 42-foot tall building’s gross floor area is 20,876 square feet with a total Floor Area Ratio of 1.28. The building spans approximately 93 feet along Walnut Avenue and 140 feet along 4th Street. The development’s scale is contextually appropriate and proportional to the size of buildings in downtown Ketchum. In the Retail Core, buildings may extend all the way to the front and street side property lines. While not required by the CC-1 dimensional standards, the proposed building is setback from 4th Street and Walnut Avenue. Most of the building frontage along 4th Street is setback 5 feet and most of the front façade along Walnut Avenue is setback 10 feet. This setback area provides flexible outdoor space on-site to accommodate outdoor dining as illustrated on the renderings (Exhibit A: Sheets A-301 & A-302).

TABLE 1: FINDINGS REGARDING ZONING & DIMENSIONAL STANDARDS ANALYSIS

Zoning and Dimensional Standards Analysis				
Compliant			Standards and Commission Findings	
Yes	No	N/A	Ketchum Municipal Code Section	City Standards and Commission Findings

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	Minimum Lot Area
			Commission Findings	<p>Required: 5,500 square feet minimum Existing: Lots 7 and 8 have a combined area of 16,378 square feet.</p> <p>The applicant must submit a Lot Line Shift application to remove the common boundary line between lots 7 and 8. The amended plat shall be recorded prior to issuance of a building permit for the project.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.040	Floor Area Ratios and Community Housing
			Commission Findings	<p>Permitted Gross FAR in Community Core Subdistrict 1(CC-1) : 1.0 Permitted Gross FAR with Inclusionary Housing Incentive: 2.25</p> <p>Proposed Gross Floor Area: 20,876 gross square feet Lot Area: 16,378 square feet FAR Proposed: 1.28 (20,876 gross sq ft/16,378 sq ft lot area) Increase Above Permitted FAR: 4,498 square feet 20% of Increase: 899.60 square feet Net Livable (15% Reduction): 765 square feet</p> <p>The applicant has included a 1,625-square-foot community housing unit within the basement to satisfy the community housing contribution (Exhibit A: Basement Floor Plan Sheet A-101).</p> <p>Prior to issuance of a building permit for the project, an Exceedance Agreement approved by Ketchum City Council addressing the square footage above the permitted 1.0 Floor Area Ratio and memorializing the associated community housing contribution is required (KMC §17.124.040.B).</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	Minimum Building Setbacks
			Commission Findings	<p>Required Front & Street Side: 0' Rear Side Adjacent to an Alleyway: 3' Interior Side: 0' Cantilevered decks and overhangs: 0' Non-habitable Structures/Fixed Amenities/Solar and Mechanical Equipment Affixed to the Roof from all Building Facades: 10'</p> <p>Proposed Building Setbacks The applicant has indicated the proposed setbacks on the Architectural Site Plan (Sheet AS-101) of the Design Review submittal attached as Exhibit A. Front (Walnut Avenue): 6.5' Street Side: (4th Street): 1.5' Rear Side (adjacent to alleyway): 3' Interior Side: 6' Cantilevered decks and overhangs: 0'</p>
			17.12.040	Maximum Building Heights

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Commission Findings	<p><u>Permitted</u> Building Height: 42' Non-Habitable Structures Located on Building Rooftops: 10'</p> <p><u>Proposed</u> The proposed mixed-use building is 42-feet in height. Sheets A201 and A202 indicate the 42-foot building height limit from the average elevation of front and rear property lines. The building elevations follows the site's natural, sloping grade. The entirety of the building including the chimneys is contained within the required 42-square-foot maximum limit.</p> <p>The proposed roof is a false mansard. As illustrated on the southeast elevation indicated on Sheet A-202, the top of the mansard roof falls into a 10-foot deep recessed area that is fully screened from public view. All roof-mounted mechanical, plumbing, and electrical equipment is contained within this fully screened, false mansard recession. The applicant has also proposed a roof-mounted solar system contained within this recession.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.125.030H Commission Findings	<p><u>Curb Cut</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 parking area is located off the alley. No curb cuts along 4th Street or Walnut Avenue are proposed.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.040 Commission Findings	<p><u>Parking Spaces</u> <u>Required (KMC §17.125.040)</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>Non-residential: 1 parking space per 1,000 gross square feet (refer to definition of gross floor area with additional exclusion of common and public areas)</p> <p><u>Exemptions in CC Zone</u></p> <ul style="list-style-type: none"> • Community housing • Food service • The first 5,500 gross square feet of retail trade • The first 5,500 gross square feet of assembly uses <p><u>Project Parking Demand</u> <i>Basement</i></p>

			<p>Community Housing Unit (1,522 sq ft): Exempt Office (227 sq ft) : basement not included in gross floor area calculation</p> <p><i>Ground Floor</i> Coffee Shop (2,914 gross sq ft): food service exempt Retail (6,338 gross sq ft): first 5,500 sq ft retail trade exempt, 838 sq ft = 1 parking space Residential (1,020 sq ft): 1 parking space</p> <p><i>Second Floor</i> Balcony (807 gross sq ft): first 5,500 sq ft of assembly exempt Office (3,974 gross sq ft): 4 parking spaces required Residential Unit A (1,773 square feet): 1 parking space required Residential Unit B (1,928 square feet): 1 parking space required</p> <p>Total Parking Demand: 8 Parking Spaces (3 residential & 5 non-residential)</p> <p><u>Community Core On Street Parking Credit (KMC §17.125.050.C)</u></p> <ul style="list-style-type: none"> • 4 parking spaces per 5,500 sq ft of lot area may be credited after 4 spaces minimum is satisfied <i>8 parking spaces may be credited based on 16,378 sq ft lot area</i> • Only spaces directly adjacent to property lines <i>Six parking spaces are located within the ROW directly adjacent to the property lines</i> • Credit spaces shall only be credited for non-residential parking demand <i>The project's non-residential parking demand is 5 spaces.</i> <p><u>Proposed</u> 7 parking spaces are provided on-site satisfying the 4 on-site parking spaces as well as the residential parking demand of 3 spaces. 1 credit space of the 6 eligible credit spaces has been utilized for the non-residential parking demand.</p>
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TABLE 2: FINDINGS REGARDING DESIGN REVIEW STANDARDS

Design Review Improvements and Standards (KMC §17.96.060)				
Yes	No	N/A	City Code	City Standards and <i>Commission Findings</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>Commission Findings</i>	<i>The subject property has existing street frontage along 4th Street and Walnut 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>Commission Findings</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>Commission Findings</i>	<i>The applicant has proposed to improve the sidewalks to City ROW standards (Exhibit A: Sheets C1.1, C0.1, and C0.2).</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.</i> <i>See Table 4 for comments and conditions from the City Engineer & 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>Commission Findings</i>	<i>The applicant will improve the sidewalks to City ROW standards along both Walnut Avenue and 4th Street. Sheet C1.1 indicates an 8-foot wide sidewalk, which is the required width for 60’ (4th Street) and 80’ (Walnut Avenue) ROWs.</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. See Table 4 for review comments and conditions from the City Engineer & Streets Department.</i>
<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: <ul style="list-style-type: none"> a. The project comprises an addition of less than 250 square feet of conditioned space. b. The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.
			<i>Commission Findings</i>	<i>N/A as sidewalks are required for this project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.B4 Sidewalks	The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.
			<i>Commission Findings</i>	<i>The proposed sidewalk improvements are equal to the length of property’s frontage along Walnut Avenue and 4th Street.</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.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.B5 Sidewalks	New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.
			<i>Commission Findings</i>	<p>The proposed sidewalk design connects with existing sidewalks along Walnut Avenue and 4th Street.</p> <p>The applicant will improve the sidewalks to City ROW standards along both Walnut Avenue and 4th Street. Sheet C1.1 indicates an 8-foot wide sidewalk, which is the required width for 60' (4th Street) and 80' (Walnut Avenue) ROWs.</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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B6 Sidewalks	The City may approve and accept voluntary cash contributions in-lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be one hundred ten percent (110%) of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in-lieu contribution shall be paid before the City issues a certificate of occupancy.
			<i>Commission Findings</i>	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>Commission Findings</i>	<p>All storm water shall be retained on site, including storm water from roof drains. Sheets C1.1, C0.1, and C0.2 of the project plans attached as Exhibit A 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 and Streets Department.</p> <p>Prior to issuance of a building permit for the project, the applicant shall submit a final drainage plan indicating grading, catch basins, piping, and drywells (KMC §17.96.040.C.2b & KMC §17.96.060.C.1-4) prepared by a civil engineer licensed in the state for review and approval by the City Engineer and Streets Department. See Table 4 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	Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.

			<i>Commission Findings</i>	<p>Drainage improvements shall be equal to the length of the property lines along Walnut Avenue and 4th 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 4 for review comments and conditions from the City Engineer & Streets Department.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C3 Drainage	The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.
			<i>Commission Findings</i>	<i>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.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C.4 Drainage	Drainage facilities shall be constructed per City standards.
			<i>Commission Findings</i>	<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 & Streets Department.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.D1 Utilities	All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.
			<i>Commission Findings</i>	<p><i>All utilities necessary for the project shall be improved and installed at the sole expense of the applicant.</i></p> <p><i>Prior to issuance of a building permit, the applicant must secure a will-serve letter from Idaho Power and Intermountain Gas if upgrades are required.</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 4 for City Department comments and conditions.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.D2 Utilities	Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.
			<i>Commission Findings</i>	<i>All utilities within the development site shall be underground and concealed from public view. The Architectural Site Plan (Sheet AS-101), First Floor Plan (A-102), and Alley Elevation (Sheet A-202) of the project plans indicate the electrical utility enclosure. The Architectural Site Plan (Sheet AS-101) indicates that the transformer serving the development will be located at the back of the building adjacent to the Block 44 alleyway and fully concealed from public view.</i>

				<i>An existing overhead power line runs along the Block 44 alleyway adjacent to the subject property. The project plans indicate that this power line will be buried underground.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.D3 Utilities	When extension of utilities is necessary all developers will be required to pay for and install two (2") inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with city of Ketchum standards and at the discretion of the City Engineer.
			<i>Commission Findings</i>	<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>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.E1 Compatibility of Design	The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.
			<i>Commission Findings</i>	<p><i>The proposed exterior materials include:</i></p> <ul style="list-style-type: none"> • <i>Honey heritage ledge stone & juniper blend</i> • <i>Re-sawn reclaimed lumber</i> • <i>Wire-brushed reclaimed lumber</i> <p><i>The design incorporates exterior materials and ornamentation characteristic of alpine architecture. The placement of stone and wood siding pattern the building's exterior providing visual texture to each façade. Timber trusses and decorative gable ends imitate hardy structural elements capable of shedding and withstanding snow loads in the mountains.</i></p> <p><i>The project plans include perspective renderings showing the building within the context of this surrounding neighborhood. The proposed materials are compatible with neighboring buildings and the surrounding downtown area.</i></p> <p><i>Blade signs and monument signs are proposed for tenants by the building entrances along 4th Street, Walnut Avenue, the alley, and the interior side adjacent to the Gold Mine building. These 6-square-foot blade signs are mounted perpendicular to pedestrian traffic inviting the public into the building.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.E2 Compatibility of Design	Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.
			<i>Commission Findings</i>	<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>Commission Findings</i>	<i>N/A. This standard does not apply because the existing buildings located on lots 7 and 8 will be demolished and the proposed mixed-use building 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>Commission Findings</i>	<i>The coffee shop’s entryway is located at the corner of 4th Street and Walnut Avenue. The retail space on the ground floor may be accessed from 5 separate entryways—one along Walnut Avenue, two along 4th Street, one along the interior side, and one from the Block 44 alleyway. The circulation area containing the building’s elevator and stairwell is accessed from 4th Street. An additional stairwell may be accessed from an entrance at the interior side.</i>
				<i>Activating the streetscape along 4th Street and Walnut Avenue, the project will enhance downtown’s vibrancy by serving as an inclusive third-place that facilitates social connection and builds community. The storefront entrances are distinguished with ornamentation, including canopies, timber trusses, and decorative gable ends. Planters with colorful perennials and ornamental grasses beautify the streetscape. Floor-to-ceiling glass doors and storefront windows enhance curb appeal inviting the public inside the building. The pedestrian-friendly streetscape and building design will not only attract customers to shop and dine, but will also cultivate a lively, social atmosphere.</i>
				<i>Unobstructed pedestrian access is provided from the multiple entryways to an internal circulation system of concrete paths that will connect to the new sidewalks along 4th Street and Walnut 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>Commission Findings</i>	<i>The design incorporates exterior materials and ornamentation characteristic of alpine architecture. The placement of stone and wood siding pattern the building’s exterior providing visual texture to each façade. Timber trusses and decorative gable ends imitate hardy structural elements capable of shedding and withstanding snow loads in the mountains. The development is anchored by a coffee shop at the intersection of 4th Street and Walnut Avenue. Orienting towards this vibrant street corner, this frontispiece is distinguished by a canopy overhanging the entrance, floor-to-ceiling glass doors and storefront windows, and a pronounced gable end.</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>Commission Findings</i>	<i>The same materials, colors, and tenant signs are proposed to be used on all four facades of the building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F4 Architectural	Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.

			Commission Findings	<p>The project plans do not indicate the installation of a fence or wall. The only accessory structure proposed is the CMU trash and recycling bin enclosure located at the rear of the building adjacent to the Block 44 alleyway.</p> <p>Landscape features soften the mass of building and provide visual relief to the vertical wall planes. Planters with colorful perennials and ornamental grasses beautify the streetscape. The applicant has proposed four street trees within the ROW along Walnut Avenue and 4th 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, such as the snowmelt system, require an Encroachment Permit.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F5 Architectural	Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.
			Commission Findings	<p>The building design creates one- and two-story distinct elements through the pattern of exterior material placement that provide visual interest and reduce the appearance of bulk and flatness. The facades fronting Walnut Avenue and 4th Street incorporate material patterns that visually separate the building into two unique masses—one half of the façade is defined by stone that extends vertically up and down the two floor levels. The other half of the façade is characterized by one-story elements defined by the horizontal and vertical placement of siding.</p> <p>The design incorporates exterior materials and ornamentation characteristic of alpine architecture. The placement of stone and wood siding pattern the building’s exterior providing visual texture to each façade. Timber trusses and decorative gable ends imitate hardy structural elements capable of shedding and withstanding snow loads in the mountains. The development is anchored by a coffee shop at the intersection of 4th Street and Walnut Avenue. Orienting towards this vibrant street corner, this frontispiece is distinguished by a canopy overhanging the entrance, floor-to-ceiling glass doors and storefront windows, and a pronounced gable end.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F6 Architectural	Building(s) shall orient towards their primary street frontage.
			Commission Findings	<p>The building orients toward its two primary street frontages—Walnut Avenue and 4th Street. The storefront entrances are distinguished with ornamentation, including canopies, timber trusses, and decorative gable ends. Planters with colorful perennials and ornamental grasses beautify the streetscape. Floor-to-ceiling glass doors and storefront windows enhance curb appeal inviting the public</p>

				<i>inside the building.</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>Commission Findings</i>	<i>The garbage and recycling area is proposed to be located at the rear of 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>Commission Findings</i>	<i>The elevations on Sheets A-201 and A-202 indicate the installation of snow guards that will provide weather protection preventing water from dripping or snow from sliding onto circulation areas. Canopy and overhang elements will serve as weather protection for pedestrians entering the mixed-use building and will shield the bicycle racks installed on site along 4th Street and at the rear of the building adjacent to the alley.</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>Commission Findings</i>	<i>This standard has been met by the proposed sidewalk improvements. The new sidewalks will connect to existing sidewalks along 4th Street and Walnut Avenue, which extend to the downtown pedestrian network.</i> <i>The applicant will improve the sidewalks to City ROW standards along both Walnut Avenue and 4th Street. Sheet C1.1 indicates an 8-foot wide sidewalk, which is the required width for 60' (4th Street) and 80' (Walnut Avenue) ROWs.</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.</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 extending over public sidewalks are proposed with the project.</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>Commission Findings</i>	<i>Vehicle access to the carport is provided from the Block 44 alleyway. This circulation configuration complies with the Ketchum Traffic Authority's recommendation that no curb cuts be permitted if there is</i>

				<p>alley access available to serve the development. No curb cuts are proposed along 4th Street or Walnut Avenue, which enhances safety as driveways intersecting sidewalks may increase congestion and create safety hazards for pedestrians and bicyclists.</p> <p>Pedestrian and bicycle access to the building is provided from an internal circulation system of concrete pathways that will connect to the public sidewalks along 4th Street and Walnut Avenue.</p> <p>Prior to issuance of a building permit for the project, the City Engineer and Streets Department shall review the civil drawings to ensure adequate sight distances and proper signage for the proposed development.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.G4 Circulation Design	<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>
			<i>Commission Findings</i>	<i>N/A as no curb cuts or driveway entrances are proposed along 4th Street or Walnut Avenue.</i>
<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>
			<i>Commission Findings</i>	<i>Unobstructed access for emergency vehicles, snowplows, and garbage trucks is provided from the Block 44 alley, 4th Street, and Walnut Avenue. The applicant shall submit a will-serve letter from Clear Creek Disposal prior to issuance of a building permit for the project.</i>
<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>
			<i>Commission Findings</i>	<p><i>The Architectural Site Plan on Sheet AS-101 of the project plans note that snowmelt and hauling snow off-site is proposed in lieu of providing snow storage areas on-site.</i></p> <p><i>Most of the on-site circulation areas are covered by roof overhangs and canopies. Snow removal from the sidewalk along 4th Street and Walnut 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>
			<i>Commission Findings</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>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.H3 Snow Storage	A designated snow storage area shall not have any dimension less than five (5') feet and shall be a minimum of twenty-five (25) square feet.
			<i>Commission Findings</i>	<i>N/A as no snow storage areas have been provided on-site. The applicant has proposed snowmelt and snow hauling in lieu of providing any snow storage areas on site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.H4 Snow Storage	In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.
			<i>Commission Findings</i>	<i>The Architectural Site Plans on Sheet AS-101 notes that snow management will be accomplished by snowmelt and hauling snow off-site. Most of the on-site circulation areas are protected by roof overhangs and canopies. Snow removal from the sidewalk along 4th Street and Walnut Avenue will be the responsibility of the property owner.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I1 Landscaping	Landscaping is required for all projects.
			<i>Commission Findings</i>	<i>The landscape plan is indicated on sheets L-2 and L-3 of the Design Review submittal attached as Exhibit A.</i> <i>The landscape plan incorporates at-grade planters along 4th Street and Walnut Avenue. The planters will include colorful perennials and ornamental grasses that beautify the streetscape. 3 tannebaum pines are proposed on-site at the corner of 4th Street and the alley.</i> <i>The applicant has proposed four street trees within the ROW along Walnut Avenue and 4th Street. Street trees 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"/>	17.96.060.I2 Landscaping	Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.
			<i>Commission Findings</i>	<i>The proposed landscaping will complement the new mixed-use building and surrounding neighborhood. The vegetation will beautify the pedestrian-friendly streetscape. The landscape plan shall meet requirements for microclimate, soil conditions, orientation and aspect.</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>Commission Findings</i>	<i>All trees, shrubs, grasses, and perennials shall be drought tolerant. Native plants are recommended.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I4 Landscaping	Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The

				development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.
			<i>Commission Findings</i>	<i>The subject property is surrounded by compatible uses within the Community Core Zone. 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>Commission Findings</i>	<p><i>5 bike racks are provided on-site. The applicant has provided 3 bike racks along 4th Street and 2 bike racks at the back of the building by the alley.</i></p> <p><i>Street trees and streetlights are proposed within the sidewalk along 4th Street and Walnut 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>The applicant has indicated that a bench and trash receptacle will be installed as a public amenity for the new development.</i></p> <p><i>All amenities proposed within the right-of-way must be reviewed and approved by the City Engineer and, if approved, will require an Encroachment Permit issued by the City.</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 4 for review comments and conditions from the City Engineer & Streets Department.</i></p>

TABLE 3: FINDINGS COMMUNITY CORE DESIGN REVIEW STANDARDS ANALYSIS

IMPROVEMENTS AND STANDARDS: 17.96.070 - Community Core (CC) Projects				
Yes	No	N/A	Ketchum Municipal Code Section	City Standards and Commission Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070A(1)	Street trees, street lights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department.
			<i>Commission Findings</i>	<i>5 bike racks are provided on-site. The applicant has provided 3 bike racks along 4th Street and 2 bike racks at the back of the building by the alley. Street trees and streetlights are proposed within the sidewalk along 4th Street and Walnut Avenue. The applicant has</i>

				<p><i>indicated that a bench and trash receptacle will be installed as a public amenity for the new development.</i></p> <p><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></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 4 for review comments and conditions from the City Engineer & Streets Department.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(A)(2) Streets	Street trees with a minimum caliper size of three (3") inches, shall be placed in tree grates.
			Commission Findings	<p><i>Sheet CO.2 specifies that proposed street trees shall be 3-inches minimum caliper with Autumn Blaze Maple or an approved equal tree.</i></p> <p><i>Street trees 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)	Due to site constraints, the requirements if this subsection 17.96.070(A) may be modified by the Public Works Department.
			Commission Findings	<p><i>Preliminary plans submitted with Design Review are reviewed by the City Engineer and Streets Department in concept only. Modification to the requirements of KMC §17. 96.070(A) may be recommended by the City Engineer and Streets Department following review of the civil drawings submitted with the building permit application. The final civil drawings including the streetscape, sidewalk, utilities, and drainage plans shall be reviewed and approved by the City Engineer, 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>
			Commission Findings	<p><i>The mixed-use building is setback 6 feet from the interior side and must meet this standard. The alley, 4th Street, and interior side facades utilize the same materials, colors, and architectural elements as the front façade along Walnut Avenue. The building</i></p>

				<i>design creates one- and two-story distinct elements through the pattern of exterior material placement that provide visual interest and reduce the appearance of bulk and flatness. The façade design incorporates material patterns that visually distinguish the building walls into unique masses. Window openings are incorporated into the design of each façade and provide visual relief to the solid walls.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(B)(2)	For nonresidential portions of buildings, front building facades and facades fronting a pedestrian walkway shall be designed with ground floor storefront windows and doors with clear transparent glass. Landscaping planters shall be incorporated into facades fronting pedestrian walkways.
			Commission Findings	<i>The storefront entrances are distinguished with ornamentation, including canopies, timber trusses, and decorative gable ends. Planters with colorful perennials and ornamental grasses beautify the streetscape. Floor-to-ceiling glass doors and storefront windows enhance curb appeal inviting the public inside the building. The pedestrian-friendly streetscape and building design will not only attract customers to shop and dine, but will also cultivate a lively, social atmosphere.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(B)(3)	For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows.
			Commission Findings	<i>Floor-to-ceiling glass doors and storefront windows enhance curb appeal inviting the public inside the building. The pedestrian-friendly streetscape and building design will not only attract customers to shop and dine, but will also cultivate a lively, social atmosphere.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(B)(4)	Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.
			Commission Findings	<i>The design incorporates a mansard roofing form and gable ends characteristic of alpine architecture. The roof material will be dark gray standing seam metal. The color is specified on the exterior materials. Reflective roofing materials are prohibited.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(B)(5)	All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters, and downspouts.
			Commission Findings	<i>The elevations indicate that the roof will include snow clips for weather protection.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.
			Commission Findings	<i>N/A as no overhangs are proposed to encroach over the property line into the adjacent ROW.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.
			Commission Findings	<i>N/A as no front porches or stoops are proposed on the ground level. The building entrances lead to at-grade paver pathways that</i>

				<i>connect to the sidewalks along 4th Street and Walnut Avenue. These entrances are open and unenclosed. The entryways include roof overhangs canopy elements to provide weather protection.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(C)(1)	<p>Trash disposal areas and shipping and receiving areas shall be located within parking garages or to the rear of buildings. Trash disposal areas shall not be located within the public right of way and shall be screened from public views.</p> <p>Commission Findings</p> <p><i>The trash disposal area is located at the rear of the building and accessed from the alley. The trash and recycling area will be screened from public view within a CMU enclosure.</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)	<p>Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.</p> <p>Commission Findings</p> <p><i>The proposed roof is a false mansard. As illustrated on the southeast elevation indicated on Sheet A-202, the top of the mansard roof falls into a 10-foot deep recessed area that is fully screened from public view. All roof-mounted mechanical, plumbing, and electrical equipment is contained within this fully screened, false mansard recession. The applicant has also proposed a roof-mounted solar system contained within this recession.</i></p> <p><i>All utilities within the development site shall be underground and concealed from public view. The Architectural Site Plan (Sheet AS-101), First Floor Plan (A-102), and Alley Elevation (Sheet A-202) of the project plans indicate the electrical utility enclosure. The Architectural Site Plan (Sheet AS-101) indicates that the transformer serving the development will be located at the back of the building adjacent to the Block 44 alleyway and fully concealed from public view.</i></p> <p><i>An existing overhead power line runs along the Block 44 alleyway adjacent to the subject property. The project plans indicate that this power line will be buried underground.</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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(D)(1)	<p>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.</p>

			Commission Findings	<p><i>The Demolition Landscaping Plan on Sheet L-1 indicates that 5 mature trees will be removed from the project site to accommodate the new development.</i></p> <p><i>The applicant has proposed four street trees within the ROW along Walnut Avenue and 4th Street. Street trees 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> <p><i>The applicant shall coordinate with the City Arborist regarding the placement of off-site replacement trees. The siting of the 5 replacement trees shall be finalized on the project plans submitted with the building permit application for review and approval by the City Arborist, the City Engineer, and the Streets Department. The installation of the 5 replacement trees shall be verified upon final inspection prior to issuance of a Certificate of Occupancy for the project.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.070(D)(2)	<p>Trees that are placed within a courtyard, plaza, or pedestrian walkway shall be placed within tree wells that are covered by tree grates.</p>
			Commission Findings	<p><i>The tree well details are indicated on Sheet C0.2 of the project plans. The 4 street trees are proposed to be installed in tree wells and covered by grates.</i></p> <p><i>The applicant has proposed four street trees within the ROW along Walnut Avenue and 4th Street. Street trees 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"/>	17.96.070(D)(3)	<p>The city arborist shall approve all parking lot and replacement trees.</p>
			Commission Findings	<p><i>No parking lot is proposed to serve the new development. 5 replacement trees are required for the project.</i></p> <p><i>The applicant shall coordinate with the City Arborist regarding the placement of off-site replacement trees. The siting of the 5 replacement trees shall be finalized on the project plans submitted with the building permit application for review and approval by the City Arborist, the City Engineer, and the Streets Department. The installation of the 5 replacement trees shall be verified upon final</i></p>

				<i>inspection prior to issuance of a Certificate of Occupancy 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.
			Commission Findings	<i>N/A. No surface parking lot 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.
			Commission Findings	<i>N/A. The project does not include a surface parking lot. On-site parking is accommodated the carport at the back of the building adjacent to the alley.</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.
			Commission Findings	<i>Planters with colorful perennials and ornamental grasses beautify the streetscape. 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 Walnut Avenue and 4th Street. Street trees 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.
			Commission Findings	<i>The development generates a parking demand of 8 spaces. 2 bike racks accommodating 4 bikes is required for the project. 5 bike racks are provided on-site. The applicant has provided 3 bike racks along 4th Street and 2 bike racks at the back of the building by the alley.</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.
			Commission Findings	<i>Two bicycle racks are 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.
			Commission Findings	<i>5 bike racks are provided on-site. The applicant has provided 3 bike racks along 4th Street and 2 bike racks at the back of the building by the alley.</i> <i>The bicycle racks along 4th Street are located on-site by the entrance and are covered by the canopy overhang. The bike racks installed at the back of the building by the alley are located by the rear retail entry and the entrance to the ground level residential unit. The bike racks are located to achieve unobstructed access from the public right-of-way.</i>

TABLE 4: FINDINGS REGARDING 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>Fire Department:</p> <ul style="list-style-type: none"> • It is the General Contractor’s responsibility to understand and adhere to all Fire Protection Ordinance #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. • The above project shall meet all 2012 International Fire Code requirements in addition to specific City Building and Fire Ordinances. • Approved address and unit 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) 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 Marshals office and a Ketchum Fire Department Permit must be obtained prior to installation of fire sprinkler systems. Inspections of fire sprinkler systems by the Fire Chief or an appointee are required. Inspections must be scheduled at least 48 hours in advance.

Note: The entire building shall be protected by a NFPA 13, Fire Sprinkler System.

- An approved monitored fire sprinkler alarm system shall be installed per City of Ketchum Ordinance #1125 (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.
- Final inspections of all fire department permit required installations by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance. A Final Inspection Checklist can be found at www.ketchumfire.org.
- Fire Department requirements and associated specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a Building Permit for the project.

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).
- The sidewalks along 4th Street and Walnut Avenue shall be improved to the City’s ROW standards. The City is finalizing specifications and standards for the 4th Street Heritage Corridor right-of-way, which will apply to this project.
- 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.
- 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:

- Existing sewer stubs serving the properties shall be capped and abandoned at the property line.
- The Ketchum Spring Water (KSW) lines serving the properties must be cut and capped at the main within the Walnut Avenue ROW.
- A new fire line shall be installed for the fire sprinkler system and all metering must be taken off the new fire line. The distance between the fire line and the abandoned services will dictate design options. Only a certain number of penetrations are allowed per the manufacturer's specifications per piece of pipe.
- The plans indicate the installation of a 6-inch pvc sewer service. This sewer service should be tied into the sewer main with a manhole.
- The water meters should be separate for the commercial and residential uses—one water meter should be provided for the residential use and one water meter should be provided for the commercial use.
- 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 Tables 1, 2, and 3.

CONCLUSIONS OF LAW

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

DECISION

THEREFORE, the Ketchum Planning and Zoning Commission **approves** this Design Review application this Tuesday, September 15th, 2020 subject to the following conditions:

CONDITIONS OF APPROVAL

1. This Design Review approval is subject to all comments and conditions as described in Tables 1, 2, 3, and 4.
2. Prior to issuance of a building permit for the project, the applicant must receive approval of a Lot Line Shift application to remove the common boundary line separating Lots 7 and 8 of Block 44 within Ketchum’s Townsite.
3. As a voluntary contribution, in exchange for an increase in FAR, a total community housing contribution of 765 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.
4. This Design Review approval is based on the plans and information presented and approved at the meeting on the date noted herein. Building Permit plans for all on-site improvements must conform to the approved Design Review plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal.
5. 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.
6. 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.

7. Prior to issuance of a building permit for the project, the applicant shall submit a ROW Encroachment Permit application for any proposed encroachments within the 4th Street, Walnut Avenue, or alley rights-of-way for review and approval by the Ketchum City Council.
8. The term of Design Review approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations (KMC §17.96.090).
9. All Design Review elements shall be completed prior to issuance of a Certificate of Occupancy for the building.
10. 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.
11. 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.
12. 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.
13. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.

Findings of Fact **adopted** this 15th day of September 2020.

Neil Morrow, Chair
City of Ketchum
Planning and Zoning Commission



City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF TUESDAY, SEPTEMBER 15, 2020

PROJECT: Gem Street Subdivision LLS

FILE NUMBER: P20-071 (Lot Line Shift) and P20-074 (Waiver Request)

OWNER: Fritz Haemmerle and Reli Haemmerle

APPLICANT: Fritz Haemmerle and Reli Haemmerle

REPRESENTATIVE: Sean Flynn, P.E., Galena Engineering

REQUEST: Preliminary Plat Lot Line Shift to reconfigure two existing lots and waiver request to allow the creation of a new double-frontage lot

ASSOCIATED PERMITS: None

LOCATION: 131 Topaz Street (Lot 1, Shelby Dukes Subdivision) and 151 Topaz Street (FR SE SW TI 8490)

ZONING: Limited Residential (LR)

OVERLAY: None

NOTICE: Notice was mailed to properties within a 300 ft radius of the subject property and all political subdivisions on August 26, 2020. Notice was published in the August 26, 2020 edition of the Idaho Mountain Express.

REVIEWER: Brittany Skelton, Senior Planner

ATTACHMENTS:

- A. Application
- B. Preliminary Plat dated July 2020
- C. Application for Waiver of Requirements dated August 5, 2020
- D. Draft Findings of Fact, Conclusions of Law, and Decision

BACKGROUND

The applicants are requesting to reconfigure two (2) existing lots, 151 Topaz Street and 131 Topaz Street. 151 Topaz is a tax-lot 1.19 acres in size, contains a single-family residence (built 1951), and is an existing double-frontage lot with street frontage on both Topaz and Emerald Streets. 131 Topaz is Lot 1 of Shelby Dukes subdivision, is currently vacant, is 0.215 square feet in size and has frontage on Topaz Street only.



Figure 1.
Existing Lot Configuration

The Lot Line Shift action would reduce 151 Topaz to 0.76 acres in size and enlarge 131 Topaz to 0.43 acres in size. The proposed reconfiguration would also provide 131 Topaz with street frontage on Emerald, which would change this lot from a single-frontage lot into a double-frontage lot.

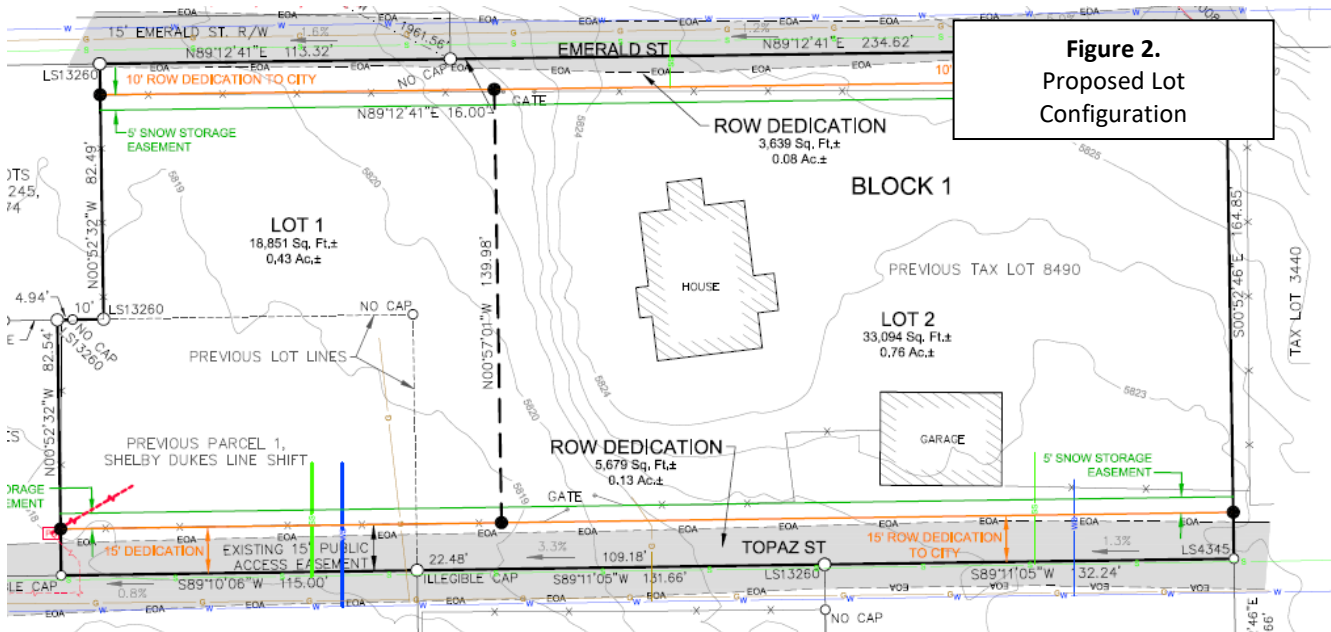


Figure 2.
Proposed Lot Configuration

The lots proposed by this action will meet all zoning dimensional standards (see Attachment D, draft Findings of Fact, Conclusions of Law, and Decision, table 2, Dimensional Standards). However, the creation of new double-frontage lots is prohibited by the Subdivision Ordinance (§16.04.040.F.5). But, the Subdivision Ordinance provides an opportunity for applicants to request waivers (§16.04.130). The applicants have requested a waiver from this standard so that 131 Topaz may be reconfigured into a double-frontage lot.

Staff supports approving this waiver request because it allows for sufficient right-of-way dedication on both Topaz and Emerald Streets, which will accommodate delivery of city services, such as snow plowing. (See Attachment D, draft Findings of Fact, Conclusions of Law, and Decision, table 3, Waiver Standards)

Regarding the right-of-way dedication: the subject parcels have frontage on portions of Emerald Street and Topaz Street that are currently absent of city-owned right-of-way; both streets currently traverse private property. The subdivision ordinance requires dedication of right-of-way to the city and this application proposes dedicating right-of-way 15’ in width along Topaz Street and 10’ in width along Emerald Street.

Lastly, because Topaz and Emerald Streets do not meet city standards and will remain substandard, even with the dedication of right-of-way, two additional actions are required of this subdivision: parking of vehicles in the area dedicated as right-of-way will be prohibited (see Plat Note #7) and the new property boundaries for each parcel will include 5’ snow storage easements on the street-fronting sides. The easements are to remain free and clear. Existing fences are permitted to remain within the easement area until redevelopment of each property, subject to indemnification of the city for damages (see Plat Note #5).

PUBLIC COMMENT

No written public comment was received by completion of the staff report (9/9/20). Any written public comment received will be included in the record and forwarded to the Commission for review.

STAFF RECOMMENDATION

After holding a public hearing and considering public comment, staff recommends recommending approval of the Preliminary Plat Lot Line Shift and Waiver Request application to City Council with recommended conditions #1-7.

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

ANALYSIS

Table 1: 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"/>	Fire: <i>No comment.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City Engineer and Streets Department: <i>No comment.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Utilities: <i>No comment.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building: <i>No comment.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Planning and Zoning: <i>Comments are denoted throughout the Tables 2 & 3.</i>

Table 2: Waiver Standards

16.04.130.A and 16.04.130.B				
Compliant			Standards and Findings	
Yes	No	N/A	City Code	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.130.A	<p>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.</p>
			Findings	<p>The applicant requested the waiver in writing, see Application for a Waiver of Requirements, dated August 5, 2020, in project file. This application was given a separate application number, P20-074.</p> <p>The waiver request is to allow an existing single-frontage lot, addressed 131 Topaz Street, to become a double-frontage lot via the readjustment of lot lines action. Granting the waiver will allow the lot to have a depth of 139.93' after 10' of right-of-way is dedicated along the northern portion of the parcel and 15' of right-of-way is dedicated along the southern portion of the parcel.</p> <p>The LR zoning district requires a 15' front setback and a 20' rear setback. If the approximately 140' deep lot were split in equal halves, the result would be two lots with 70' of depth; after required setbacks are accounted for (15' front + 20' rear), the available building envelope would be only 35' in depth on each lot. By creating one lot instead of two lots the city can gain dedication of significant right-of-way and the property owner gains a more functional building envelope.</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.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.130.B	<p>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.</p>
				<p>An application for the waiver request (P20-074) was submitted concurrently with the Lot Line Shift Preliminary Plat application. The submittal materials are of sufficient detail to illustrate the relief sought.</p>

Table 3: Preliminary Plat Requirements (all subdivisions)

See Attachment D, table 4, draft Findings of Fact, Conclusions of Law, and Decision

STAFF RECOMMENDATION

After holding a public hearing and considering public comment, Staff recommends the Commission recommend approval of the Preliminary Plat application to City Council with recommended conditions #1-7.

Staff also 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 Gem Street Subdivision Lot Line Shift Preliminary Plat and Waiver Request to City Council with conditions 1-7 and to authorize the Commission Chair to sign the draft Findings of Fact, Conclusions of Law, and Decision.”

RECOMMENDED CONDITIONS

1. An Indemnification Agreement, indemnifying the city for damages to the existing fences located on both lots, shall be recorded prior to recording the Final Plat and the instrument number for the Agreement shall be indicated on the Final Plat; and

2. 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; and

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

4. An electronic CAD file shall be submitted to the City of Ketchum prior to final plat signature by the City Clerk. The electronic CAD file shall be submitted to the Blaine County Recorder’s office concurrent with the recording of the Plat containing the following minimum data:
 - a. Line work delineating all parcels and roadways on a CAD layer/level designated as “parcel”;
 - b. Line work delineating all roadway centerlines on a CAD layer/level designated as “road”; and
 - c. Line work that reflects the ties and inverses for the Survey Control Monuments shown on the face of the Plat shall be shown on a CAD layer/level designated as “control”; and,

5. 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; and

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. Application
- B. Preliminary Plat dated July 2020
- C. Application for Waiver of Requirements dated August 5, 2020
- D. Draft Findings of Fact, Conclusions of Law, and Decision

ADDITIONAL DOCUMENTS SUBMITTED BY APPLICANT AND INCLUDED IN RECORD

1. Transmittal letter dated August 6, 2020
2. Deed, Lot 1, Shelby Dukes Subdivision
3. Deed, TL 8490
4. Lot Book Guarantee dated May 5, 2020
5. Gem Street Subdivision Preliminary Plat with Aerial Photo Baselayer dated July 2020

Attachment A.
Application



City of Ketchum
Planning & Building

LLS - Preliminary Plat
Subdivision Application

OFFICIAL USE ONLY	
Application Number:	<i>P25-071</i>
Date Received:	<i>8-6-20</i>
By:	<i>mp</i>
Fee Paid:	<i>95000</i>
Approved Date:	
By:	

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

APPLICANT INFORMATION			
Name of Proposed Subdivision: Gem Street Subdivision			
Owner of Record: Fritz and Reli Haemmerle			
Address of Owner: PO Box 3154, Hailey, ID 83333			
Representative of Owner: Sean Flynn / Galena Engineering			
Legal Description: Tax Lot 8490 and Parcel 1, Shelby Dukes Line Shift			
Street Address: 131 and 151 Topaz Street			
SUBDIVISION INFORMATION			
Number of Lots/Parcels: 2			
Total Land Area: 61,264 sf			
Current Zoning District: LR			
Proposed Zoning District: LR			
Overlay District: None			
TYPE OF SUBDIVISION			
Condominium <input type="checkbox"/>	Land <input checked="" type="checkbox"/>	PUD <input type="checkbox"/>	Townhouse <input type="checkbox"/>
Adjacent land in same ownership in acres or square feet: 10,861 sf			
Easements to be dedicated on the final plat: A 15' City Row Dedication along Topaz Street, a 10' ROW Dedication along Emerald St, and 5' snow storage easements adjacent each street.			
Briefly describe the improvements to be installed prior to final plat approval: Utility connections will be installed for Lot 1			
ADDITIONAL INFORMATION			
All lighting must be in compliance with the City of Ketchum's Dark Sky Ordinance			
One (1) copy of Articles of Incorporation and By-Laws of Homeowners Associations and/or Condominium Declarations			
One (1) copy of current title report and owner's recorded deed to the subject property			
One (1) copy of the preliminary plat			
All files should be submitted in an electronic format.			

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

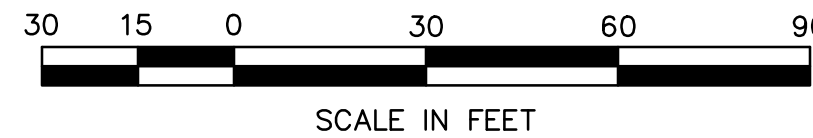
Sean Flynn Sean Flynn / Galena Engineering 08/05/2020
Applicant Signature Date

Attachment B.
Preliminary Plat dated July 2020

A PLAT SHOWING GEM STREET SUBDIVISION

WHEREIN THE LOT LINE BETWEEN TAX LOT 8490 AND PARCEL 1, SHELBY DUKES LINE SHIFT, ARE SHIFTED AS SHOWN HEREON
LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

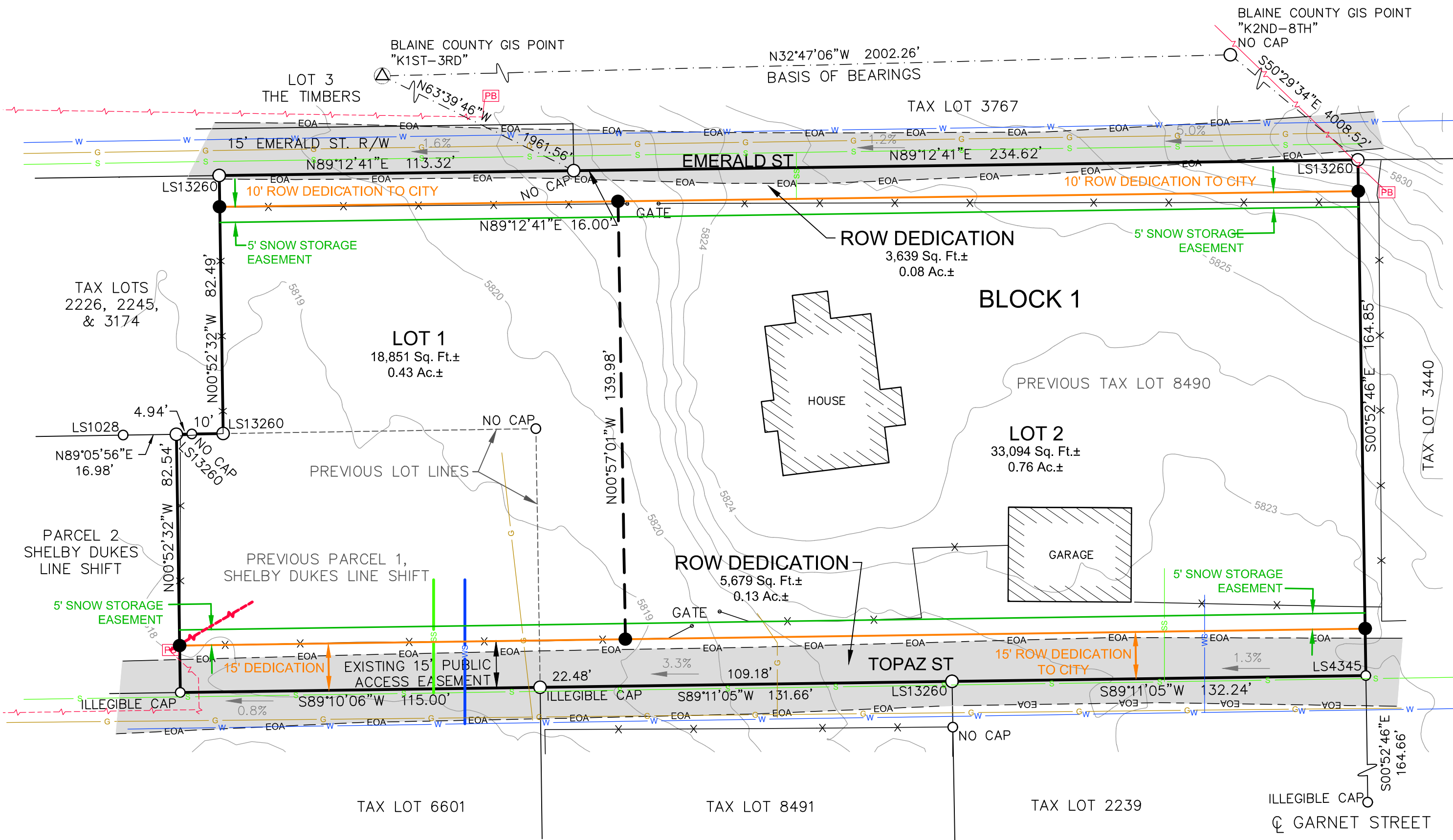
JULY 2020



SCALE: 1" = 30'

LEGEND

- Property Boundary
- Proposed Lot Line
- Adjoiner's Lot Line
- Proposed Right of Way Dedication
- Proposed 5' Snow Storage Easement
- Previous Lot Line
- Fence Line
- Edge of Asphalt Line
- GIS Tie Line
- 1' Contour Interval per 2017 LIDAR data
- S Existing Sewer Main
- SS Existing Sewer Service
- SS Proposed Sewer Service
- W Existing Water Main
- WS Existing Water Service
- WS Proposed Water Service
- G Existing Gas Line
- Existing Overhead Power Line
- Existing Buried Power Line
- Proposed Buried Power Line
- Existing Asphalt
- Existing Structure
- Found Aluminum Cap on 5/8" Rebar
- Found 5/8" Rebar
- Found 1/2" Rebar
- Set 5/8" Rebar, P.L.S. 16670
- 1.3% Approximate Existing Drainage Direction and Grade
- PB Existing Power Transformer

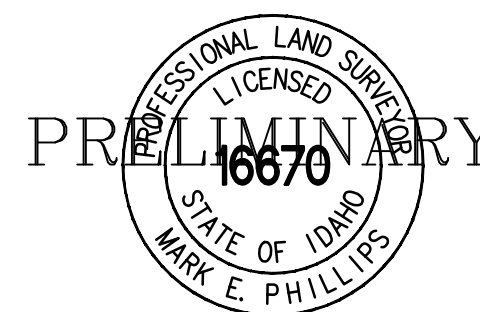


SURVEY NARRATIVE & NOTES

1. The purpose of this survey is to shift the lot lines between Tax Lot 8490 and Parcel 1, Shelby Dukes Line Shift, as shown hereon. The boundary shown is based on found monuments and the Record of Survey for Tax Lots 8265, 2241, 2246, and Parcel 1, Shelby Dukes Line Shift, Instrument Number 652396, records of Blaine County, Idaho. All found monuments have been accepted. Additional Documents used in the course of this survey include; Warranty Deeds, Instrument Numbers 132181, 132252, 229345, & 285434, all records of Blaine County, Idaho.
2. Except as specifically stated or depicted on this map, this survey does not purport to reflect any of the following which may be applicable to subject real property: natural hazards, encroachments, wetlands, easements, building setbacks, restrictive covenants, subdivision restrictions, zoning or any other land-use regulations. An independent title search has not been performed by the surveyor for this project.
3. The current zoning is Limited Residential. Refer to the City of Ketchum Zoning Ordinance for more information about this zone and required setbacks.
4. The owners and subdividers are Fritz and Reli Haemmerle, PO Box 3154, Hailey, ID 83333. The representative is Sean Flynn, Galena Engineering, Inc., 317 N River St., Hailey, ID 83333.
5. As shown hereon, there are existing fences within the proposed snow storage easements. Said fences will be allowed to remain until their respective lots are developed. At that time, the fences will be required to be removed from the snow storage easements, and these easements will be required to be kept clear of obstructions..
6. A 5' Utility Easement exists adjacent all exterior lot lines and centered along all interior lot lines.
7. Parking of cars and other vehicles is prohibited along Emerald and Topaz Street within the areas shown to be dedicated to the City, or within any asphalted areas of the Streets.

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

Date _____ South Central Public Health District



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

GEM STREET SUBDIVISION

GALENA ENGINEERING, INC.
HAILEY, IDAHO

SHEET 1 OF 2

Job No. 6817-01

Attachment C.

Application for Waiver of Requirements dated August 5, 2020



8-7-20

File Number: P20-074

APPLICATION FOR A WAIVER OF REQUIREMENTS

Name: Fritz & Reli Haemmerle

Phone No. (business): 208-578-0520 (home): _____

Mailing Address: PO Box 3154, Hailey ID, 83333

Project Address: 131 and 151 Topaz Street

Legal Description: Tax Lot 8490 and Parcel 1, Shelby Dukes Line Shift

Zoning Designation: LR

Overlay District: Flood ___ Avalanche ___ Pedestrian ___ Mountain ___

Please state with particularity the matters the applicant seeks waiver or deferral:

16.04.040.F.5, which does not allow for double frontage lots

Please state how the waiver or deferral would not be detrimental to the public welfare, health and safety nor injurious to property owners in the immediate area.

The waiver is being requested given the existing conditions and the need to dedicate sufficient right of way to the City and provide snow storage, along with being able to have a suitable building envelope. It is not anticipated that this waiver will be detrimental to the public welfare, health and safety, nor be injurious to property owners in the immediate area.

Applicant's Signature: Sean Tly
Representative's _____
w/ Galena Engineering

Date: 08/05/20

Attachment D.

Draft Findings of Fact, Conclusions of Law, and Decision



City of Ketchum
Planning & Building

IN RE:)
)
 Gem Street Subdivision Lot Line Shift) **KETCHUM PLANNING AND ZONING COMMISSION**
 Lot Line Shift Preliminary Plat) **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND**
 Date: September 15, 2020) **DECISION**
)
 File Number: 20-071 and P20-074)

PROJECT: Gem Street Subdivision LLS

FILE NUMBER: P20-071 and P20-074

REPRESENTATIVE: Sean Flynn, P.E., Galena Engineering

OWNER: Fritz Haemmerle and Reli Haemmerle

REQUEST: Preliminary Plat Lot Line Shift to reconfigure two existing lots and waiver request to allow the creation of a new double-frontage lot

ASSOCIATED PERMITS: P20-074 (Waiver Request)

LOCATION: 131 Topaz Street (Lot 1, Shelby Dukes Subdivision) and 151 Topaz Street (FR SE SW TI 8490)

ZONING: Limited Residential (LR)

OVERLAY: None

NOTICE: A public hearing was held with the Planning and Zoning Commission on September 15, 2020; Notice was mailed to properties within a 300 ft radius of the subject property and all political subdivisions on August 26, 2020. Notice was published in the August 26, 2020 edition of the Idaho Mountain Express.

FINDINGS OF FACT

1. On September 15th, 2020, the Planning and Zoning Commission considered the readjustment of lot lines and waiver request during a public hearing and recommended approval to City Council.
2. The subject properties are located in the Limited Residential (LR) zoning district.
3. The proposed readjusted lots will meet all required zoning and dimensional standards. The waiver request to allow proposed Lot 1, Gem Street Subdivision, to become a double-frontage lot is warranted due Findings of Fact detailed in Tables 3 and 4. Proposed Lot 2, Gem Street Subdivision, is an existing double-frontage lot.

Table 1: City Department Comments

City Department Comments			
Compliant			City Standards and City Department Comments
Yes	No	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire: No comment.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City Engineer and Streets Department: No comment.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Utilities: No comment.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Building: No comment.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Planning and Zoning: Comments are denoted throughout the Findings.

Table 2: Dimensional Standards

Compliance with Zoning and Dimensional Standards				
Compliant			Standards and Findings	
Yes	No	N/A	Ketchum Municipal Code Standard	City Standards and Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Minimum Lot Area
			Staff Comment	Required: 9,000 square feet minimum Proposed: Lot 1 will be 18,851 square feet, Lot 2 will be 33,094 square feet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Lot Width
			Staff Comment	Required: 80' average Proposed: Both lots 1 and 2 will exceed 100' in width.

Table 3: Waiver Standards

16.04.130.A and 16.04.130.B				
Compliant			Standards and Findings	
Yes	No	N/A	City Code	City Standards and Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.130.A	<p>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.</p>
			Findings	<p>The applicant requested the waiver in writing, see Application for a Waiver of Requirements, dated August 5, 2020, in project file. This application was given a separate application number, P20-074.</p> <p>The waiver request is to allow an existing single-frontage lot, addressed 131 Topaz Street, to become a double-frontage lot via the readjustment of lot lines action. Granting the waiver will allow the lot to have a depth of 139.93' after 10' of right-of-way is dedicated along the northern portion of the parcel and 15' of right-of-way is dedicated along the southern portion of the parcel.</p> <p>The LR zoning district requires a 15' front setback and a 20' rear setback. If the approximately 140' deep lot were split in equal halves, the result would be two lots with 70' of depth; after required setbacks are accounted for (15' front + 20' rear), the available building envelope would be only 35' in depth on each lot. By creating one lot instead of two lots the city can gain dedication of significant right-of-way and the property owner gains a more functional building envelope.</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.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.130.B	<p>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.</p>
				<p>An application for the waiver request (P20-074) was submitted concurrently with the Lot Line Shift Preliminary Plat application. The submittal materials are of sufficient detail to illustrate the relief sought.</p>

Table 4: Preliminary Plat Requirements

Preliminary Plat Requirements				
Present on Preliminary Plat?			Standards	
Yes	No	N/A	City Code	City Standards and Findings
<input type="checkbox"/>	X	<input type="checkbox"/>	16.04.030.C.1	The subdivider shall file with the administrator copies of the completed subdivision application form and preliminary plat data as required by this chapter.
			Findings	All required items are present.
<input type="checkbox"/>	X	<input type="checkbox"/>	16.04.030.J	Application and Preliminary Plat Contents: The preliminary plat, together with all application forms, title insurance report, deeds, maps, and other documents reasonably required, shall constitute a complete subdivision application. The preliminary plat shall be drawn to a scale of not less than one inch equals one hundred feet (1" = 100') and shall show the following:
			Findings	All items are present.
X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .1	The scale, north point and date.
			Findings	Present
X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030. J .2	The name of the proposed subdivision.
			Findings	Present
X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030. J.3	The name and address of the owner of record, the subdivider, and the engineer, surveyor, or other person preparing the plat.
			Findings	Present
X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030. J.4	Legal description of the area platted.
			Findings	Present
X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030. J .5	The names and the intersecting boundary lines of adjoining subdivisions and parcels of property.
			Findings	Present
X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030. J.6	A contour map of the subdivision with contour lines and a maximum interval of two feet (2') to show the configuration of the land based upon the United States geodetic survey data, or other data approved by the city engineer.
			Findings	Present

X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030. J.7	The scaled location of existing buildings, water bodies and courses and location of the adjoining or immediately adjacent dedicated streets, roadways and easements, public and private.
			Findings	Present
X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J .8	Boundary description and the area of the tract.
			Findings	Present
X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.9	Existing zoning of the tract.
			Findings	Present
X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.10	The proposed location of street rights of way, lots, and lot lines, easements, including all approximate dimensions, and including all proposed lot and block numbering and proposed street names.
			Findings	<ul style="list-style-type: none"> • The Plat includes a 15’ dedication of right-of-way on Topaz street, with a 5’ snow storage easement located parallel to the front property line. • The Plat indicates a 10’ dedication of right-of-way on Emerald Street, with a 5’ snow storage easement located parallel to the front property line.
X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J .11	The location, approximate size and proposed use of all land intended to be dedicated for public use or for common use of all future property owners within the proposed subdivision.
			Findings	Present
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.030.J .12	The location, size and type of sanitary and storm sewers, water mains, culverts and other surface or subsurface structures existing within or immediately adjacent to the proposed sanitary or storm sewers, water mains, and storage facilities, street improvements, street lighting, curbs, and gutters and all proposed utilities.
			Findings	No such improvements existing in the immediate vicinity of the subject lots.
X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J .13	The direction of drainage, flow and approximate grade of all streets.
			Findings	Present for both Emerald and Topaz Streets.
X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030. J .14	The location of all drainage canals and structures, the proposed method of disposing of runoff water, and the location and size of all drainage easements, whether they are located within or outside of the proposed plat.
			Findings	N/A – no canals or drainage easements are present. No grading will occur with this development action, no changes to site drainage is proposed.
X	<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
			Findings	Vicinity map included in the project file.
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.030. J.16	The boundaries of the floodplain, floodway and avalanche overlay district shall also be clearly delineated and marked on the preliminary plat or a note provided if the entire project is in the floodplain, floodway or avalanche overlay district.
			Findings	N/A

<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.030. J.17	Building envelopes shall be shown on each lot, all or part of which is within a floodway, floodplain, or avalanche zone; or any lot that is adjacent to the Big Wood River, Trail Creek, or Warm Springs Creek; or any lot, a portion of which has a slope of twenty five percent (25%) or greater; or upon any lot which will be created adjacent to the intersection of two (2) or more streets.
			Findings	N/A
X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030. J .18	Lot area of each lot.
			Findings	Present
X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030. J .19	Existing mature trees and established shrub masses.
			Findings	An exhibit with an aerial photo showing trees and shrubs was provided with the prior application and copied to this project file.
X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030. J .20	To be provided to Administrator: 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.
			Findings	Subdivision name is unique.
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.030. J .21	All percolation tests and/or exploratory pit excavations required by state health authorities.
			Findings	NA
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.030. J .22	A copy of the provisions of the articles of incorporation and bylaws of homeowners' association and/or condominium declarations to be filed with the final plat of the subdivision.
			Findings	N/A, this action is a Lot Line Adjustment between two existing lots.
X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030. J .23	A current title report shall be provided at the time that the preliminary plat is filed with the administrator, together with a copy of the owner's recorded deed to such property.
			Findings	Provided and included in project file.
X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030. J .24	A digital copy of the preliminary plat shall be filed with the administrator.
			Findings	Provided and included in project file.

<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.A	<p>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.</p> <p>Construction design plans shall be submitted and approved by the city engineer.</p> <p>All such improvements shall be in accordance with the comprehensive plan and constructed in compliance with construction standard specifications adopted by the city.</p> <p>Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.</p>
			Findings	No improvements are required as this action is a Readjustment of Lot Lines between two existing lots.
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.B	<p>Improvement Plans: Prior to approval of final plat by the commission, the subdivider shall file two (2) copies with the city engineer, and the city engineer shall approve construction plans for all improvements required in the proposed subdivision. Such plans shall be prepared by a civil engineer licensed in the state.</p>
			Findings	N/A
		X	16.04.040.C	<p>Prior to final plat approval, the subdivider shall have previously constructed all required improvements and secured a certificate of completion from the city engineer. However, in cases where the required improvements cannot be constructed due to weather conditions or other factors beyond the control of the subdivider, the city council may accept, in lieu of any or all of the required improvements, a performance bond filed with the city clerk to ensure actual construction of the required improvements as submitted and approved. Such performance bond shall be issued in an amount not less than one hundred fifty percent (150%) of the estimated costs of improvements as determined by the city engineer. In the event the improvements are not constructed within the time allowed by the city council (which shall be one year or less, depending upon the individual circumstances), the council may order the improvements installed at the expense of the subdivider and the surety. In the event the cost of installing the required improvements exceeds the amount of the bond, the subdivider shall be liable to the city for additional costs. The amount that the cost of installing the required improvements exceeds the amount of the performance bond shall automatically become a lien upon any and all property within the subdivision owned by the owner and/or subdivider.</p>
			Findings	N/A

<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.D	As Built Drawing: Prior to acceptance by the city council of any improvements installed by the subdivider, two (2) sets of as built plans and specifications, certified by the subdivider's engineer, shall be filed with the city engineer. Within ten (10) days after completion of improvements and submission of as built drawings, the city engineer shall certify the completion of the improvements and the acceptance of the improvements, and shall submit a copy of such certification to the administrator and the subdivider. If a performance bond has been filed, the administrator shall forward a copy of the certification to the city clerk. Thereafter, the city clerk shall release the performance bond upon application by the subdivider.
			Findings	N/A
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.E	Monumentation: Following completion of construction of the required improvements and prior to certification of completion by the city engineer, certain land survey monuments shall be reset or verified by the subdivider's engineer or surveyor to still be in place. These monuments shall have the size, shape, and type of material as shown on the subdivision plat. The monuments shall be located as follows: <ol style="list-style-type: none"> 1. All angle points in the exterior boundary of the plat. 2. All street intersections, points within and adjacent to the final plat. 3. All street corner lines ending at boundary line of final plat. 4. All angle points and points of curves on all streets. 5. The point of beginning of the subdivision plat description.
			Findings	N/A

X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.F	<p>Lot Requirements:</p> <ol style="list-style-type: none"> 1. Lot size, width, depth, shape and orientation and minimum building setback lines shall be in compliance with the zoning district in which the property is located and compatible with the location of the subdivision and the type of development, and preserve solar access to adjacent properties and buildings. 2. Whenever a proposed subdivision contains lot(s), in whole or in part, within the floodplain, or which contains land with a slope in excess of twenty five percent (25%), based upon natural contours, or creates corner lots at the intersection of two (2) or more streets, building envelopes shall be shown for the lot(s) so affected on the preliminary and final plats. The building envelopes shall be located in a manner designed to promote harmonious development of structures, minimize congestion of structures, and provide open space and solar access for each lot and structure. Also, building envelopes shall be located to promote access to the lots and maintenance of public utilities, to minimize cut and fill for roads and building foundations, and minimize adverse impact upon environment, watercourses and topographical features. Structures may only be built on buildable lots. Lots shall only be created that meet the definition of "lot, buildable" in section 16.04.020 of this chapter. Building envelopes shall be established outside of hillsides of twenty five percent (25%) and greater and outside of the floodway. A waiver to this standard may only be considered for the following: <ol style="list-style-type: none"> a. For lot line shifts of parcels that are entirely within slopes of twenty five percent (25%) or greater to create a reasonable building envelope, and mountain overlay design review standards and all other city requirements are met. b. For small, isolated pockets of twenty five percent (25%) or greater that are found to be in compliance with the purposes and standards of the mountain overlay district and this section. 3. Corner lots outside of the original Ketchum Townsite shall have a property line curve or corner of a minimum radius of twenty five feet (25') unless a longer radius is required to serve an existing or future use. 4. Side lot lines shall be within twenty degrees (20°) to a right angle or radial line to the street line. 5. Double frontage lots shall not be created. A planting strip shall be provided along the boundary line of lots adjacent to arterial streets or incompatible zoning districts. 6. Every lot in a subdivision shall have a minimum of twenty feet (20') of frontage on a dedicated public street or legal access via an easement of twenty feet (20') or greater in width. Easement shall be recorded in the office of the Blaine County recorder prior to or in conjunction with recordation of the final plat.
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			Findings	<p>Re: #5, 151 Topaz is an existing, non-conforming double-frontage lot. This Readjustment of Lot Lines would create an additional double frontage lot (131 Topaz), which is not permitted. However, the applicant has submitted a Waiver Request consistent with the requirements of Title 16 to request a waiver from this standard. The Commission recommended approval of the waiver request.</p> <p>#2, 3, 4 are N/A.</p> <p>Standards #1, and #6 have been met.</p>
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.G	<p>G. Block Requirements: The length, width and shape of blocks within a proposed subdivision shall conform to the following requirements:</p> <ol style="list-style-type: none"> 1. No block shall be longer than one thousand two hundred feet (1,200'), nor less than four hundred feet (400') between the street intersections, and shall have sufficient depth to provide for two (2) tiers of lots. 2. Blocks shall be laid out in such a manner as to comply with the lot requirements. 3. The layout of blocks shall take into consideration the natural topography of the land to promote access within the subdivision and minimize cuts and fills for roads and minimize adverse impact on environment, watercourses and topographical features. 4. Except in the original Ketchum Townsite, corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the intersection of the streets.
			Findings	No new blocks are being created. NA.
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.H.1	<p>H. Street Improvement Requirements:</p> <ol style="list-style-type: none"> 1. The arrangement, character, extent, width, grade and location of all streets put in the proposed subdivision shall conform to the comprehensive plan and shall be considered in their relation to existing and planned streets, topography, public convenience and safety, and the proposed uses of the land;
			Findings	No new streets are proposed. NA.
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.H.2	<p>2. All streets shall be constructed to meet or exceed the criteria and standards set forth in chapter 12.04 of this code, and all other applicable ordinances, resolutions or regulations of the city or any other governmental entity having jurisdiction, now existing or adopted, amended or codified;</p>
			Findings	No new streets are proposed, only dedicated on right-of-way.
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.H.3	<p>3. Where a subdivision abuts or contains an existing or proposed arterial street, railroad or limited access highway right of way, the council may require a frontage street, planting strip, or similar design features;</p>
			Findings	NA the subdivision does not contain an existing or propose a new arterial street, railroad, or limited access highway.
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.H.4	<p>4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods;</p>

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

<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.H.12	12. A tangent of at least one hundred feet (100') long shall be introduced between reverse curves on arterial and collector streets;
			Findings	NA
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.H.13	13. Proposed streets which are a continuation of an existing street shall be given the same names as the existing street. All new street names shall not duplicate or be confused with the names of existing streets within Blaine County, Idaho. The subdivider shall obtain approval of all street names within the proposed subdivision from the County Assessor's office before submitting same to council for preliminary plat approval;
			Findings	NA
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.H.14	14. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills;
			Findings	NA
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.H.15	15. Street patterns of residential areas shall be designed to create areas free of through traffic, but readily accessible to adjacent collector and arterial streets;
			Findings	NA
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.H.16	16. Reserve planting strips controlling access to public streets shall be permitted under conditions specified and shown on the final plat, and all landscaping and irrigation systems shall be installed as required improvements by the subdivider;
			Findings	NA
X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.H.17	17. In general, the centerline of a street shall coincide with the centerline of the street right of way, and all crosswalk markings shall be installed by the subdivider as a required improvement;
			Findings	Dedication of ROW is proposed to be offset from property lines fronting existing streets.
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.H.18	18. Street lighting shall be required consistent with adopted city standards and where designated shall be installed by the subdivider as a requirement improvement;
			Findings	N/A streetlights are not required in this zoning district.
X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.H.19	19. Private streets may be allowed upon recommendation by the commission and approval by the Council. Private streets shall be constructed to meet the design standards specified in subsection H2 of this section and chapter 12.04 of this code;
			Findings	Dedication of right-of-way in front of the subject parcels is required and proposed.
<input type="checkbox"/>	<input type="checkbox"/>	X	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

<input type="checkbox"/>	<input type="checkbox"/>	X	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
<input type="checkbox"/>	<input type="checkbox"/>	X	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 sidewalks, curb and gutter are not required in this zoning district.
<input type="checkbox"/>	<input type="checkbox"/>	X	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 in this subdivision application.
<input type="checkbox"/>	<input type="checkbox"/>	X	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
<input type="checkbox"/>	<input type="checkbox"/>	X	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 parcels are not located in a commercial or industrial zone.

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

X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.K	<p>K. Sanitary Sewage Disposal Improvements: Central sanitary sewer systems shall be installed in all subdivisions and connected to the Ketchum sewage treatment system as a required improvement by the subdivider.</p> <p>Construction plans and specifications for central sanitary sewer extension shall be prepared by the subdivider and approved by the City Engineer, Council and Idaho Health Department prior to final plat approval. In the event that the sanitary sewage system of a subdivision cannot connect to the existing public sewage system, alternative provisions for sewage disposal in accordance with the requirements of the Idaho Department of Health and the Council may be constructed on a temporary basis until such time as connection to the public sewage system is possible. In considering such alternative provisions, the Council may require an increase in the minimum lot size and may impose any other reasonable requirements which it deems necessary to protect public health, safety and welfare.</p>
			Findings	<p>151 Topaz is connected to municipal sewer.</p> <p>131 Topaz is not currently connected to municipal sewer but because it is an existing lot and this action is a readjustment of existing lot lines connection is not required at this time.</p>
X	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.L	<p>L. Water System Improvements: A central domestic water distribution system shall be installed in all subdivisions by the subdivider as a required improvement. The subdivider shall also be required to locate and install an adequate number of fire hydrants within the proposed subdivision according to specifications and requirements of the City under the supervision of the Ketchum Fire Department and other regulatory agencies having jurisdiction. Furthermore, the central water system shall have sufficient flow for domestic use and adequate fire flow. All such water systems installed shall be looped extensions, and no dead end systems shall be permitted. All water systems shall be connected to the Municipal water system and shall meet the standards of the following agencies: Idaho Department of Public Health, Idaho Survey and Rating Bureau, District Sanitarian, Idaho State Public Utilities Commission, Idaho Department of Reclamation, and all requirements of the City.</p>
			Findings	<p>151 Topaz is connected to municipal water.</p> <p>131 Topaz is not currently connected to municipal water but because it is an existing lot and this action is a readjustment of existing lot lines connection is not required at this time.</p>
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.M	<p>M. Planting Strip Improvements: Planting strips shall be required improvements. When a predominantly residential subdivision is proposed for land adjoining incompatible uses or features such as highways, railroads, commercial or light industrial districts or off street parking areas, the subdivider shall provide planting strips to screen the view of such incompatible features. The subdivider shall submit a landscaping plan for such planting strip with the preliminary plat application, and the landscaping shall be a required improvement.</p>
			Findings	<p>N/A, this is readjustment of lot lines of existing lots and none of the conditions described by this standards are applicable.</p>

<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.N.1	<p>N. Cuts, Fills, And Grading Improvements: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts, fills, alterations of topography, streams, drainage channels, and disruption of soils and vegetation. The design criteria shall include the following:</p> <p>1. A preliminary soil report prepared by a qualified engineer may be required by the commission and/or Council as part of the preliminary plat application.</p>
			Findings	Item #1, soil report, not required by staff as area is already platted and this is a small-scale readjustment of lot lines.
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.N.2	<p>2. Preliminary grading plan prepared by a civil engineer shall be submitted as part of all preliminary plat applications. Such plan shall contain the following information:</p> <p>a. Proposed contours at a maximum of five foot (5') contour intervals. b. Cut and fill banks in pad elevations. c. Drainage patterns. d. Areas where trees and/or natural vegetation will be preserved. e. Location of all street and utility improvements including driveways to building envelopes. f. Any other information which may reasonably be required by the Administrator, commission or Council to adequately review the affect of the proposed improvements.</p>
			Findings	N/A, no grading will occur. This is a readjustment of lot lines for existing lots.
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.N.3	<p>3. Grading shall be designed to blend with natural landforms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.</p>
			Findings	N/A, no grading will occur. This is a readjustment of lot lines for existing lots.
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.N.4	<p>4. Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for open space for the benefit of future property owners within the subdivision.</p>
			Findings	NA
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.N.5	<p>5. Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such times as such revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion.</p>
			Findings	No disturbance will occur. This action is a readjustment of lot lines for existing lots.

<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.N.6	<p>6. Where cuts, fills, or other excavations are necessary, the following development standards shall apply:</p> <p>a. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability.</p> <p>b. Fills shall be compacted to at least ninety five percent (95%) of maximum density as determined by AASHO T99 (American Association of State Highway Officials) and ASTM D698 (American Standard Testing Methods).</p>
			Findings	No disturbance will occur. This action is a readjustment of lot lines for existing lots.
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.0	<p>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.</p>
			Findings	There are no culverts or drainage improvements in the vicinity.
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.P	<p>P. Utilities: In addition to the terms mentioned in this section, all utilities including, but not limited to, electricity, natural gas, telephone and cable services shall be installed underground as a required improvement by the subdivider. Adequate provision for expansion of such services within the subdivision or to adjacent lands including installation of conduit pipe across and underneath streets shall be installed by the subdivider prior to construction of street improvements.</p>
			Findings	N/A – extension of utilities is not required as this is a readjustment of lot lines between existing lots.
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.Q	<p>Q. Off Site Improvements: Where the off site impact of a proposed subdivision is found by the commission or Council to create substantial additional traffic, improvements to alleviate that impact may be required of the subdivider prior to final plat approval, including, but not limited to, bridges, intersections, roads, traffic control devices, water mains and facilities, and sewer mains and facilities.</p>
			Findings	N/A

<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.R	R. Avalanche And Mountain Overlay: All improvements and plats (land, planned unit development, townhouse, condominium) created pursuant to this chapter shall comply with City of Ketchum Avalanche Zone District and Mountain Overlay Zoning District requirements as set forth in Title 17 of this Code.
			Findings	N/A property is not in Avalanche or Mountain Overlay.
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.040.S	S. Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.
			Findings	N/A

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.
3. The Commission has authority to review and recommend approval of the applicant's Lot Line Shift Preliminary Plat with waiver request pursuant to Chapter 16.04 of Ketchum Code Title 16.
4. 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, September 15th, 2020 subject to the following conditions:

1. An indemnification agreement, indemnifying the city for damages to the existing fences located on both lots, shall be recorded prior to recording the Final Plat and the instrument number for the Agreement shall be indicated on the Final Plat; and
2. 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; and
3. The recorded plat shall show a minimum of two Blaine County Survey Control Monuments with ties to the property and an inverse between the two monuments. The Survey Control Monuments shall be clearly identified on the face of the map; and
4. An electronic CAD file shall be submitted to the City of Ketchum prior to final plat signature by the City Clerk. The electronic CAD file shall be submitted to the Blaine County Recorder's office concurrent with the recording of the Plat containing the following minimum data:

- a. Line work delineating all parcels and roadways on a CAD layer/level designated as “parcel”;
- b. Line work delineating all roadway centerlines on a CAD layer/level designated as “road”;
and
- c. Line work that reflects the ties and inverses for the Survey Control Monuments shown on the face of the Plat shall be shown on a CAD layer/level designated as “control”; and,

5. 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; and

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 15th day of September, 2020.

Neil Morrow, Chair, Planning and Zoning Commission

Suzanne Frick, Director of Planning and Building



City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
MEETING OF SEPTEMBER 15, 2020

PROJECT: Delong Townhome Design Review

FILE NUMBER: P20-051

ASSOCIATED PERMITS: Preliminary Plat 19-013, Final Plat 19-043, Building Permit 17-111, Building Permit 08-005

APPLICATION TYPE: Design Review

REPRESENTATIVE: Michael Mattias, AIA

PROPERTY OWNER: Roland Delong

LOCATION: 660 N 4th Avenue (West Ketchum Fadeaway Townhomes Subdivision: Block 1: Sublot 1)

ZONING: General Residential Low Density (GR-L) Zoning District

NOTICE: A public hearing notice for the project was mailed to all owners of property adjacent to the project site on August 26th, 2020. The public hearing notice for the Design Review application was published in the Idaho Mountain Express on August 26th, 2020. As of the publication of this Staff Report, the Planning & Building Department has received no public comment regarding this project.

REVIEWER: Abby Rivin, Associate Planner

NEW DETACHED TOWNHOME

The applicant, architect Mike Mattias representing property owner Roland Delong, has proposed a new townhome unit and detached garage located at 660 N 4th Avenue within the City’s General Residential Low Density (GR-L) Zoning District in West Ketchum. The proposed detached townhome unit is 21-feet tall with a total floor area of 1,500 square feet.



Figure 1. Colored West Elevation, Design Review Project Plans

WEST KETCHUM FADEAWAY TOWNHOMES

The West Ketchum Fadeaway Townhomes Subdivision is comprised of two townhouse sublots on Lot 6 of Block 73 within Ketchum's Townsite. Sublot 2 is developed with an A-frame house, which was constructed in 1943. The property owner submitted a Demolition Permit Application to demolish the historic A-frame on April 27th, 2020. The required 60-day waiting period (KMC §15.16.040) following the publication of the notice of intent to demolish the historic building concluded on July 7th, 2020. Sublot 2 is developed with a detached townhome accessed from the Block 73 alleyway, which was constructed in 2017 (Building Permit #17-111).

In 2019, City Council approved a Final Plat to subdivide Lot 6 of Block 73 within Ketchum's Townsite into two townhouse sublots. The historic A-frame and the new home constructed in 2017 became two detached townhomes through the subdivision process. In the GR-L Zone, permitted uses include two one-family dwellings and a multi-family development containing up to two dwelling units (Footnotes 1 and 2 of KMC §17.12.020) provided that the property conforms to the 8,000-square-foot minimum lot area (KMC §17.12.030). Townhome developments in the City of Ketchum may be constructed as a single building with units separated by a party wall or may be constructed as single buildings containing single townhouse units (KMC §16.04.020).



Figure 2. Location Context: 660 N 4th Avenue

NEIGHBORHOOD CONTEXT

All eight lots within Block 73 of Ketchum's Townsite have been subdivided to accommodate two multi-family dwelling units. These townhome developments include both detached unit configurations as well as attached units in a single duplex building separated by a party wall. The Turner Condominiums duplex, developed in 1981, neighbors the subject property to the south along 4th Avenue. The property located at the corner of 4th Avenue & 6th Street was developed with two detached dwelling units in 1964 and the lot was split prior to the City's adoption of its first subdivision ordinance in 1979

(Ordinance No. 316). The Lantern Townhomes Phased Development neighbors the subject property to the north and is developed with one detached townhome unit. Multi-family developments across the alley include the Winter Wren Townhouses subdivided in 2002, the Amkay Townhomes duplex built in 1975, the Sparto Townhomes developed in 2005, and the Foxhole Townhomes developed in 2017.

Like many areas of West Ketchum, Block 73 has an assortment of old and new homes with a range of architectural styles. Some of these developments have two identical townhomes that match in size, architectural design, and exterior materials. Other detached configurations, like the Winter Wren development, have two unique homes with different sizes and design styles.

DESIGN REVIEW

Ketchum Municipal Code §17.96.010.A3 requires Design Review for the construction of new multi-family dwellings, including detached townhomes. The following analysis highlights certain Design Review standards for the Planning & Zoning Commission's consideration. Staff's comprehensive analysis of the project is attached as Exhibit C, including: (1) the project's compliance with zoning and dimensional standards, (2) evaluation of Design Review criteria, and (3) City Department comments.

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, West Ketchum is a distinct and recognizable area of town.

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. The proposed townhome is similar in size and scale to older homes within the neighborhood.

West Ketchum History

The 2005 Ketchum Reconnaissance Survey of historic properties identified West Ketchum as an early settlement area and historic neighborhood:

West Ketchum, which was originally part of the McCoy homestead during 1880's, was initially settled by families who tried to raise stock animals and sustenance gardens. When homesteaders moved out because of lack of sunlight, the area later became a summer home area. Much of West Ketchum that developed during the early 1930's to 1940's was owned by Ned Foster and referred to as "Fosterville." Soon after the advent of Sun Valley Resort by Averill Harriman, summer homes and tourists cabins such as the Wood River Motel were built in places such as the Pines, which is now a Planned Unit Development. Although most of the cabins and houses from that era have been torn down or remodeled beyond recognition, a hand full remain that retain some qualities and historic landscape features from the era of summer home development. (Walsworth and Associates, 2005 Reconnaissance Survey, Archeological and Historic Survey Report, page 21)

Exterior Materials & Colors

The elevations on Sheet 5 of the project plans note the exterior materials. The applicant has provided one colored elevation illustrating the front façade. Pictures and specifications of the proposed exterior materials have also been included in the project plans. The design utilizes natural materials and colors, like cedar siding and stone veneer, which complement the home's mountainous surroundings. The neighboring townhome on subplot 2 is also characterized by natural materials and colors. The proposed townhome on subplot 1 has a darker color palette with predominately reddish-brown stained cedar and black trim. The existing townhome on subplot 2 has a lighter color palette with gray-tinted beige stone veneer and khaki-tan stucco with dark brown vertical siding and trim. The project's materials and colors complement the surrounding neighborhood's design style. Homes in West Ketchum use natural materials and simple geometric designs characteristic of an alpine setting.

Architectural

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

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

Two-story and one-story vertical elements of stone veneer provide relief from the horizontal cedar siding. The two-floors of the townhome unit are visually distinguished by the second-level balcony at the front elevation and a cedar trim band wrapping across all facades. Black aluminum-clad window and door openings, metal fascia, and the balcony's railing detail provide further relief from the horizontal cedar siding. The slight slope of the mono-pitched roof decreases the bulk of the box-shaped building. The back wall is stark compared to the front and side elevations with only the cedar trim band, two windows, and one door opening. The existing townhome on subplot 2 is 23'-8" tall and will block this flat façade from public view.

STAFF RECOMMENDATION

After considering the project plans attached as Exhibit B, Staff's analysis attached as Exhibit C, the applicant's presentation, and any public comment received, Staff recommends the Commission move to approve the Design Review application for the Delong Townhome.

RECOMMENDED MOTION

"I move to approve the Design Review application for the new Delong Townhome subject to conditions."

RECOMMENDED CONDITIONS OF APPROVAL

1. This Design Review approval is subject to all comments and conditions as described in Exhibits C1, C2, and C3.
2. This Design Review approval is based on the plans and information presented and approved at the meeting on the date noted herein. Building Permit plans for all on-site improvements must conform to the approved Design Review plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal.
3. All governing ordinances, requirements, and regulations of the Fire Department (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.
4. 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.
 5. The term of Design Review approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations (KMC §17.96.090).
 6. All Design Review elements shall be completed prior to issuance of a Certificate of Occupancy for the building.
 7. 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.
 8. 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.
 9. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.
 10. The applicant shall submit a Lot Line Shift application for review and approval by the Ketchum City Council to amend the building footprint recorded to subplot 1 of the West Ketchum Fadeaway Townhomes Subdivision Plat to reflect the new townhome unit and detached garage. The plat map amending the building footprint shall be recorded prior to issuance of a Certificate of Occupancy for the townhome development.

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

Exhibit A:

Design Review Application



City of Ketchum
Planning & Building

OFFICIAL USE ONLY	
File No:	P20-0511
Date Received:	7-1-20
By:	A. Ryan
Pre-Application Fee Paid:	1400.00
Design Review Fee Paid:	
Approved Date:	
Denied Date:	
By:	
ADRE: Yes <input type="checkbox"/> No <input type="checkbox"/>	

Design Review Application

APPLICANT INFORMATION

Project Name: <u>DELONG RESIDENCE</u>	Phone: <u>310-418-7710</u>
Owner: <u>ROLAND DELONG</u>	Mailing Address: <u>813 S. CATALINA AVE, #D</u>
Email:	<u>REDONDO BEACH, CA 90277</u>
Architect/Representative: <u>MICHAEL MATTIAS</u>	Phone: <u>208-720-3568</u>
Email: <u>mikeahdesign@gmail.com</u>	Mailing Address:
Architect License Number:	<u>PO BOX 1733 HAILEY ID 83333</u>
Engineer of Record: <u>Galena Engineering Mark Phillips</u>	Phone: <u>208-788-1705</u>
Email: <u>mark@galena-engineering.com</u>	Mailing Address:
Engineer License Number:	<u>317 N. River St, Hailey ID 83333</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: <u>Sublot 1, Block 1 of West Ketchum Fadedway Townhomes Blaine County Idaho</u>
Street Address: <u>660 N 4th Avenue N, Ketchum, Idaho</u>
Lot Area (Square Feet): <u>4356 Sqft</u>
Zoning District: <u>GRL</u> <u>RPK02580010010</u>
Overlay District: <u>N/A</u> <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: <u>Residence</u> Number of Residential Units: <u>1</u>

TOTAL FLOOR AREA

	Proposed	Existing
Basements	<u>None</u> Sq. Ft.	Sq. Ft.
1 st Floor	<u>769 Sqft</u> Sq. Ft.	Sq. Ft.
2 nd Floor	<u>731 Sqft</u> Sq. Ft.	Sq. Ft.
3 rd Floor	<u> </u> Sq. Ft.	Sq. Ft.
Mezzanine	<u> </u> Sq. Ft.	Sq. Ft.
Total	<u>1500 Sqft</u> Sq. Ft.	Sq. Ft.

FLOOR AREA RATIO

Community Core: <u>23%</u>	Tourist:	General Residential-High:
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BUILDING COVERAGE/OPEN SPACE

Percent of Building Coverage: <u>23%</u>
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DIMENSIONAL STANDARDS/PROPOSED SETBACKS

Front: <u>15 ft</u>	Side: Main - <u>7 ft</u>	Side: <u>7 ft</u>	Rear: <u>10 ft</u>
Building Height: <u>21 ft / Garage = 10 ft</u>	Garage - <u>5 ft</u>	<u>5 ft</u>	

OFF STREET PARKING

Parking Spaces Provided: <u>3</u>
Curb Cut: Sq. Ft. %

WATER SYSTEM

<input checked="" type="checkbox"/> Municipal Service	<input type="checkbox"/> Ketchum Spring Water
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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

7/1/2020
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.

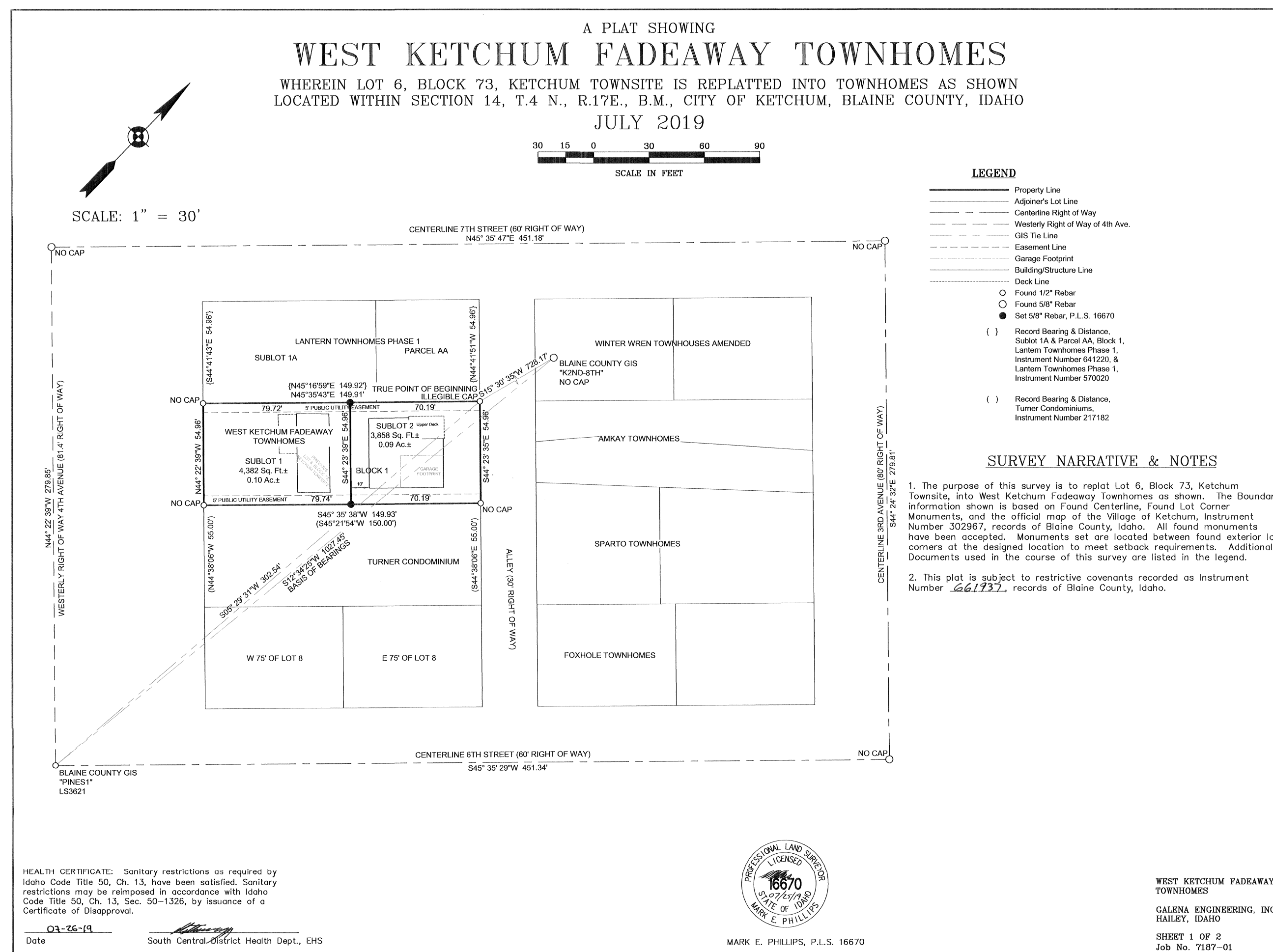
B. Sidewalks:

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.

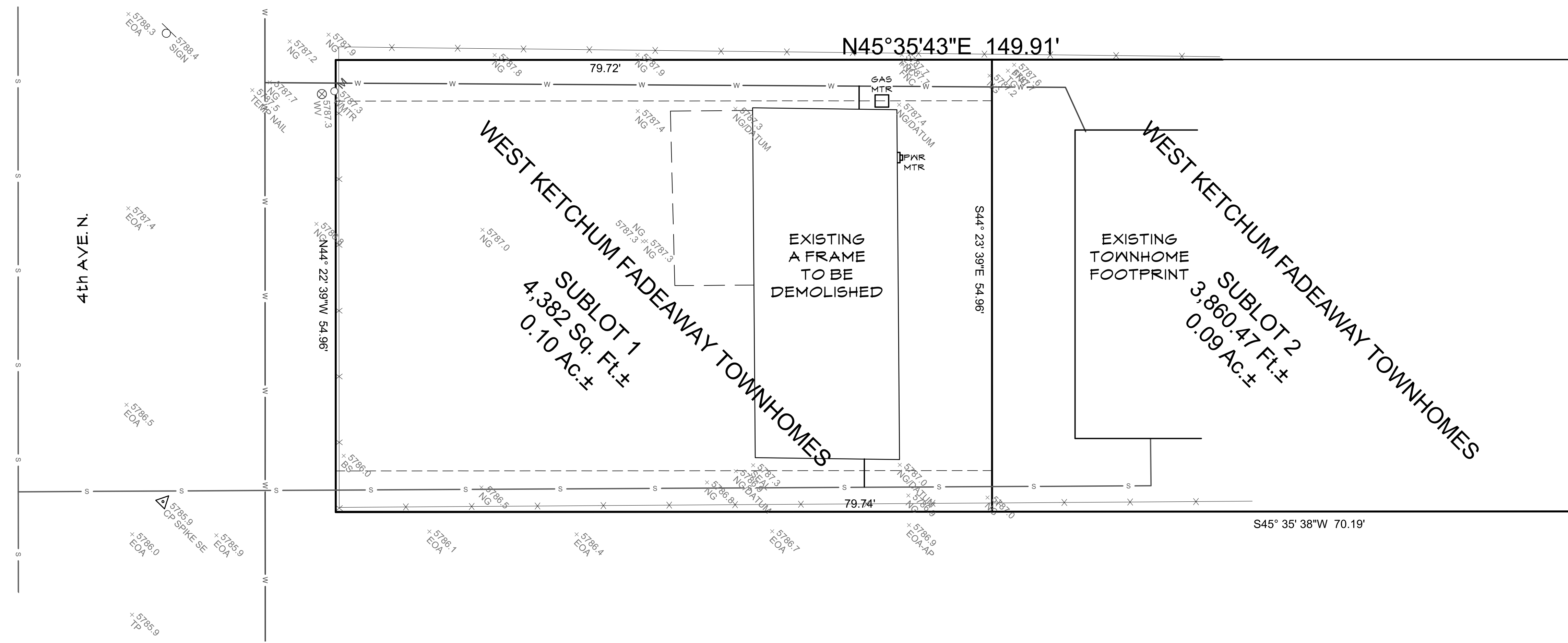
C. Drainage:

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.

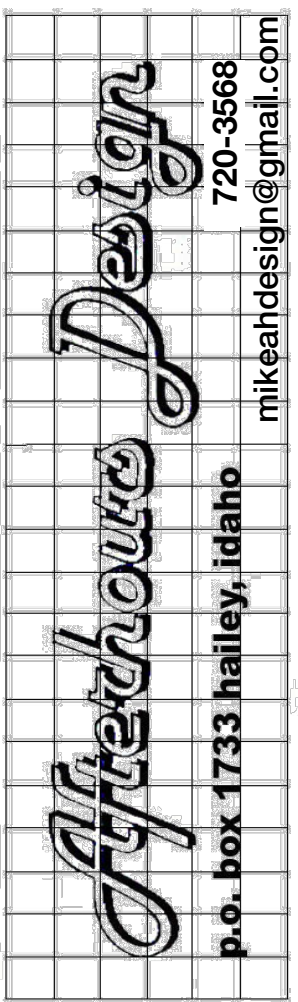
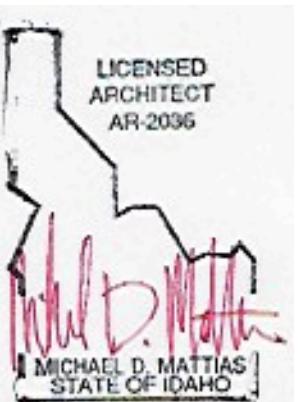
Exhibit B: Project Plans



VICINITY MAP 

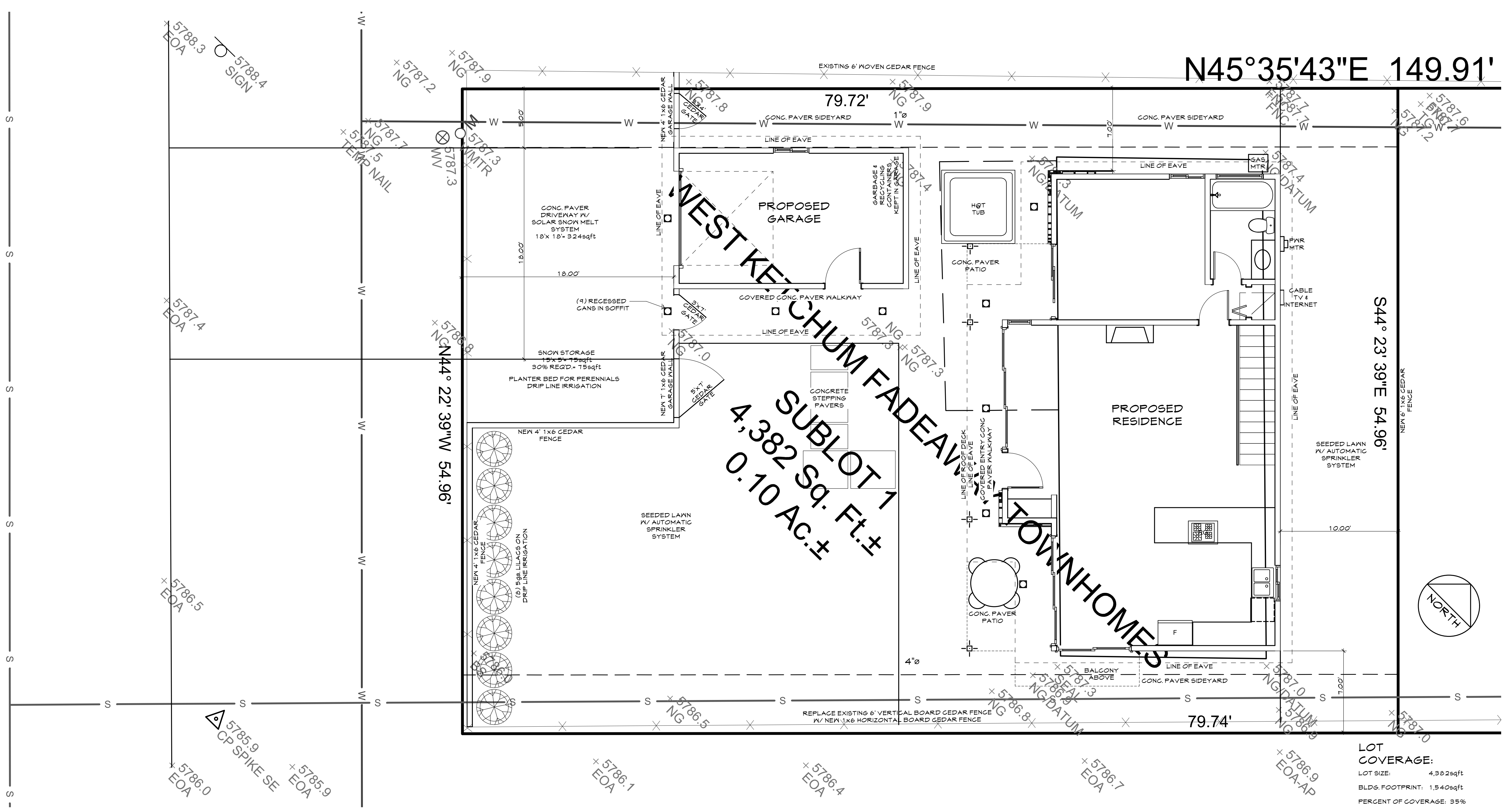


1 FADEAWAY TOWNHOMES UTILITIES
SCALE: 1/8" = 1'-0"



ALLEY

1 A



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

LOT COVERAGE:
LOT SIZE: 4,382sqft
BLDG. FOOTPRINT: 1,540sqft
PERCENT OF COVERAGE: 35%

N45°35'43"E 149.91'

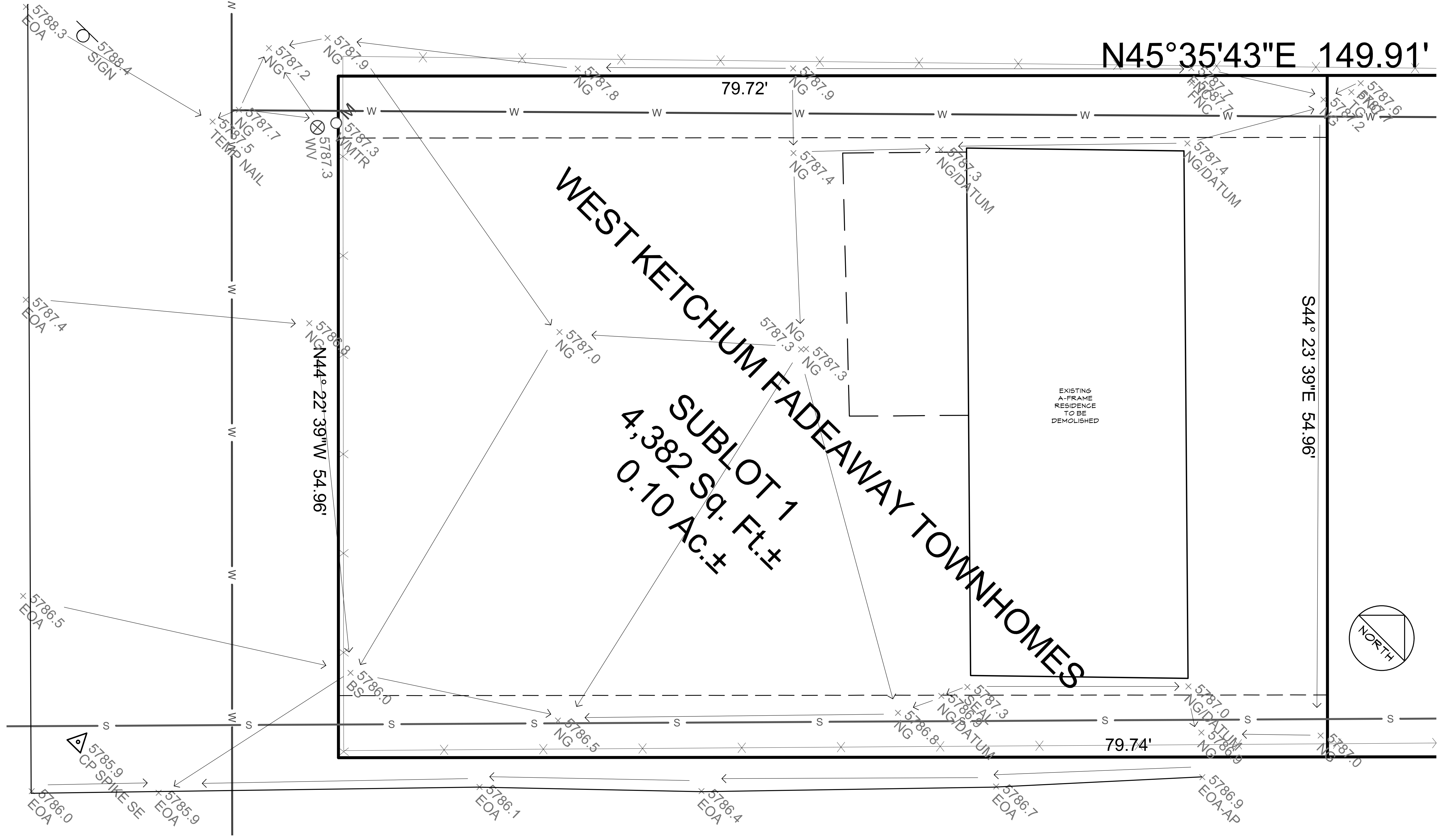
S44°23'39"E 54.96'

WEST KETCHUM FADEAW TOWNHOMES
SUBLOT 1
4,382 Sq. Ft.±
0.10 AC.±

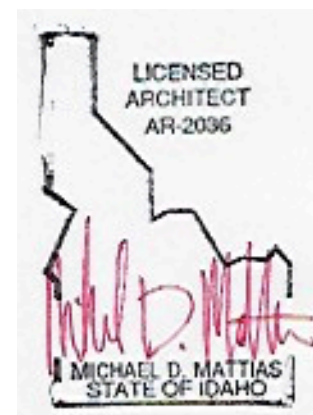
DELONG RESIDENCE
660 N. 4th Ave, Ketchum, Idaho



Afterhours Design
720-3568
p.o. box 1733 hailey, idaho
mikeanddesign@gmail.com

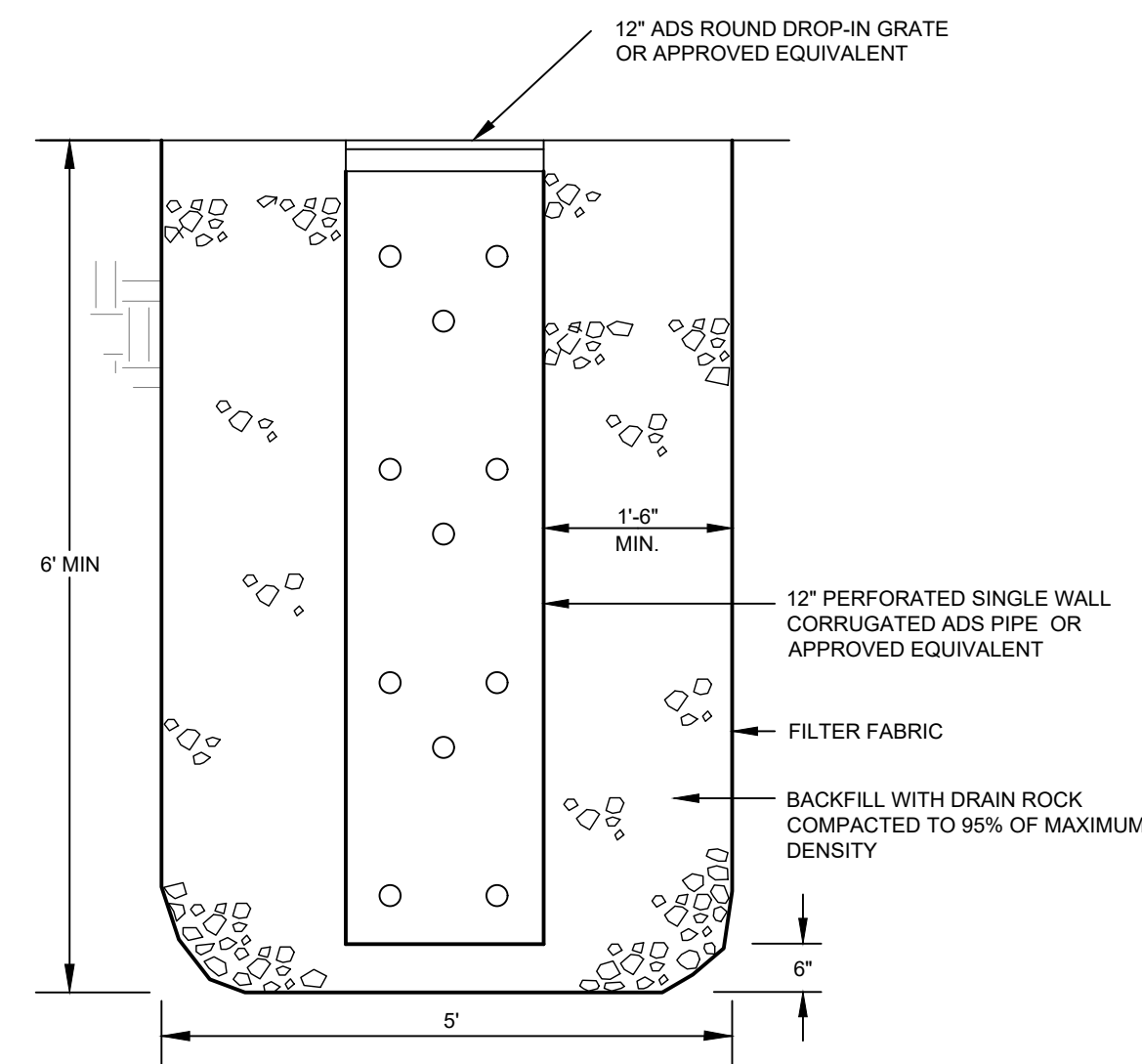


EXISTING SITE DRAINAGE
 scale: 1/4" = 1'-0"

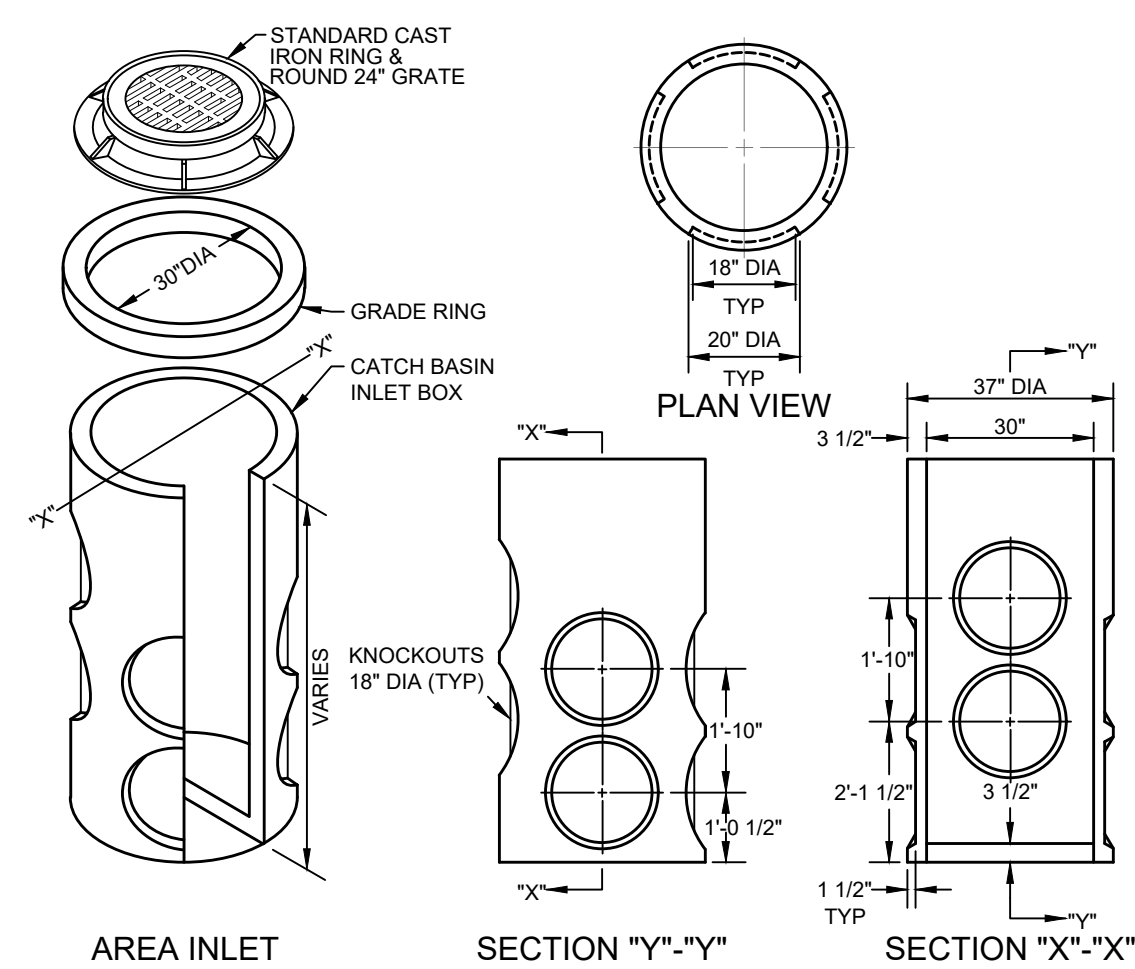


Afterhours Design
 P.O. Box 1733 Hailey, Idaho 720-3568
 mikeahdesign@gmail.com

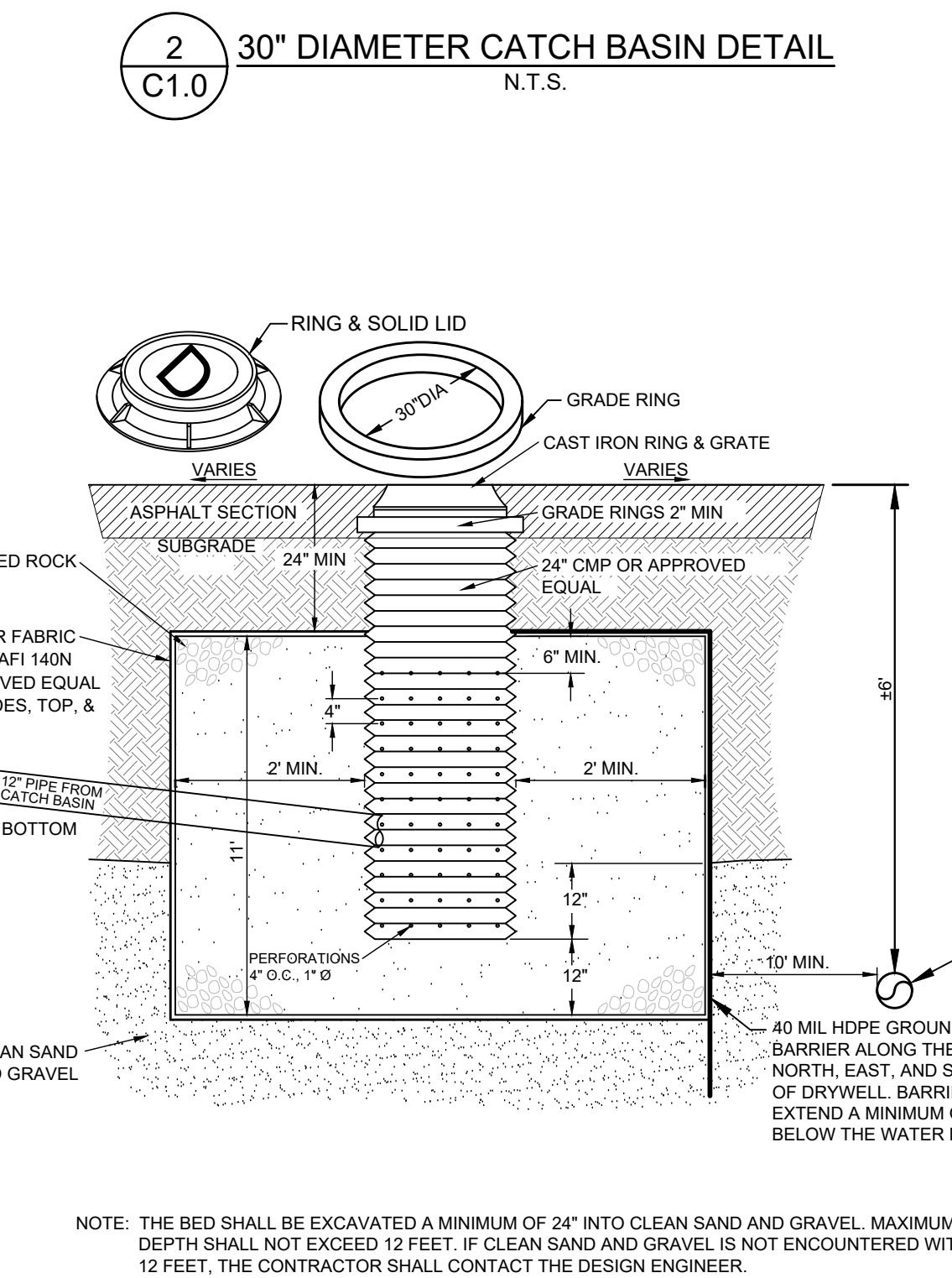
DELONG RESIDENCE
 660 N. 4th Ave, Ketchum, Idaho



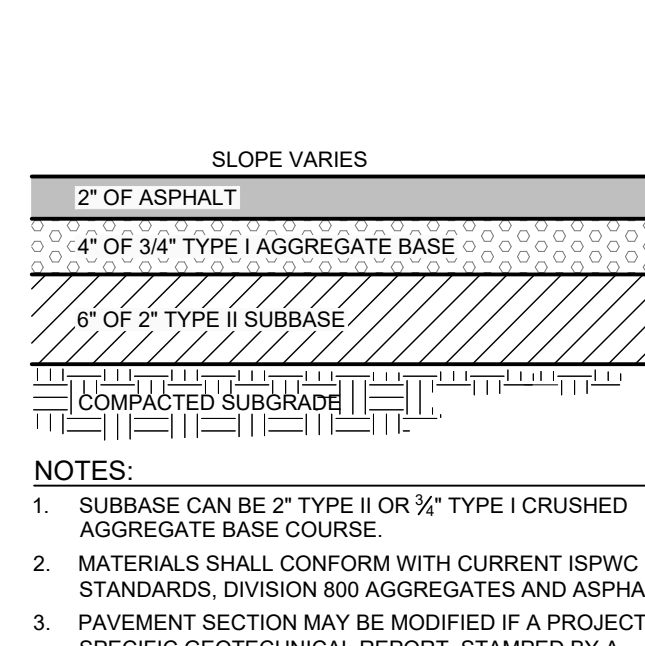
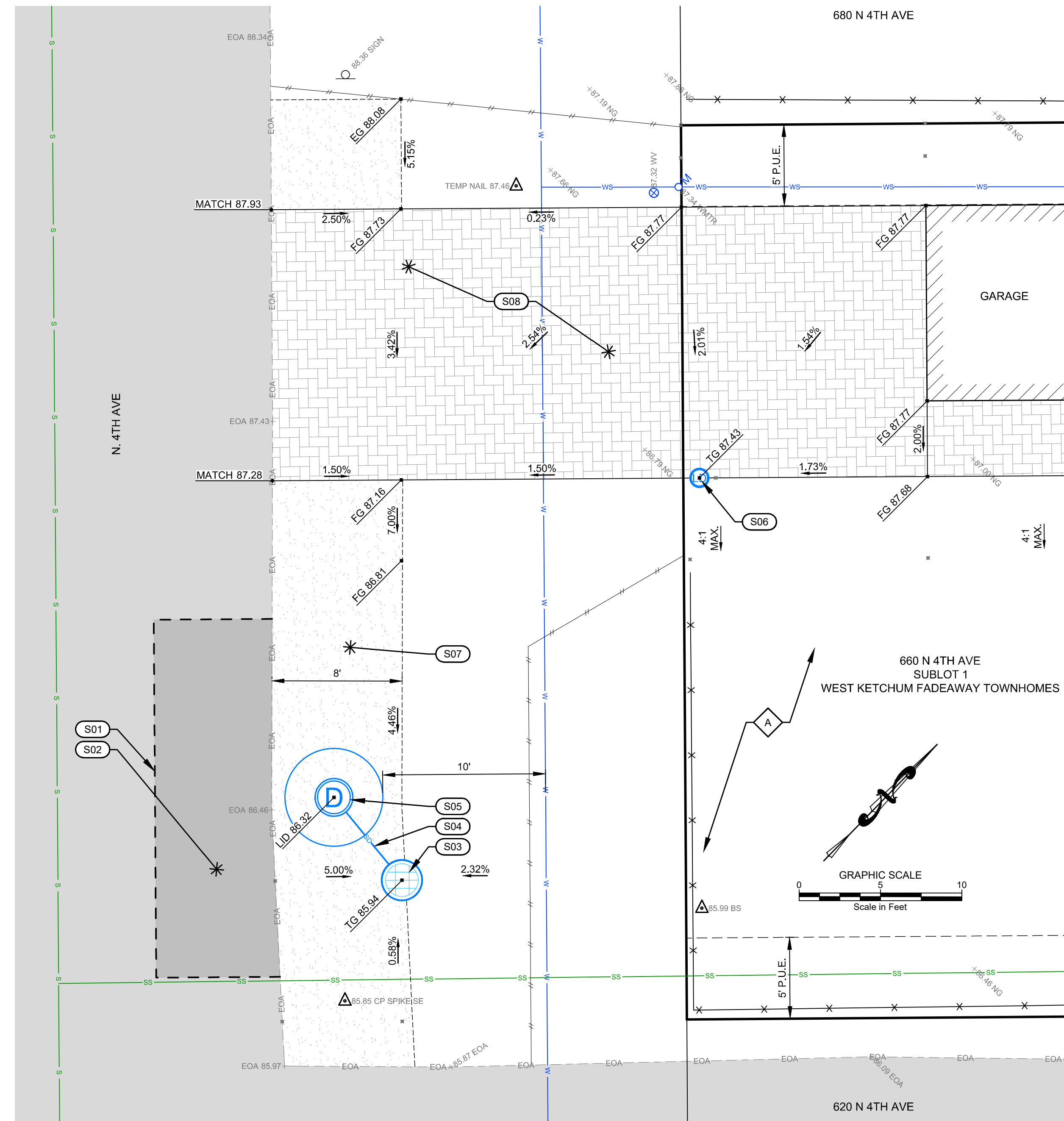
1
C1.0 LANDSCAPE DRYWELL DETAIL
N.T.S.



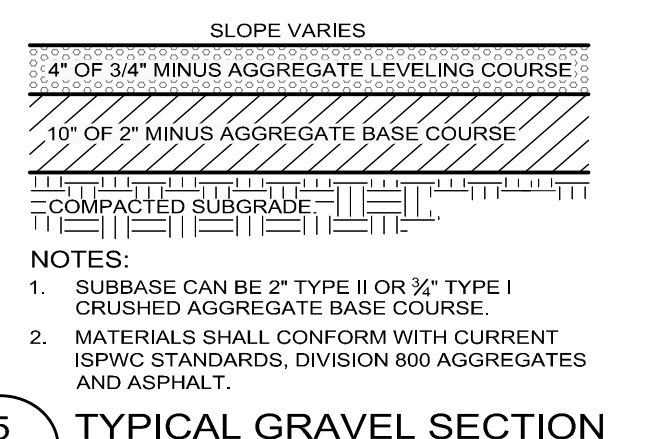
2
C1.0 30" DIAMETER CATCH BASIN DETAIL
N.T.S.



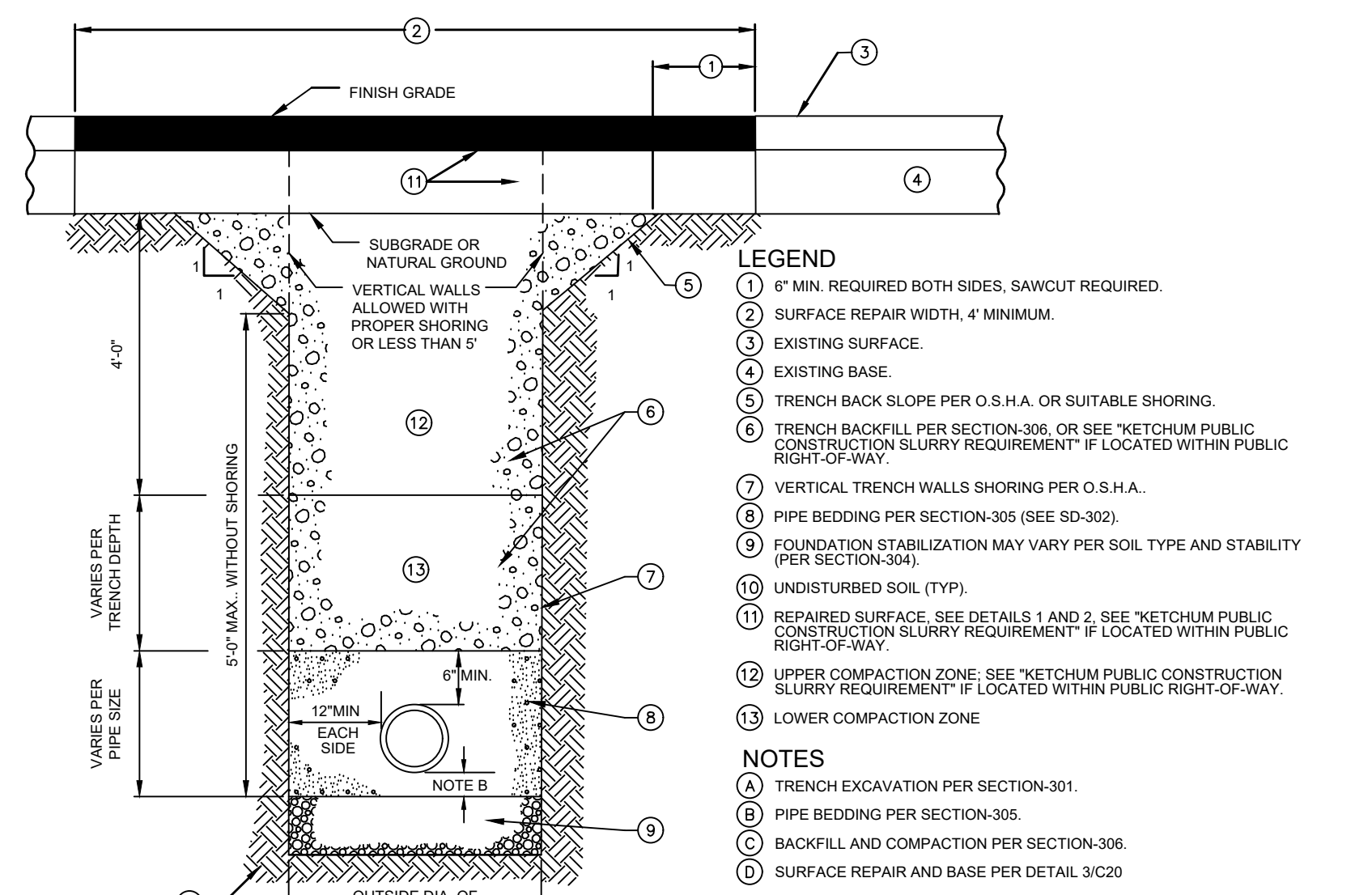
3
C1.0 DRYWELL DETAIL (6")
N.T.S.



4
C1.0 TYPICAL ASPHALT DRIVEWAY SECTION
N.T.S.



5
C1.0 TYPICAL GRAVEL SECTION
N.T.S.



6
C1.0 TYPICAL TRENCH SECTION
N.T.S.

- CONSTRUCTION NOTES**
- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPCW) AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPCW AND CITY OF KETCHUM STANDARDS ON SITE DURING CONSTRUCTION.
 - THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION.
 - CONTRACTOR SHALL COORDINATE RELOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) WITH THE APPROPRIATE UTILITY FRANCHISE.
 - THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS MAY INCLUDE ENCROACHMENT PERMITS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE).
 - ALL CLEARING & GRUBBING SHALL CONFORM TO ISPCW SECTION 201.
 - ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPCW SECTION 202. SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE, GRADE, AND CROSS-SECTION SHOWN ON THE PLANS. THE SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-698. THE CONTRACTOR SHALL WATER OR AERATE SUBGRADE AS NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT. IN-LIEU OF DENSITY MEASUREMENTS, THE SUBGRADE MAY BE PROOF-ROLLED TO THE APPROVAL OF THE ENGINEER.
 - PROOF-ROLLING: AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO PLACING COURSE GRAVEL, THE CONTRACTOR SHALL PROOF ROLL THE SUBGRADE WITH A 5-TON SMOOTH DRUM ROLLER, LOADED WATER TRUCK, OR LOADED DUMP TRUCK, AS ACCEPTED BY THE ENGINEER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS, AND/OR AREAS NOT CAPABLE OF COMPACTION ACCORDING TO THESE SPECIFICATIONS. UNSUITABLE OR DAMAGED SUBGRADE IS WHEN THE SOIL MOVES, PUMPS AND/OR DISPLACES UNDER ANY TYPE OF PRESSURE INCLUDING FOOT TRAFFIC LOADS.
 - IF, IN THE OPINION OF THE ENGINEER, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO, OR PROTECTION OF, THE SUBGRADE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR THE DAMAGED SUBGRADE BY OVER-EXCAVATION OF UNSUITABLE MATERIAL TO FIRM SUBSOIL, LINE EXCAVATION WITH GEOTEXTILE FABRIC, AND BACKFILL WITH PIT RUN GRAVEL.
 - ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPCW 802, TYPE II (ITD STANDARD 703.04, 2"). SHALL BE PLACED IN CONFORMANCE WITH ISPCW SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
 - ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPCW 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPCW SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
 - ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPCW SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPCW SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPCW SECTION 805.
 - ASPHALT SAWCUTS SHALL BE AS INDICATED ON THE DRAWINGS, OR 24" INCHES FROM EDGE OF EXISTING ASPHALT, IF NOT INDICATED OTHERWISE SO AS TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
 - TRAFFIC CONTROL SHALL BE PER THE TRAFFIC CONTROL PLAN. CONTRACTOR WILL NEED TO MAINTAIN ACCESS TO ALL PRIVATE PROPERTIES, UNLESS OTHERWISE COORDINATE WITH THE PROPERTY OWNER THROUGH THE CITY ENGINEER.
 - ALL TRENCHING SHALL CONFORM TO ISPCW STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
 - PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS; ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.
 - EXISTING CONDITIONS AND BOUNDARY INFORMATION SHOWN HEREON ARE PER A SURVEY CONDUCTED BY GALENA ENGINEERING. TOPOGRAPHIC INFORMATION IS AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED (05/22/19).
 - ALL ELEVATIONS ARE TRUNCATED (i.e. 86.46 = 5786.46).

CONSTRUCTION KEY NOTES

- S01 SAWCUT ASPHALT AS SHOWN TO PROVIDE CLEAN VERTICAL EDGE. REMOVE AND DISPOSE OF ASPHALT.
- S02 CONSTRUCT ASPHALT ROADWAY REPAIR. SEE DETAIL 4, THIS SHEET.
- S03 INSTALL CATCH BASIN. SEE DETAIL 2, THIS SHEET. RIM = 5785.94 INV. OUT = 5782.94
- S04 INSTALL 12" ADS N-12 STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 2.0%. SEE DETAIL 6, THIS SHEET FOR TRENCHING.
- S05 CONSTRUCT DRYWELL. NOTE GROUNDWATER BARRIER SHOWN ON DETAIL. SEE DETAIL 3, THIS SHEET. RIM = 5786.32 INV. IN = 5882.74
- S06 CONSTRUCT LANDSCAPE DRYWELL. SEE DETAIL 1, THIS SHEET. RIM = 5787.43
- S07 CONSTRUCT 8" WIDE GRAVEL SHOULDER. SEE DETAIL 5, THIS SHEET.
- S08 INSTALL HEATED PAVER DRIVEWAY. SEE ARCHITECTURAL PLANS FOR DETAILS.
- A GRADE LANDSCAPE AREA PER ARCHITECTURAL PLANS.

LEGEND

Existing Items	Proposed Items
Property Line	Sawcut Line
Adjacent's Lot Line	Asphalt
Easement, as shown	Pavers
Survey Control Point	Gravel Shoulder
Asphalt	Limits of Disturbance within R/W
EOA = Edge of Asphalt	
Sign	
FNC = Fence	Drywell
SS = Sewer Service	12" Storm Drain
S = Sewer Main	Catch Basin
W = Water Main	Landscape Drywell
WS = Water Service	
WMTR = Water Meter	
AP = Angle Point	
EG = Existing Grade	
FG = Finished Grade	
NG = Natural Grade	
P.U.E. = Public Utility Easement	
TG = Top of Grate	
TA = Top of Asphalt	

SUBLOT 1, WEST KETCHUM FADEAWAY TOWNHOMES
660 N 4TH AVE
GRADING AND DRAINAGE PLAN
 LOCATED WITHIN SECTION 14, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR ROLAND DELONG

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

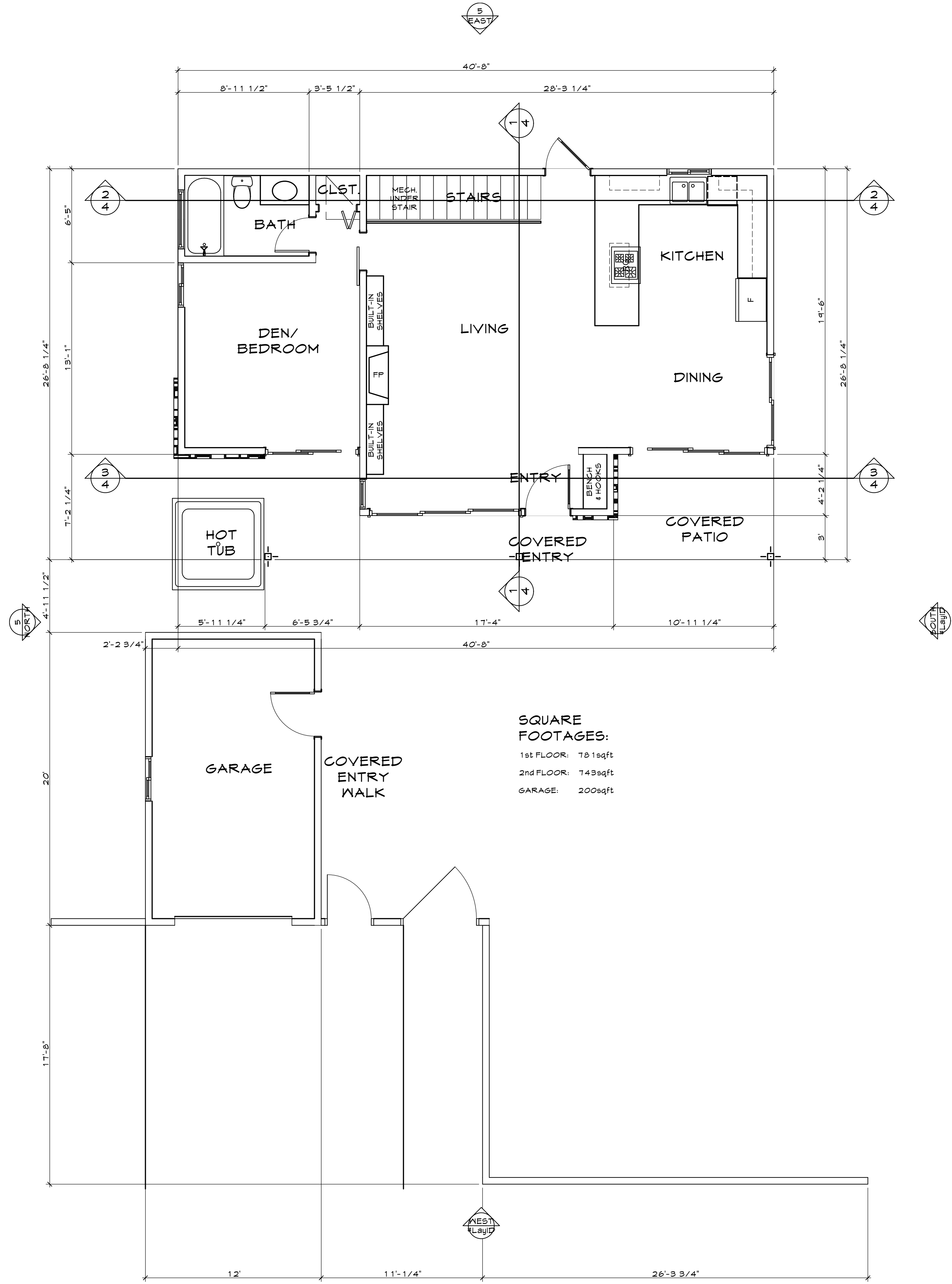
REGISTERED PROFESSIONAL ENGINEER
 No. 12497
 5/07/31/20 MD
 STATE OF IDAHO
 SEAN M. FLANN

CT DESIGNED BY
 CT DRAWN BY
 SMF CHECKED BY

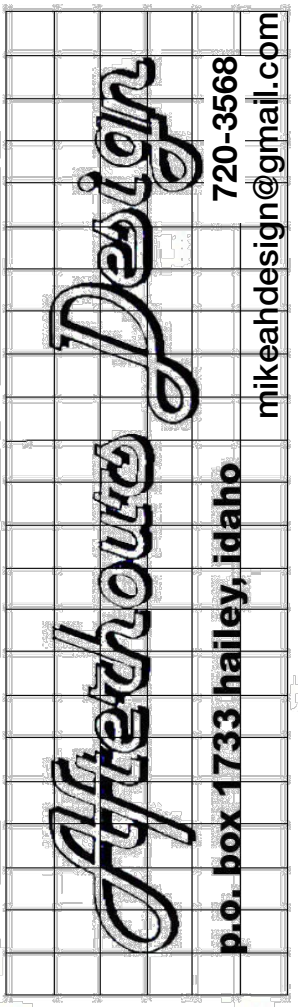
PURPOSE: ISSUE FOR REVIEW (07/31/2020)
 NO. DATE BY REVISIONS

C1.0

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

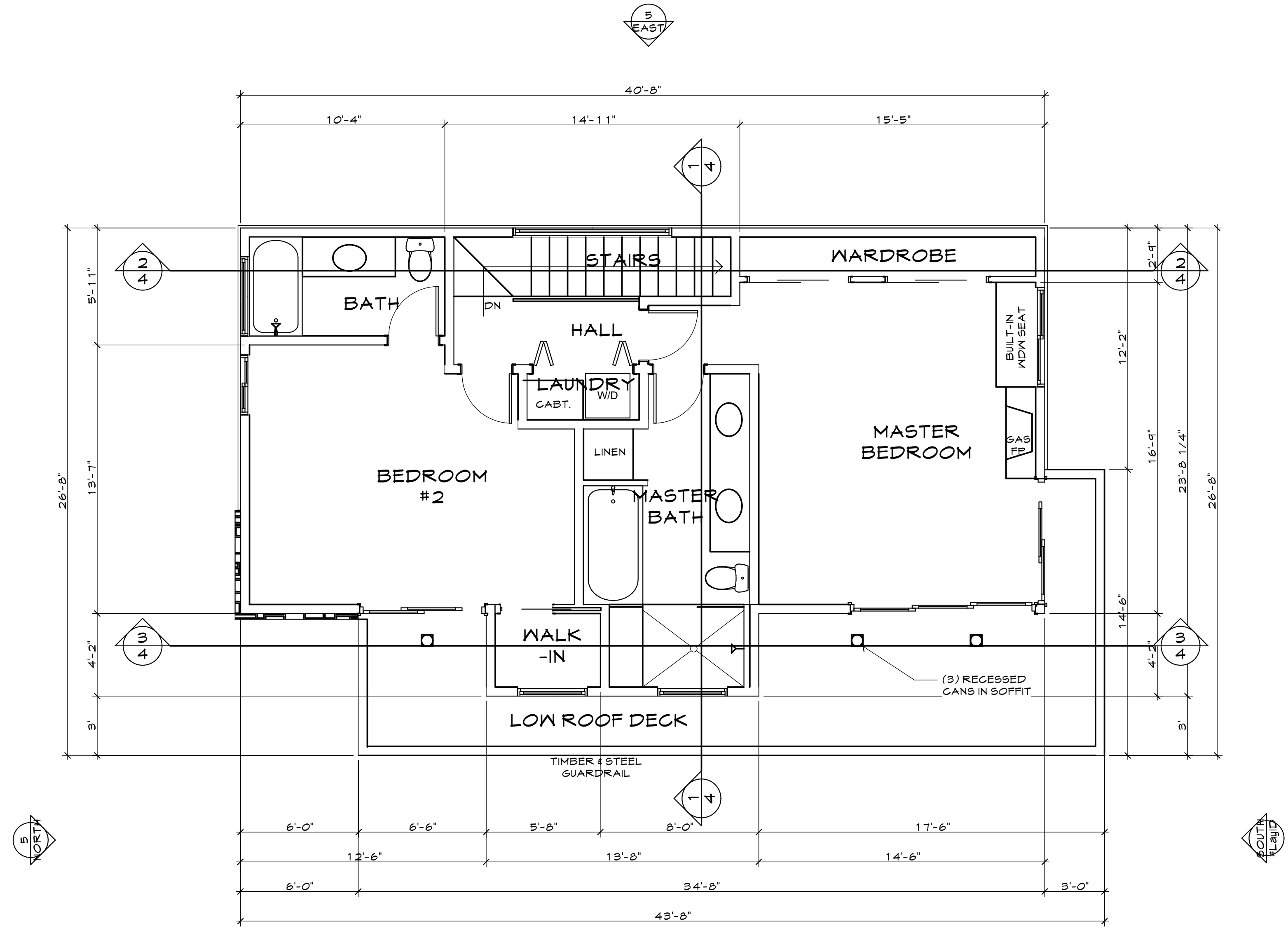


1 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"

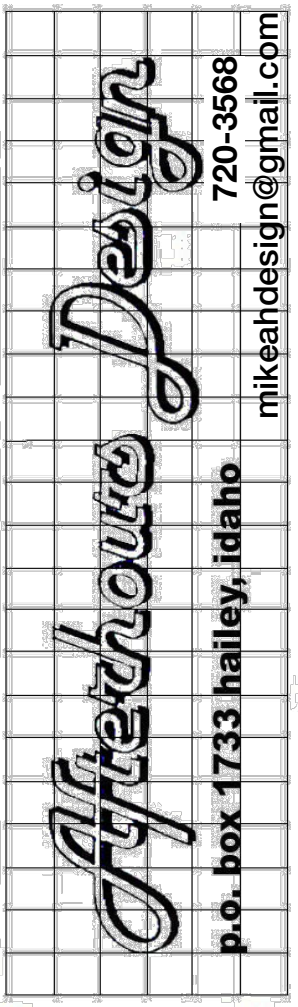


DELONG RESIDENCE
660 N. 4th Ave, Ketchum, Idaho

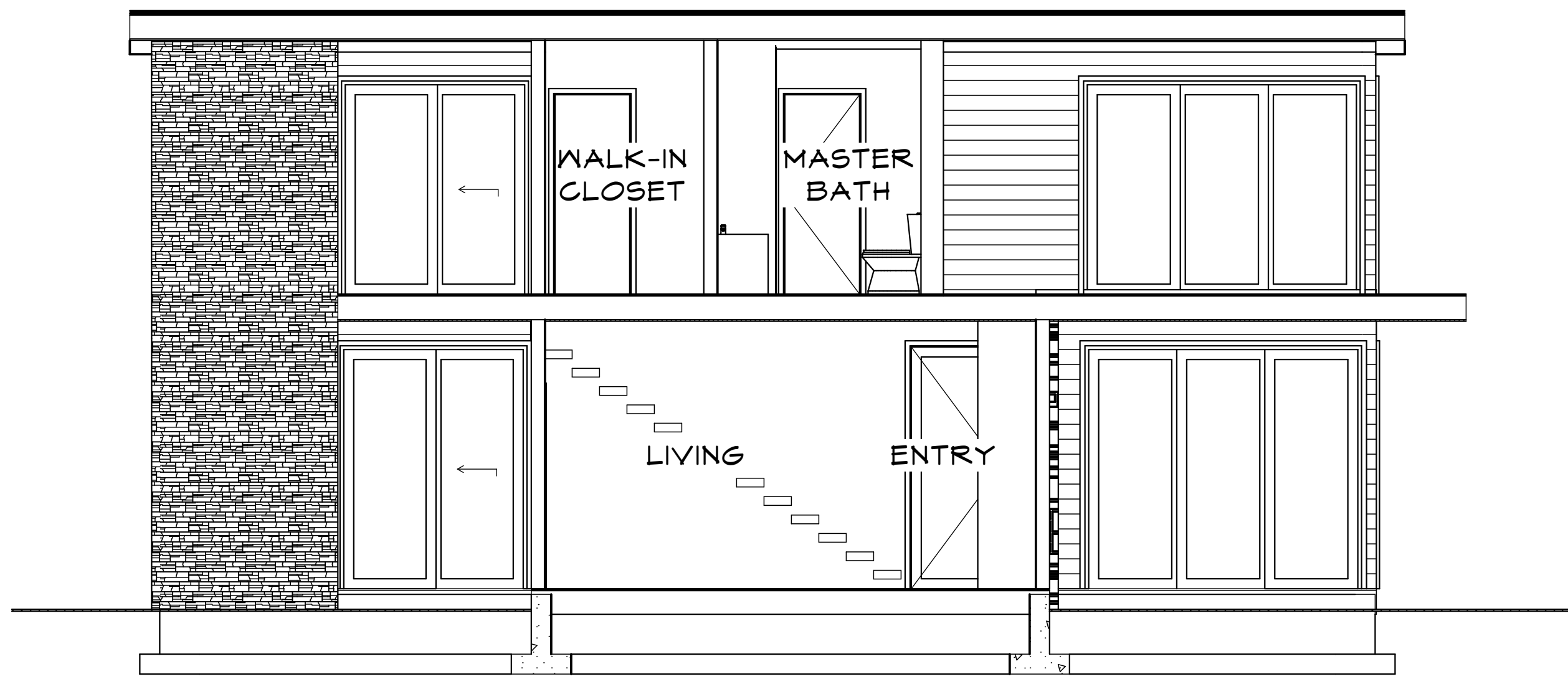




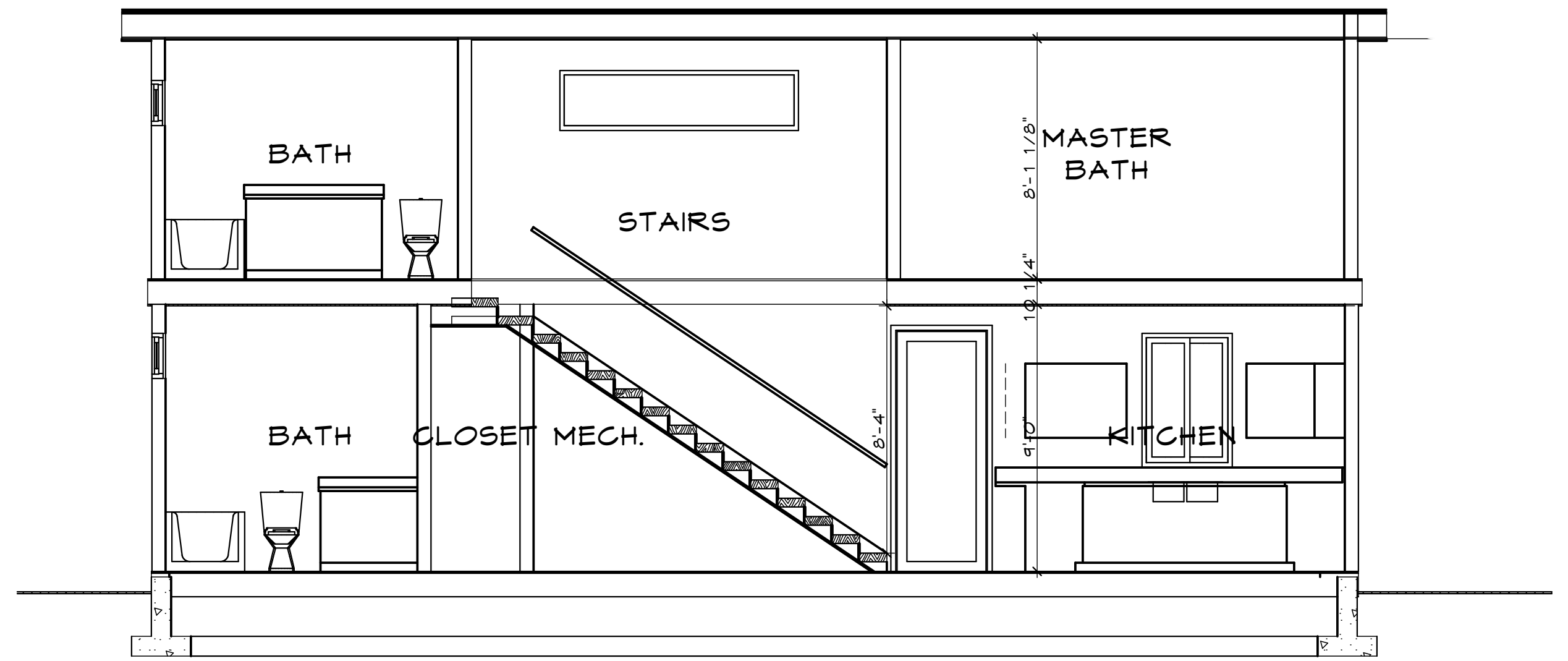
1 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"



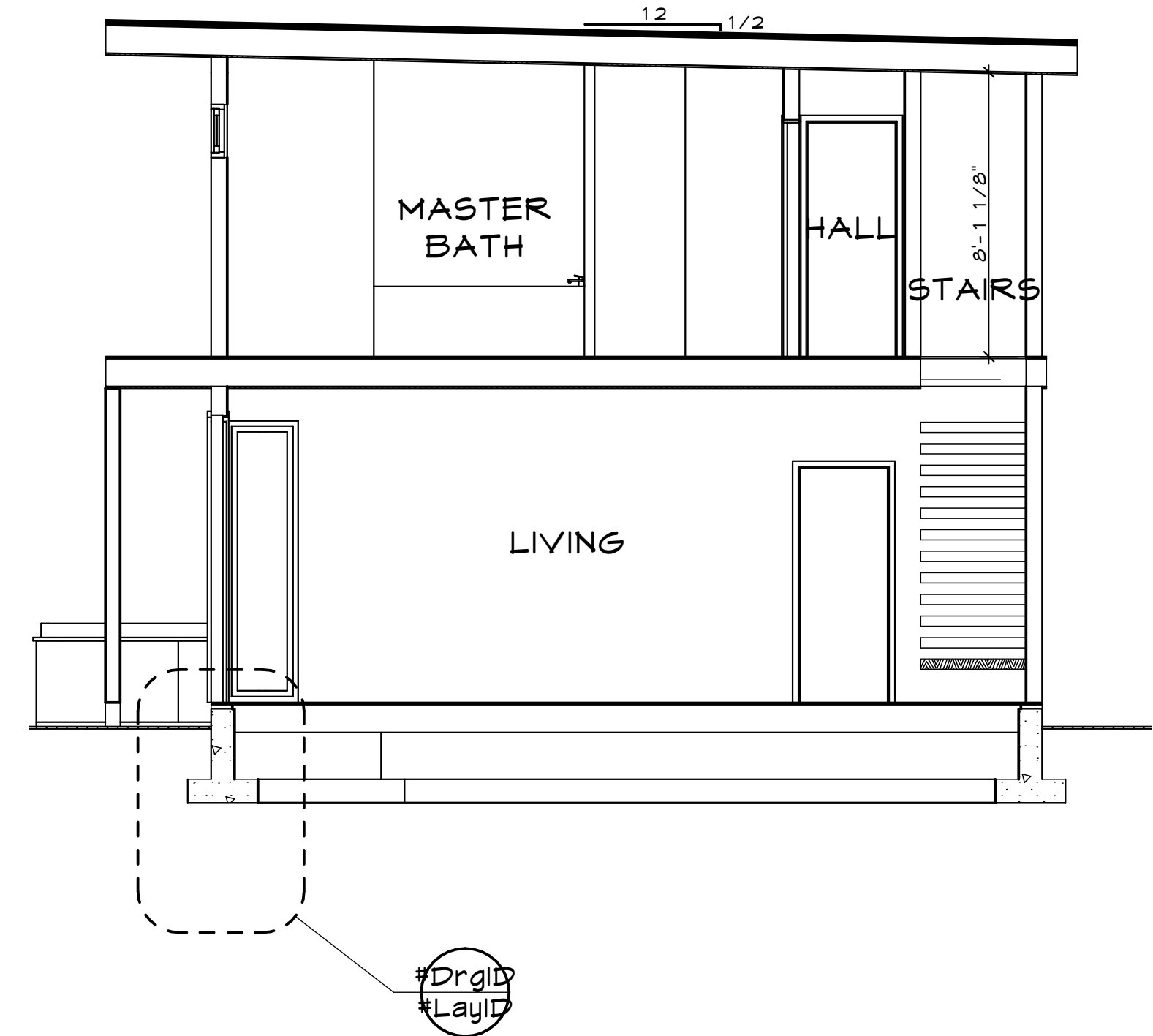
DELONG RESIDENCE
660 N. 4th Ave, Ketchum, Idaho



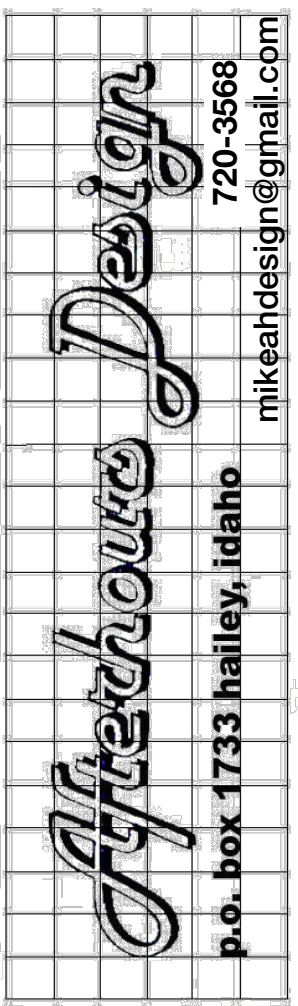
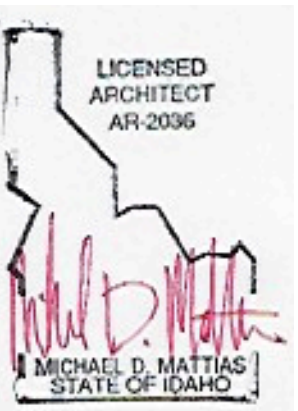
3 SECTION
SCALE: 1/4" = 1'-0"



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

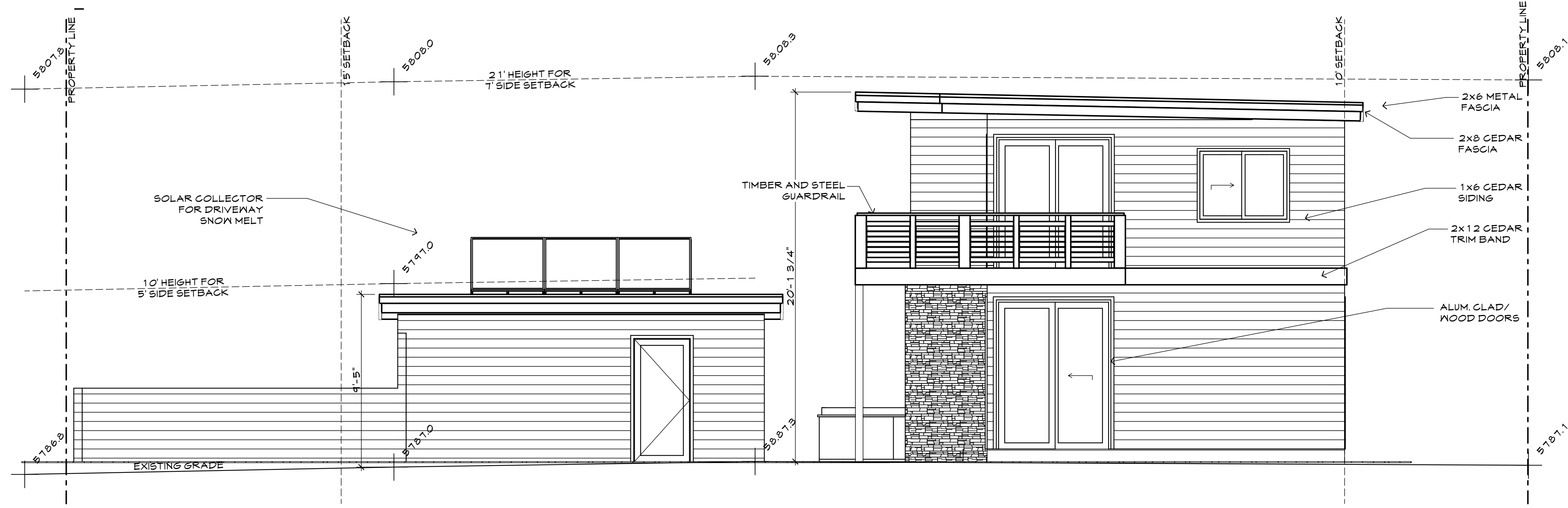


1 SECTION
SCALE: 1/4" = 1'-0"

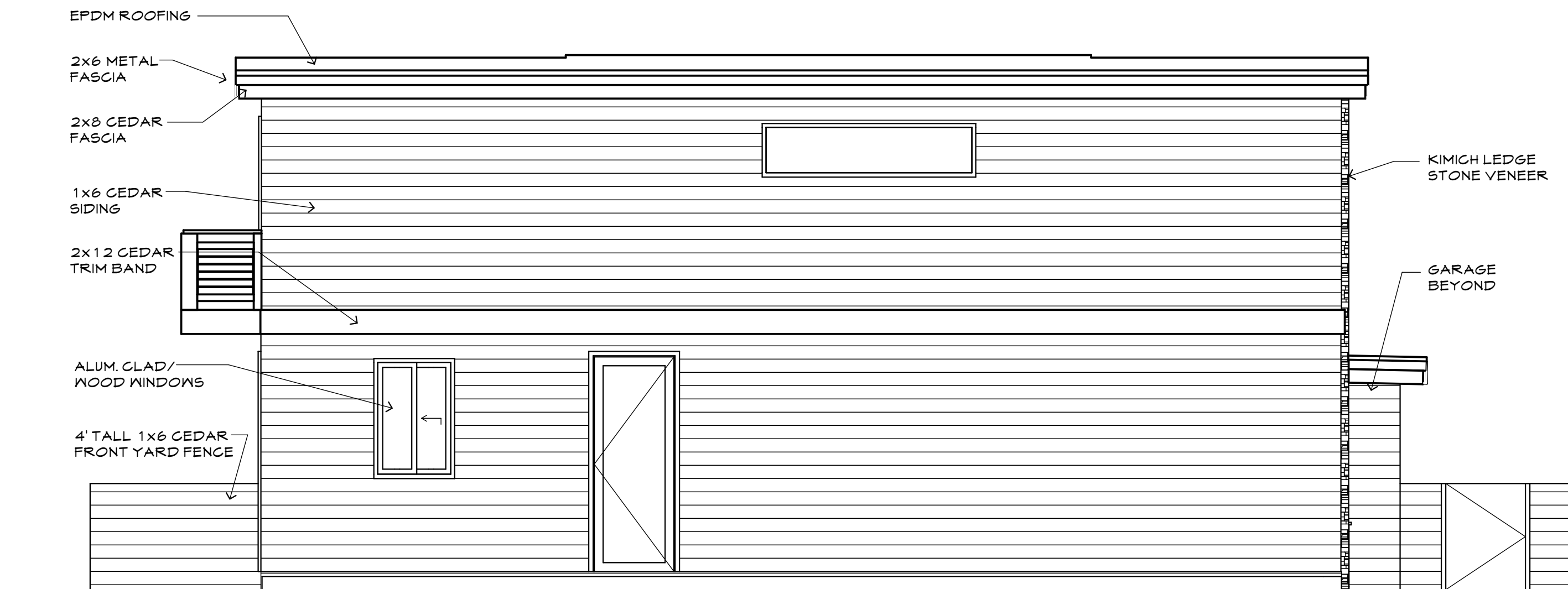




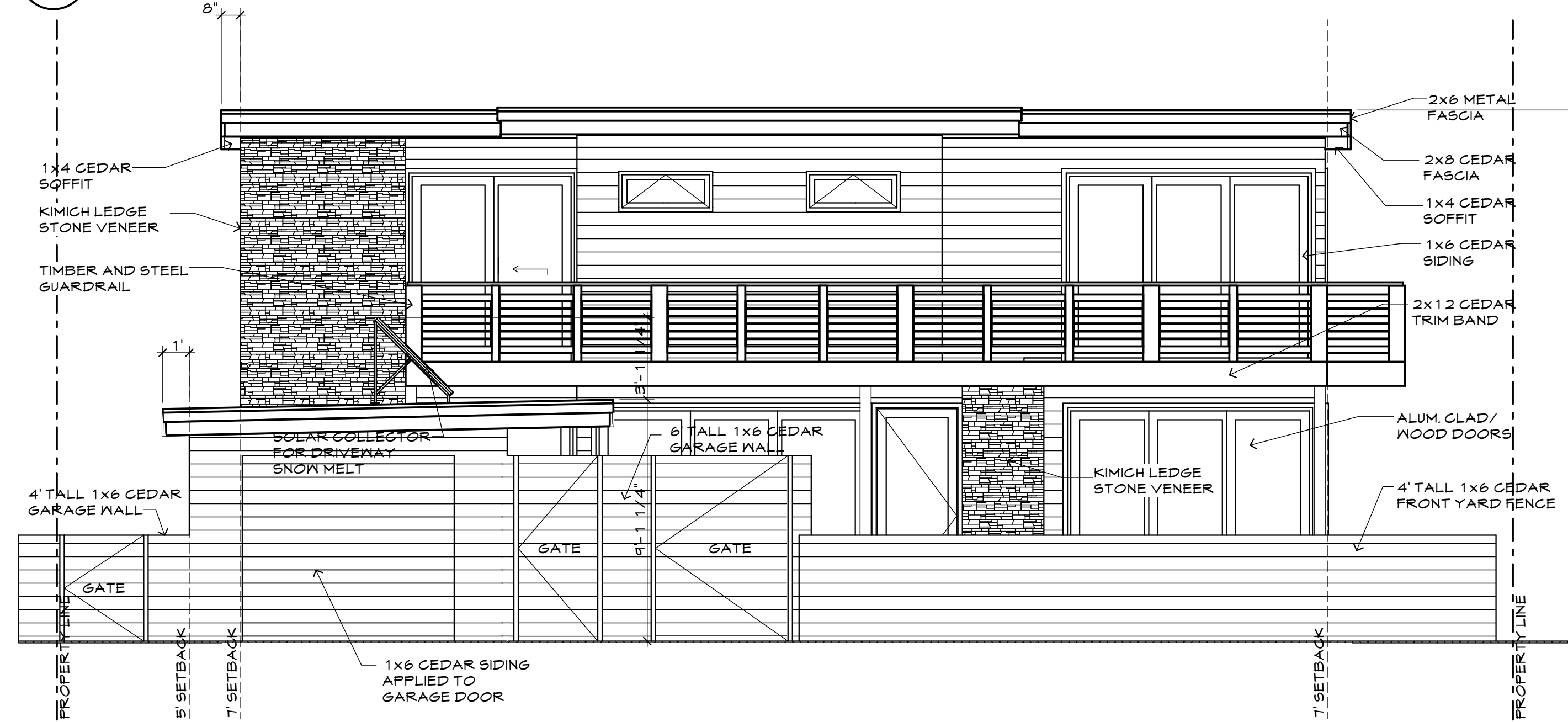
1 Colored Nest Elevation
SCALE: 1:1,649



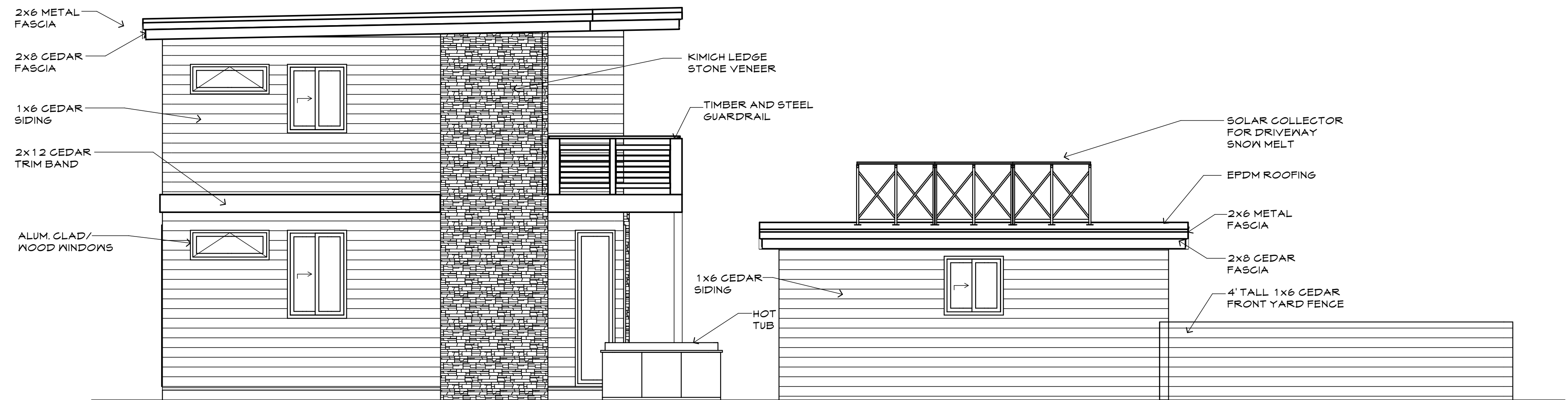
4 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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

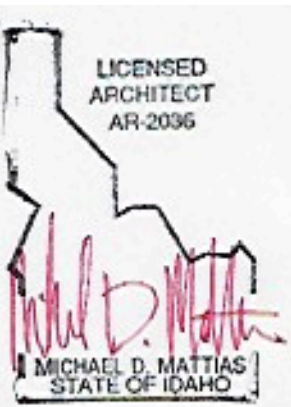


3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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

DELONG RESIDENCE
660 N. 4th Ave, Ketchum, Idaho

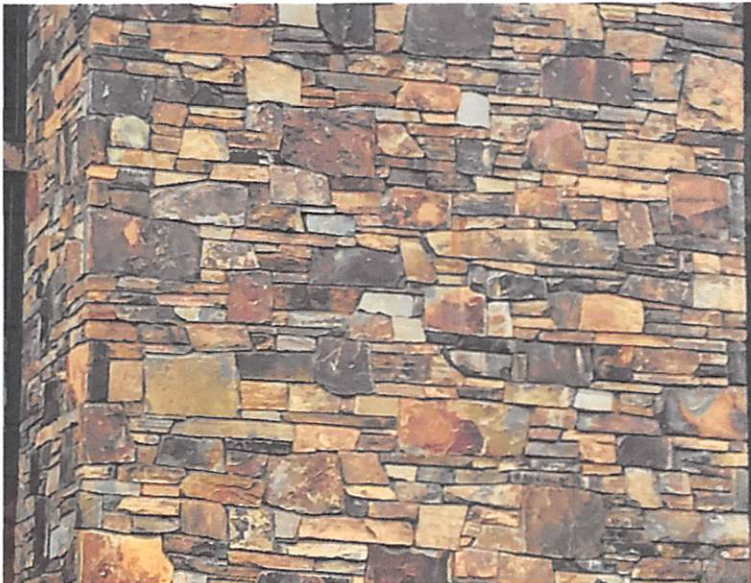


Afterhours Design
P.O. Box 1733 Hailey, Idaho 720-3568
mikeahdesign@gmail.com

660 4th Ave - Exterior Materials



Siding = 1 x 4 Cedar Shiplap Stained in Neutral Tone



Natural Stone – Kimichi Ledge. Natural Warm Color Matching Wood Tones



Fascia – Metal and Wood Fascia



Soffit- 1x4 Cedar Shiplap To Match Siding



Metal and Wood 2nd floor patio railing



Black Aluminum Sliding Patio Doors and Windows



WOOD

SSS-SSSS

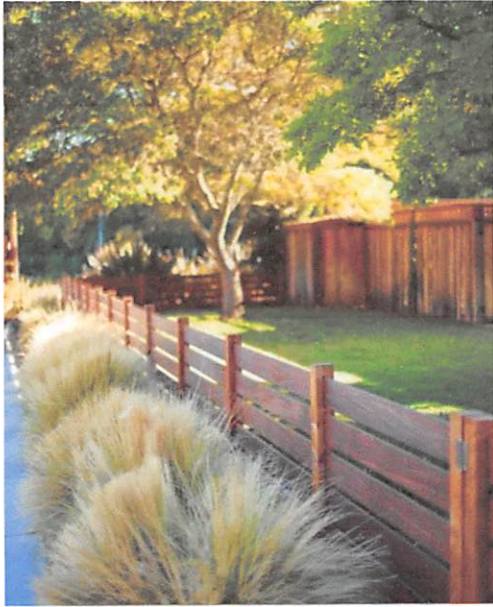
**PELLA® ARCHITECT SERIES® -
CONTEMPORARY**

Featuring clean lines and expansive glass, Pella Architect Series - Contemporary wood multi-slide patio doors with aluminum cladding expand your living space beyond your walls. Available with up to 10 glass panels to create wide openings.

EXPLORE PRODUCT



Dark Grey or Black Metal Roof



4 ft Cedar Fence Stained Natural Cedar Tone



6 ft Cedar Fence Stained Natural Cedar Tone Side and Back Of Property



PROUDLY ASSEMBLED in AMERICA

CERTIFICATIONS

- cULus/ETL
- RoHS
- IECC
- New York state
- Made in USA
- UL/cUL Listed for Wet
- UL/cUL Listed for Damp Location
- California Title 24
- Washington state
- LM79/LM80

- CRI** 90+
- COLOR QUALITY** 3-Step MacAdam Ellipse
- LUMEN OUTPUT** 950 Lumens
- LUMEN PER WATT** Up to 64
- CCT** 27K/30K/35K/40K/50K
- OPTIC** 45° Cut-Off
- WARRANTY** 5 Years

LED

6" 5"

6 INCH ECONOMY LED RETROFIT MODULE

UNIQUELY ENGINEERED FOR NEW AND EXISTING CONSTRUCTION

The REL637 is the newest, most efficient, and advanced LED retrofit modules from ELITE Lighting. It's unique design delivers color quality above a 90 CRI rating. The color matching has never been so close, with a binning as low as 3-step MacAdams Ellipse. The REL637 LED retrofits meet all new mandatory California Title 24 requirements.

The Elite REL637 LED Module has been engineered for new constructions to meet Title-24's "No Edison Socket" mandate. The Elite REL637 LED system works in our dedicated (LD6IC-AT, LD6RIC-AT, LD5IC-AT, and LD5RIC-AT) housings and our existing 6" Incandescent housings (B6IC-AT, EZ6IC-AT, B26IC-AT, B26RIC-AT, B6RIC-AT) but is also suitable for using in most 6" & 5" Incandescent recessed downlight housings in the market.

INPUT VOLT.	INPUT FREQ.	THD	POWER FACTOR	INPUT POWER	LUMENS
120	50/60Hz	<20%	>0.9	15W(+/-5%)	950

DURABILITY

Our die-cast system pulls the heat from the LED chip, allowing the continued cool operation for years. Our LED driver is rated for 50 to 60 Hz at 120V input, and produces less than 20% THD, has a power factor between 0.90 and 1.00 and is thermal protected for additional safety.

DIMMABLE

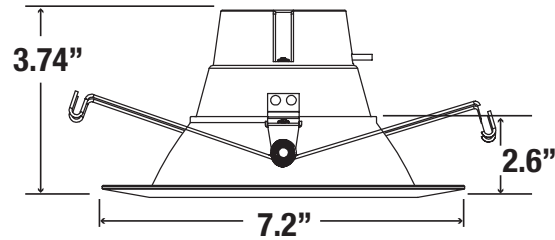
The Elite LED Module is dimmable down to 15% of initial light output with compatible dimmers. Consult factory for complete list of compatible dimming systems.

OUR WORD

The Elite LED lighting system carries a five-year carefree warranty for parts and components. (Labor not included.)

FEATURES

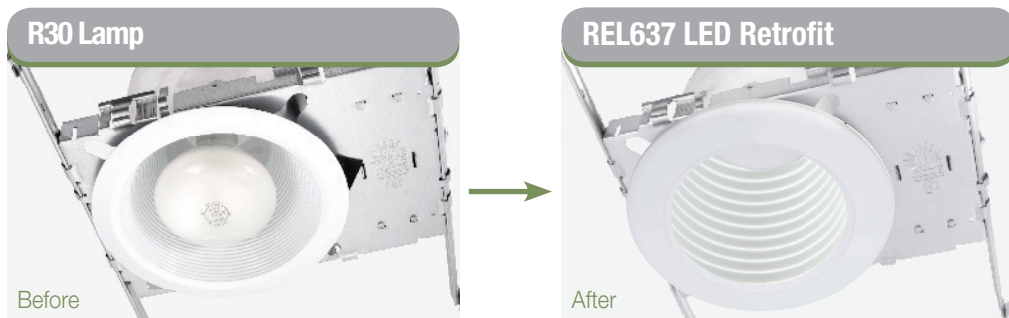
- Over 950 usable lumens are directed from the luminaire to the work surface
- Greater light output than a 26W CFL or a 65W BR30
- Rated at 90+ CRI to meet California Title-24 strict compliance standards
- Life tested to ensure light output up to 50,000 hours of operation to L70
- Glare reducing cut-off angle of 55 degrees
- High performance optic hides LED chip image but still delivers an even beam of light
- Elite's highly selective LED chips produce zero ultraviolet and virtually no infrared light
- Tested to LM-79 and LM-80 standards
- UL listed for safety



INSTALLATION

EZ connector to use with special High efficacy housing or Edison base adapter for retrofitting into existing 6" Incandescent Housings.

- Utilizes industry standard V springs, installs in most 6" incandescent down lights.
- Insert V springs into can and press trim to ceiling. Friction blades included as well.



Elite's innovative LED retrofit downlight modules deliver the brightest, most beautiful and most energy efficient ambient lighting to replace any lamp type on your existing fixture.

Example: **REL637-950L-DIMTR-120-27K/30K/35K/40K/50K-90-W-WH**

TYPE	LUMEN SERIES	CCT	CRI	FINISH	OPTION	TRIM OPTIONS
REL637 (Baffle)	<input type="checkbox"/> 950L-DIMTR-120	<input type="checkbox"/> 27K/30K/35K/40K/50K	<input type="checkbox"/> 90+	<input type="checkbox"/> W-WH	<input type="checkbox"/> GU24SA GU24 SOCKET ADAPTER	<input type="checkbox"/> BT (Baffle Trim) <input type="checkbox"/> REL637-BT-SN-SN <input type="checkbox"/> RT (Reflector Trim) <input type="checkbox"/> REL637-RT-CL-WH <input type="checkbox"/> REL637-RT-SHZ-WH

AVAILABLE COLOR INSERTS FOR REL637 - 6" RETROFIT

BAFFLE



REL637-BT-SN-SN

REFLECTORS



REL637-RT-CL-WH



REL637-RT-SHZ-WH

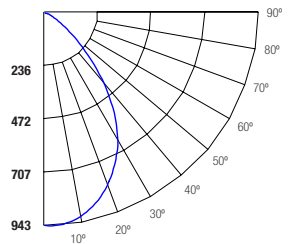
***RECOMMENDED DIMMERS FOR ELITE REL637 LED SYSTEM**

LUTRON DIMMERS		LUTRON CONTROL SYSTEM		LUTRON CONTROL SYSTEM	
INCANDESCENT		MAGNETIC LOW VOLTAGE		DIMTR	
Diva DVCL-153P Skylark CTCL-153P Nova N-600 NovaT NT-600 Skylark S-600 Ariadni AY-600P Nova NTLV-600 Nova NLV-600	Maestro MRF2-6ND NovaT NTELV-600 Diva DVELV-300P Skylark SELV-300P Nova NELV-450 Skylark S-1000 Decora 06633-766 Decorra 6674 Toggle Dimmer TGI06-1LW	NovaNLV-600 NovaT NTLV-600 Diva DVLV-600P Leviton Dimmer 6613-PL	Homeworks HW/LP-RPM-4A-120 PPHPM-PA Graphic Eye QS Radio RA2 RRD-10ND PPHPM-PA ELV1-1000		

REL637-950L-DIMTR-120-30K/35K/40K/50K-90-W-WH TEST NO.: **EL07031913**

INPUT WATTS: **15** LUMENS: **1269** CRI: **90** EFFICACY: **84** CCT: **5000K** SPACING CRITERIA: **1.06**

Candle Power Distribution (Candelas)



Zonal Lumens Summary

Zone	Lumens	%Lamp	%Fixt
0-20	327.36	25.80	25.80
0-30	651.72	51.30	51.30
0-40	956.05	75.30	75.30
0-60	1228.04	96.80	96.80
0-80	1268.2	99.90	99.90
0-90	1268.22	99.90	99.90

Luminance (Average candela/M²)

Angle in Degrees	Average 0°	Average 45°	Average 90°
45	1852	1672	1479
55	858	746	640
65	405	362	316
75	202	144	87
85	1	2	1

Lumens Per Zone

Zone	Lumens
0-10	88.01
10-20	239.35
20-30	324.36
30-40	304.33
40-50	189.96
50-60	82.03
60-70	32.13
70-80	8.03
80-90	0.02

Candela Tabulation

0	5	15	25	35	45	55	65	75	85	90
0	941.53	937.38	869.49	735.08	533.13	283.59	106.54	37.03	11.30	0.02
5	941.53	937.38	869.49	735.08	533.13	283.59	106.54	37.03	11.30	0.02
15	941.53	937.38	869.49	735.08	533.13	283.59	106.54	37.03	11.30	0.02
25	941.53	937.38	869.49	735.08	533.13	283.59	106.54	37.03	11.30	0.02
35	941.53	937.38	869.49	735.08	533.13	283.59	106.54	37.03	11.30	0.02
45	941.53	937.38	869.49	735.08	533.13	283.59	106.54	37.03	11.30	0.02
55	941.53	937.38	869.49	735.08	533.13	283.59	106.54	37.03	11.30	0.02
65	941.53	937.38	869.49	735.08	533.13	283.59	106.54	37.03	11.30	0.02
75	941.53	937.38	869.49	735.08	533.13	283.59	106.54	37.03	11.30	0.02
85	941.53	937.38	869.49	735.08	533.13	283.59	106.54	37.03	11.30	0.02
90	941.53	937.38	869.49	735.08	533.13	283.59	106.54	37.03	11.30	0.02

Coefficients of Utilization - Zonal Cavity Method
Effective Floor Cavity Reflectance 0.20

ROOM CAVITY RATIO	RC		80%				70%				50%				30%				10%				0%			
	RW	70%	50%	30%	10%	70%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	0%				
0	119	119	119	119	116	116	116	116	111	111	111	106	106	106	102	102	102	100	100	100	100	100				
1	112	109	106	104	110	107	104	102	103	101	99	99	97	96	96	94	93	91	91	91	91	91				
2	105	100	95	91	103	98	93	90	95	91	88	91	88	86	89	86	84	82	82	82	82	82				
3	99	91	85	80	97	90	84	80	87	82	78	84	80	77	82	79	76	74	74	74	74	74				
4	93	84	77	72	91	82	76	71	80	75	71	78	73	70	76	72	69	67	67	67	67	67				
5	87	77	70	65	85	76	69	65	74	68	64	72	67	63	70	66	63	61	61	61	61	61				
6	81	71	64	59	80	70	63	59	68	63	58	67	62	58	65	61	57	56	56	56	56	56				
7	77	66	59	54	75	65	58	54	64	58	53	62	57	53	61	56	53	51	51	51	51	51				
8	72	61	54	49	71	60	54	49	59	53	49	58	53	49	57	52	48	47	47	47	47	47				
9	68	57	50	45	67	56	50	45	55	49	45	54	49	45	53	48	45	43	43	43	43	43				
10	64	53	46	42	63	53	46	42	52	46	42	51	46	42	50	45	42	40	40	40	40	40				

RC - Ceiling Cavity Reflectance

RW - Wall Reflectance

Cone of Light

Beam Dia.	Initial Footcandle at Nadir	Beam Vert. Spread	Beam Horiz. Spread
2	235	2.9	2.9
4	58.8	5.8	5.8
6	26.2	8.7	8.7
8	14.7	11.6	11.5
10	9.42	14.4	14.4
12	6.54	17.3	17.3

(F) Distance to Plane
(F.C.) Initial Footcandle at Nadir
(FT) Beam Vert. Spread
(HT) Beam Horiz. Spread

BEAM DIA. MEASURED AT 50% OF NADIR F.C.

LED
6"
5"

6 INCH ECONOMY LED RETROFIT MODULE

Existing Utilities for 660 4th Ave



Existing Gas Meter



Existing Electric Subpanel



Main Electrical Panel



Main Electrical Panel



Gas Valve



Existing Drainage

Exhibit C: Staff Analysis

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



Delong Townhome 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	Minimum Lot Area
			Staff Comments	<p>Required: 8,000 square feet minimum</p> <p>Existing (Ketchum Townsite: Block 73: Lot 6): 8,250 square feet Sublot 1 of West Ketchum Fadeaway Townhomes is 4,382 square feet.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Building Coverage
			Staff Comments	<p>BUILDING COVERAGE: 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>Permitted: 35%</p> <p>Proposed: Sublot 1: The total building coverage proposed with the new townhome unit and detached garage is 1,540 square feet. Sublot 2: Existing building coverage on Sublot 2 is 1,281 square feet.</p> <p>Total: 35% (2,821 square feet building coverage/8,250 square feet lot area)</p> <p>The applicant has indicated the total building footprint is 1,009 square feet with 531 square feet of building coverage contributed from the roof overhangs, cantilevered balcony, and covered porch areas. The project plans submitted with the Building Permit application shall dimension all roof overhangs, the cantilevered balcony, and covered porch areas to confirm the project's total building coverage.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Minimum Building Setbacks
			Staff Comments	<p>Minimum: Front: 15 feet Side: 1 foot for every 3 feet in building height, but no less than 5 feet Rear: 15 feet</p>

				<p>KMC §17.128.020: Supplementary Yard Regulations</p> <p>A. Cornices, canopies, eaves, chimney chases or similar architectural features may extend into a required yard not more than 3 feet.</p> <p>H. Decks less than 30 inches in height from existing grade may be constructed to the property line.</p> <p>Proposed: Front (4th Avenue): 15' Side (N/Interior): 7' Side (S/Interior): 7' Rear (E/Block 73 Alleyway): The townhome unit on subplot 2 is setback 20' from the property line adjacent to the Block 73 alleyway.</p> <p>The roof eave extends 2'-8" into the required setback from the side property lines, 4" less than the maximum 3-foot overhang permitted by KMC §17.128.020.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.030	Building Height
			Staff Comments	<p>Maximum Permitted: 35 feet</p> <p>Proposed: Townhome Unit: 21 feet Detached Garage: 10 feet</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.030H	Curb Cut
			Staff Comments	<p>Required: A total of 35% of the linear footage of any street frontage can be devoted to access to off street parking.</p> <p>Proposed: The applicant has proposed 18-foot wide driveway access off 4th Avenue. 33% (18-foot curb cut/55 linear feet along 4th Avenue) of the property's street frontage along 4th Avenue is used to access the detached garage.</p> <p>As noted in Exhibit C3, the Fire Department requires that the driveway width to access the townhome development shall have a minimum width of 20 feet. The remaining 2 feet of driveway width required pursuant to International Fire Code shall be an all-weather driving surface capable of supporting an imposed load of at least 75,000 pounds. The final driveway configuration shall be reviewed and approved by the Streets, Fire, and Planning departments prior to issuance of a Building Permit for the project.</p>

				The project plans indicate that the driveway will include concrete pavers and a snowmelt system. All right-of-way improvements, including the proposed driveway access, shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project. The applicant shall secure a ROW Encroachment Permit for the proposed driveway pavers and snowmelt system prior to issuance of a Certificate of Occupancy for the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.040	Parking Spaces
			Staff Comments	<p>Off-street parking standards apply to any new development and to any new established uses.</p> <p>Required: Multiple-Family Residential Dwelling Units in the GR-L Zone Units 0 to 2,000 square feet and above: 1 parking space</p> <p>Proposed: 2 parking spaces are provided on-site—one within the detached garage and one may be accommodated on the paver driveway.</p>



Delong Townhome 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 proposed detached garage will be accessed from a new 18-foot wide driveway off 4 th Avenue.
<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 4 th Avenue right-of-way.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B1 Sidewalks	All projects under 17.96.010(A) that qualify as a “Substantial Improvement” shall install sidewalks as required by the Public Works Department. <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 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 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

				<i>issuance of a Building Permit for the project. See Exhibit C3 for review comments and conditions from the City Engineer & Streets Department.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B3 Sidewalks	<p>Sidewalks may be waived if one of the following criteria is met:</p> <ol style="list-style-type: none"> The project comprises an addition of less than 250 square feet of conditioned space. The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.
			<i>Staff Comments</i>	<i>The applicant is not required to install sidewalks for the new townhome unit.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.B4 Sidewalks	<p>The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.</p>
			<i>Staff Comments</i>	<p><i>This standard does not apply because sidewalks are not included in the City right-of-way standards for residential roads.</i></p> <p><i>The applicant must improve the right-of-way next to the front property line along 4th Avenue to meet City standards for residential streets.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>
			<i>Staff Comments</i>	<i>N/A. The City does not require developers to install sidewalks in residential neighborhoods.</i>
<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>
			<i>Staff Comments</i>	<i>N/A. Staff does not recommend a voluntary cash contribution in-lieu of improvements for this project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.C1 Drainage	<p>All storm water shall be retained on site.</p>
			<i>Staff Comments</i>	<i>The drainage system must keep all storm water on the project site. The developer must install drainage improvements that meet City standards. The applicant has submitted the preliminary drainage plan</i>

				<p>on Sheet C1.0 of the project plans. The drainage plan proposes a system of drywells and catch basins.</p> <p>Prior to issuance of a Building Permit for the project, the applicant shall submit a final drainage plan indicating grading, catch basins, piping, and drywells (KMC §17.96.040.C.2b & KMC §17.96.060.C.1-4) prepared by a civil engineer licensed in the state to be submitted for review and approval by the City Engineer and Streets Department. See Exhibit C3 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> <p><i>Staff Comments</i></p> <p>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 & 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 & 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> <p><i>Staff Comments</i></p> <p>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>
<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> <p><i>Staff Comments</i></p> <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 & 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> <p><i>Staff Comments</i></p> <p>All utilities necessary for the townhome project must be improved and installed at the sole expense of the applicant. The applicant has submitted the preliminary utilities plan on Sheet C1.0 of the project plans.</p>

				<i>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.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.D2 Utilities	Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.
			<i>Staff Comments</i>	<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.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.D3 Utilities	When extension of utilities is necessary all developers will be required to pay for and install two (2") inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with city of Ketchum standards and at the discretion of the City Engineer.
			<i>Staff Comments</i>	<i>Service for high-speed internet is available to serve the new townhome unit.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.E1 Compatibility of Design	The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.
			<i>Staff Comments</i>	<i>The elevations on Sheet 5 of the project plans note the exterior materials. The applicant has provided one colored elevation illustrating the front façade. Pictures and specifications of the proposed exterior materials have also been included in the project plans. The design utilizes natural materials and colors. The main material used across all facades of the townhome and garage is horizontal cedar siding stained with a natural tone. Two-story and one-story elements of stone veneer provide relief from the horizontally placed siding. The two-floors of the townhome unit are visually distinguished by the second-level balcony at the front elevation and a cedar trim band that wraps across all facades. Black aluminum-clad window and door openings, metal fascia, and the balcony's railing detail provide further relief from the horizontal cedar siding.</i> <i>The neighboring townhome on subplot 2 is also characterized by natural materials and colors. The new townhome has a darker color palette with predominately reddish-brown stained cedar and black trim. The existing townhome has a lighter color palette with gray-tinted beige stone veneer and khaki-tan stucco with dark brown vertical siding and trim.</i> <i>The project's materials and colors complement the adjacent homes and surrounding neighborhood. Homes in the surrounding</i>

				<i>neighborhood are designed with natural wood siding, colored stucco, metal standing seam roofs, stone veneer, barn wood, corrugated metal, and board and batten siding.</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 this project is new construction. The existing A-frame on the property, which was constructed in 1943, will be demolished to accommodate the new townhome unit.</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 applicant has proposed a paver walkway leading to the home's front door. The entrance to the home is covered by the second-level balcony. The one-story stone veneer element by the front door further distinguishes the entrance to the townhome.</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>Building elevations are included on Sheet 5 of the project plans. Two-story and one-story elements of stone veneer provide relief from the horizontal cedar siding. The two-floors of the townhome unit are visually distinguished by the second-level balcony at the front elevation and a cedar trim band wrapping across all facades. Black aluminum-clad window and door openings, metal fascia, and the balcony's railing detail provide further relief from the horizontal cedar siding. The slight slope of the mono-pitched roof decreases the bulk of the box-shaped 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 detached garage and fence match the townhome's materials and colors. The detached garage utilizes the horizontal cedar siding, metal fascia, and black aluminum-clad windows and doors. The townhome unit and detached garage have a consistent design theme with matching materials and colors.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F4 Architectural	Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.

			Staff Comments	<p>The detached garage utilizes the same cedar siding to match the townhome unit. The elevations indicate a 6-foot tall gate extending from the detached garage. The attached gate is noted as part of the garage wall. The project proposes a 4-foot fence that connects to this gate across the front elevation. The gate and fence are also comprised of cedar siding to match the townhome unit and detached garage.</p> <p><i>In the GR-L Zone, fences, hedges, and walls shall not exceed 4 ft when located less than 30 ft from the front property line and shall not exceed 6 ft in height when located more than 30 ft from the front lot line (KMC §17.124.130). This regulation applies to the freestanding fence. Ketchum Municipal Code 17.08.020 specifies that appendages to structures, such as decks, roof overhangs, and port-cocheres, are part of the building for the purposes of determining building coverage, setbacks, and other dimensional standards and regulations. Prior to issuance of a Building Permit, the applicant shall provide further detail regarding the extended garage wall to determine whether the gate may be qualified as an appendage to the building. If the gate is not considered an appendage to the detached garage, then the height must be lowered to 4 feet.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F5 Architectural	Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.
			Staff Comments	<p>The front and side façades incorporate material differentiation and visual relief from the bulk of the rectangular-shaped building. Two-story and one-story elements of stone veneer provide relief from the horizontal cedar siding. The two-floors of the townhome unit are visually distinguished by the second-level balcony at the front elevation and a cedar trim band wrapping across all facades. Black aluminum-clad window and door openings, metal fascia, and the balcony's railing detail provide further relief from the horizontal cedar siding. The slight slope of the mono-pitched roof decreases the bulk of the box-shaped building.</p> <p>The back wall is stark compared to the front and side elevations with only the cedar trim band, two windows, and one door opening. The existing townhome on subplot 2 is 23'-8" tall and will block this flat façade from public view.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.F6 Architectural	Building(s) shall orient towards their primary street frontage.
			Staff Comments	<p>The townhome orients towards the primary street frontage along 4th Avenue. This front elevation provides the most visual interest with architectural features, like the one-story stone veneer element, that frame the front door.</p>

<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>This project is a townhome development in a residential neighborhood accessed off 4th Avenue. As noted on Sheet 1 of the project plans, the garbage and recycling containers will be stored within the detached garage.</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	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 second-level balcony extends beyond the front wall to cover the paver pathway leading to the front door. The flat roof form will prevent water from dripping or snow from sliding from the building. As noted on the east elevation (Sheet 5), the flat roof will be an EPDM system.</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>The site plan (Sheet 1) indicates the project's proposed circulation system, which includes paver walkways and concrete stepping pavers. The project site is located within a residential neighborhood. The site is not contiguous to an existing pedestrian, equestrian, or bicycle access.</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 to extend across of a public sidewalk.</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>The detached garage will be accessed from 4th Avenue, which is a low-traffic, residential street. Traffic is anticipated to flow safely within the project and onto 4th Avenue.</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 driveway access.</i>

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.96.060.G4 Circulation Design	Curb cuts and driveway entrances shall be no closer than twenty (20') feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right of way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.
			<i>Staff Comments</i>	<i>The project site is located approximately 100 feet from 4th Avenue's intersection with 7th Street to the north and approximately 150 feet from 4th Avenue's intersection with 6th Street to the south.</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 driveway 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 proposed townhome on subplot 1 will be accessed from 4th Avenue. The existing townhome unit on subplot 2 is accessed from the Block 73 alleyway. The proposed circulation design will provide unobstructed access for emergency vehicles, snowplows, and garbage trucks.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.H1 Snow Storage	Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.
			<i>Staff Comments</i>	<i>In lieu of providing snow storage areas, the applicant has proposed a snowmelt system, which is permitted pursuant to KMC §17.96.060.H4. The applicant has proposed a snowmelt system for the driveway. The cantilevered deck and roof overhangs cover the pedestrian pathways. The project plans indicate a solar collector system will be installed on the roof of the detached garage to serve the snowmelt system.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.H2 Snow Storage	Snow storage areas shall be provided on-site.
			<i>Staff Comments</i>	<i>See Staff analysis for KMC §17.96.060.H1. In lieu of providing snow storage areas, the applicant has proposed a snowmelt system, which is permitted pursuant to KMC §17.96.060.H4. The applicant has proposed a snowmelt system for the driveway. The cantilevered deck and roof overhangs cover the pedestrian pathways.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.96.060.H3 Snow Storage	A designated snow storage area shall not have any dimension less than five (5') feet and shall be a minimum of twenty-five (25) square feet.
			<i>Staff Comments</i>	<i>In lieu of providing snow storage areas, the applicant has proposed a snowmelt system, which is permitted pursuant to KMC §17.96.060.H4. The applicant has proposed a snowmelt system for the driveway. The cantilevered deck and roof overhangs cover the pedestrian pathways.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.H4 Snow Storage	In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.

			Staff Comments	<i>In lieu of providing snow storage areas, the applicant has proposed a snowmelt system, which is permitted pursuant to KMC §17.96.060.H4. The applicant has proposed a snowmelt system for the driveway. The cantilevered deck and roof overhangs cover the pedestrian pathways. The project plans indicate a solar collector system will be installed on the roof of the detached garage to serve the snowmelt system.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I1 Landscaping	Landscaping is required for all projects.
			Staff Comments	<i>The landscape plan is indicated on Sheet 1 of the project plans. The proposed landscaping plan includes a row of lilacs that border the front property line, perennials, and lawn areas. All landscape materials and vegetation types shall be specified on the project plans submitted with the Building Permit application. All trees, shrubs, grasses, and perennials shall be drought tolerant.</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.
			Staff Comments	<i>See above analysis for KMC § 17.96.060.I1. All landscape materials and vegetation types shall be readily adaptable to the site's microclimate, soil conditions, orientation, and aspect. The landscape plan is indicated on Sheet 1 of the project plans. The proposed landscaping plan includes a row of lilacs that border the front property line, perennials, and lawn areas. All landscape materials and vegetation types shall be specified on the project plans submitted with the Building Permit application. All trees, shrubs, grasses, and perennials shall be drought tolerant.</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.
			Staff Comments	<i>The landscape plan is indicated on Sheet 1 of the project plans. The proposed landscaping plan includes a row of lilacs that border the front property line, perennials, and lawn areas. All landscape materials and vegetation types shall be specified on the project plans submitted with the Building Permit application. All trees, shrubs, grasses, and perennials shall be drought tolerant. The applicant is encouraged to select native species.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.060.I4 Landscaping	Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.
			Staff Comments	<i>A row of lilacs will border the front property line along 4th Avenue to buffer the townhome from the street. The only landscaping proposed in the backyard is a seeded lawn area. Pursuant to KMC §</i>

				<p><i>17.96.060.13, all grasses proposed in the lawn area shall be drought tolerant. Staff recommends the applicant enhance the landscaping in the backyard. More landscaping would: (1) enhance privacy between neighboring homes, (2) soften the visual impact of the flat wall at the rear elevation, and (3) enhance the appearance of the townhome development. Staff recommends additional landscaping to soften the duplex's rectangular mass, provide relief from building walls, and screen the townhome development from the street and neighboring homes.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>17.96.060.J1 Public Amenities</p>	<p>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.</p>
			<p><i>Staff Comments</i></p>	<p><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></p>



Delong Townhome Design Review
EXHIBIT C3: CITY DEPARTMENT COMMENTS

City Department Comments

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.

Fire Department:

- 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.
- The above project shall meet all 2012 International Fire Code requirements in addition to specific City Building and Fire Ordinances.
- 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.
- If a monitored fire detection system is installed, it meet all standards required per City of Ketchum Ordinance #1125 (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. 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.
- An approved access roadway per 2012 International Fire Code Appendix D (www.ketchumfire.org) shall be installed prior to any combustible construction on the site. The road shall be a minimum of twenty (20) feet in width and capable of supporting an imposed load of at least 75,000 pounds. The road must be an all-weather driving surface maintained free, clear, and unobstructed at all times. 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.

- 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.
- Inspections of Fire Department permit required installations shall be scheduled at least 48 hours in advance.
- Final inspections of all Fire Department permit required installations by the Fire Chief or an appointee are required and shall be scheduled at least 48 hours in advance. A Final Inspection Checklist can be found at www.ketchumfire.org.
- Fire Department requirements and associated specifications for the required improvements must be verified, reviewed, and approved prior to issuance of a Building Permit for the project.

City Engineer & Streets Department:

- Pursuant to KMC §17.96.060.C.1, all storm water drainage shall be retained on site.
- 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 including design criteria for private driveways (KMC §12.04.030.L).
- 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.
- 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.
- The project plans indicate that the driveway will include concrete pavers and a snowmelt system. All right-of-way improvements, including the proposed driveway access, shall be reviewed and approved by the City Engineer and Streets Department prior to issuance of a Building Permit for the project. The applicant shall secure a ROW Encroachment Permit for the proposed driveway pavers and snowmelt system prior to issuance of a Certificate of Occupancy for the project.
- 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 property is served by existing connections to the municipal sewer and water system off 4th Avenue.
- 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 Exhibits C1 and C2.



City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
MEETING OF SEPTEMBER 15, 2020

- PROJECT: Leadville Residences
- FILE NUMBER: P20-077
- APPLICATION TYPE: Pre-Application Design Review
- REPRESENTATIVE: Mike Brunelle, Architect
- PROPERTY OWNER: Leadville South, LLC (GM Property Holdings LLC per Blaine County Assessor’s Office Data as of 9/9/20)
- REQUEST: Pre-Application Design Review for the development of a new three-story, 50.5-foot tall, 7,600-square-foot duplex
- LOCATION: Northwest Corner of N Leadville Avenue & E 2nd Street (Ketchum Townsite: Block 3: Lot 5)
- ZONING: Mixed-Use Subdistrict of the Community Core (CC-2)
- OVERLAY: None

**NEW DUPLEX
AT THE CORNER OF LEADVILLE AVENUE & 2nd STREET**

The Leadville Residences project proposes to develop a new three-story, 50.5-foot tall, 7,600-square-foot duplex and associated site improvements on a vacant lot located at the corner of Leadville Avenue and 2nd Street. The property is located within the Mixed-Use Subdistrict of the Community Core (CC-2). Multi-family dwelling units are a permitted use in the CC-2 Zone, and unlike the Retail Core Subdistrict (CC-1), dwelling units may be sited on the ground floor. The duplex is comprised of two, attached townhome units with private decks and garages accessed from the Block 3 alleyway.



Figure 1. 3D Massing, Sheet DR-05, Project Plans

DESIGN REVIEW MAINTAINS KETCHUM’S AUTHENTICITY & MOUNTAIN-TOWN CHARACTER

The Pre-Application facilitates an iterative and collaborative process between the Planning & Zoning Commission, developers and their design teams, and the community. This preliminary review allows

the Commission to identify design issues, offer constructive advice, and highlight opportunities to improve project. The Commission’s feedback helps developers produce high-quality buildings and projects that enhance the character of downtown Ketchum.

ANALYSIS

Project Location & Neighborhood Context

The Leadville Residences is an infill project located on a vacant lot at the northwest corner of Leadville Avenue and 2nd Street. The subject property is currently used as a parking lot. The property shares the alley with restaurants and bars fronting Main Street, including the Warfield, Casino, and Rico’s. The neighborhood is characterized by historic buildings, including:

- The Alonzo Price/Esther Fairman House located at 180 N Leadville Avenue, which is a 1.5-story, wood-framed private residence with a front-gable roof built in 1929. Alonzo Price was the son of William Price, who was the manager of the Philadelphia Smelter.
- The Griffith/Conger Compound located at 380 2nd Street—a two-story, wood-framed house built in 1929.
- The Sanger House located at 200 N Leadville Avenue is a 1.5-story, wood-framed house, which was built in 1929.
- The McCann, Daech, Fenton Realty Building (Albert Griffith Warehouse & Grocery Annex) located at 271 N Leadville is a 1.5-story, wood -framed duplex built in the early 1900s.



Figure 2. The Alonzo Price/Esther Fairman House



Figure 3. The Casino (Source: The Community Library Regional History Department)

- The Vintage Restaurant is located within the Bert Cross Cabin, which was built in 1925.
- The Casino (Ketchum Kamp Hotel) is a 2-story, wood-frame building built in the early 1900s.
- The Warfield at Main Street and Sun Valley Road is a 2-story, brick building built in the 1930s.

The neighborhood’s built environment reflects Ketchum’s past. The architecture is defined by natural materials like wood and stone, simple geometrical designs, and Chalet-style features characteristic of alpine-settings.

The subject property is designated as Mixed-Use Commercial on the Future Land Use Map of the 2014 Comprehensive Plan. The Mixed-Use Commercial designation is intended to promote a wide range of land uses. The Comprehensive Plan encourages mixed-use development that integrates different uses, like retail, restaurants, residential, offices, and cultural or civic facilities, within a single building. These mixed-use developments should also contain common public space and contribute to downtown’s street life. Duplexes are designated as primary uses within the City’s Low-Density Residential neighborhoods, not downtown. Multi-family dwelling units are a permitted use in the CC-2 Zone (KMC 17.12.020). Ketchum Municipal Code 17.08.020 defines multiple-family dwelling as a building under single or multiple ownership containing two or more dwelling units used for residential occupancy. Unlike the Retail Core, which limits ground-floor street frontage to commercial uses, residential uses may occupy the ground floor in the Mixed-Use Subdistrict.

Three-Story Luxury Duplex: Zoning & Dimensional Standards Analysis

Staff’s analysis of the project’s compliance with CC-2 zoning and dimensional standards is detailed in Table 1.

Table 1: Zoning & Dimensional Standards Analysis				
Compliant			Standards and Staff Comments	
Yes	No	N/A	Ketchum Municipal Code §	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	Minimum Lot Area
			Staff Comments	Required: 5,500 square feet minimum Existing (Ketchum Townsite: Block 3: Lot 3): 5,500 square feet
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.124.040	Floor Area Ratios and Community Housing
			Staff Comments	Permitted in Community Core Subdistrict 2(CC-2) Permitted Gross FAR: 1.0 Permitted Gross FAR with Inclusionary Housing Incentive: 2.25 FLOOR AREA, GROSS: The sum of the horizontal area of the building measured along the outside walls of each floor of a building or portion of a building, including stair towers and elevators on the ground floor only, and fifty percent (50%) of atriums over eighteen feet (18') plate height, but not including basements, underground parking areas or open unenclosed decks. Parking areas covered by a roof or portion of the building and enclosed on three (3) or more sides by building walls are included. Four (4) parking stalls for developments on single Ketchum town site lots of five thousand six hundred (5,600) square feet in size or less are not included in the gross floor area calculation (KMC §17.08.020). Proposed: Duplex Gross Floor Area: 7,600 gross square feet Ketchum Townsite Lot 3 Area: 5,500 sq ft FAR Proposed: 1.4 (7,600 gross sq ft/5,500 sq ft lot area) Increase Above Permitted FAR: 2,100 sq ft 20% of Increase: 420 sq ft Net Livable (15% Reduction): 357 sq ft Community Housing In-Lieu Fee: \$84,966

				Pursuant to Ketchum Municipal Code (KMC) §17.124.040, the increase above the permitted 1.0 Gross FAR is subject to Design Review approval.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	Minimum Building Setbacks
			Staff Comments	<p>Required: Front & Street Side: 5' avg Rear side not adjacent to an alleyway: 0' Interior Side: 0' Cantilevered decks and overhangs: 0' Setbacks for 4th floors: 10 ft Non-habitable structures, fixed amenities, solar and mechanical equipment affixed to the roof from all building facades: 10 ft</p> <p>Proposed: The applicant has provided setback diagrams on Sheet DR-01 of the project plans.</p> <p><u>Front</u> (East/Leadville Avenue): 11'-11" average Building Setback Ranges from Minimum: 2'-6" to Maximum: 15'-11¾"</p> <p><u>Interior Side</u> (North/adjacent to Vintage Restaurant): 2'-8"</p> <p><u>Street Side</u> (South/2nd Street): 7'-2" average Building Setback Ranges from Minimum: 0' to Maximum: ~25 ft</p> <p><u>Rear Side Adjacent to Alleyway</u>: > 3' The building footprint of Unit B's garage is setback 20'-4" from the rear property line. The applicant has indicated the overhang of the second-level deck extending over the driveway.</p> <p>The project plans must dimension the setbacks of cantilevered decks and roof overhangs from all property lines.</p> <p><u>Non-habitable structures, fixed amenities, solar and mechanical equipment affixed to the roof from all building facades:</u> The roof plan is indicated on Sheets DR-02 and L1. The roof deck is accessed by an exterior stairwell located at the third-floor decks fronting Leadville Avenue. The roof deck is also accessed from an elevator centered in the middle of the duplex building. The roof deck plans include raised planters, camp pads, roof-mounted mechanical equipment, BBQ and kitchen facilities, and dining areas.</p> <p>The roof plans must indicate the setback of non-habitable structures, fixed amenities, or mechanical equipment affixed to the roof from all building facades. Non-habitable structures, fixed amenities, solar and mechanical equipment affixed to the roof must be setback 10 feet from all building facades. Roof and ground mounted mechanical and electrical</p>

				equipment shall be fully screened from public view. Screening shall be compatible with the overall building design (Ketchum Municipal Code §17.96.070.C2).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	Building Height
			Staff Comments	<p>Permitted</p> <p><u>Maximum Building Height:</u> 42 feet</p> <p><u>Non-habitable structures located on building roof tops:</u> 10 feet</p> <p><u>Perimeter walls enclosing roof top deck and structures:</u> 4 feet above roof surface height. Perimeter roof top walls are required to be at least 75% transparent.</p> <p><u>Rooftop solar and mechanical equipment above roof surface:</u> 5 feet</p> <p>Proposed</p> <p>The applicant has dimensioned the building and floor heights on Sheet DR-03 of the project plans.</p> <p><u>Maximum Building Height:</u> 42 feet</p> <p><u>Non-habitable structures located on building roof tops:</u> 8 feet-6 inches</p> <p><u>Perimeter walls enclosing roof top deck and structures:</u> The elevations indicate that the roof deck railing and parapet wall extend above the 42-foot maximum building height. The project plans must dimension the height of perimeter walls enclosing the roof deck. Perimeter walls enclosing the roof deck may extend 4 feet above the roof surface and must be 75% transparent.</p> <p><u>Rooftop solar and mechanical equipment above roof surface:</u> The roof plans indicated on Sheets DR-02 and L1 indicated roof-mounted mechanical equipment. The project plans must provide dimensions for the height of all rooftop solar and mechanical equipment extending above the roof surface. Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design (Ketchum Municipal Code §17.96.070.C2).</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17.125.030.H	Curb Cut
			Staff Comments	<p>Required:</p> <p>A total of 35% of the linear footage of any street frontage can be devoted to access to off street parking. Corner lots that front two or more streets may select either or both streets as access but shall not devote more than 35% of the total linear footage of street frontage to access off street parking.</p> <p>Proposed: N/A</p>

				The two parking garages are accessed from the Block 3 alleyway.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.125.40	Parking Spaces
			Staff Comments	<p>Required Residential Multiple-Family Dwelling within the Community Core (CC) District: Units 2,001 square feet and above: 2 parking spaces</p> <p>The duplex development generates a total parking demand of 4 spaces.</p> <p>Proposed: 4 parking spaces Each townhome unit includes an attached garage accessed from the Block 3 alleyway that may accommodate 2 parking spaces.</p> <p>The project plans must indicate the dimensions of the parking spaces within the enclosed garages.</p>

Design Review Standards: Architectural Features and Compatibility of Design

The duplex is larger than the surrounding built environment along Leadville Avenue and 2nd Street. More meaningful scaling devices need to be integrated into the project plans to break up the building’s bulk and mass. The project plans do not specify the proposed exterior materials. The elevations indicate material differentiation using window and door openings, rectangular panels, horizontal siding, and stone veneer. Two-story elements, like the atrium feature, provide visual interest to the front façade along Leadville Avenue.

Design Review helps our community achieve a more sustainable, vibrant, connected, and beautiful Ketchum. Downtown Ketchum is the soul of our small-town, mountain community. Downtown is a vibrant and walkable commercial area and the social center for gatherings with neighbors and visitors. Downtown brings locals, second homeowners, and tourists together to make us a connected community. How will this building enhance the character of downtown Ketchum and contribute to our mountain community?

STAFF RECOMMENDATION

Staff recommends the Commission provide feedback to the applicant and move to continue review of the Pre-Application.

EXHIBITS:

- A. Leadville Residences Pre-Application Design Review Submittal & Project Plans

Exhibit A:
Leadville Residences
Pre-Application Design Review
Submittal & Project Plans



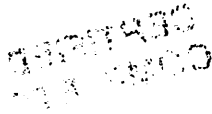
City of Ketchum
Planning & Building

CERTIFIED COMPLETE
8-11-20
MP

OFFICIAL USE ONLY	
File Number:	P20-077
Date Received:	8-11-20
By:	MP
Pre-Application Fee Paid:	1100-
Design Review Fee Paid:	
Approved Date:	
Denied Date:	
By:	
ADRE: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Design Review Application

APPLICANT INFORMATION				
Project Name: Leadville Residences		Phone: 208/720-5988		
Owner: Leadville South LLC		Mailing Address: 1131 Antler Dr, Hailey, ID 83333		
Email: layne@collabeng.com				
Architect/Representative: Mike Brunelle		Phone: 208/589-0771		
Email: mike@brunellearchitects.com		Mailing Address: POB 3204, Hailey, ID 83333		
Architect License Number: AR-984536				
Engineer of Record: TBD		Phone:		
Email: TBD		Mailing Address:		
Engineer License Number: TBD				
<i>All design review plans and drawings for public commercial projects, residential buildings containing more than four (4) dwelling units and development projects containing more than four (4) dwelling units shall be prepared by an Idaho licensed architect or an Idaho licensed engineer.</i>				
PROJECT INFORMATION				
Legal Land Description: Lot 5, Block 3, Ketchum Townsite				
Street Address: Leadville, 2nd Street				
Lot Area (Square Feet): 5500 sf				
Zoning District: CC-2				
Overlay District: <input type="checkbox"/> Floodplain <input type="checkbox"/> Avalanche <input type="checkbox"/> Mountain				
Type of Construction: <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Remodel <input type="checkbox"/> Other				
Anticipated Use: Residential		Number of Residential Units: 2		
TOTAL FLOOR AREA				
	Proposed		Existing	
Basements	0	Sq. Ft.		Sq. Ft.
1 st Floor	3402	Sq. Ft.		Sq. Ft.
2 nd Floor	2954	Sq. Ft.		Sq. Ft.
3 rd Floor	1800	Sq. Ft.		Sq. Ft.
Mezzanine		Sq. Ft.		Sq. Ft.
Total	8156	Sq. Ft.		Sq. Ft.
FLOOR AREA RATIO				
Community Core: 1.4		Tourist:	General Residential-High:	
BUILDING COVERAGE/OPEN SPACE				
Percent of Building Coverage: 64.2				
DIMENSIONAL STANDARDS/PROPOSED SETBACKS				
Front: 5'-0" average	Side: 5'-0" avg - street	Side: 0'-0" - interior	Rear: 3'-0"	
Building Height: 42'-0"				
OFF STREET PARKING				
Parking Spaces Provided: 8				
Curb Cut:	Sq. Ft.	%		
WATER SYSTEM				
<input checked="" 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.

Mike Brunelle

08/10/20

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.

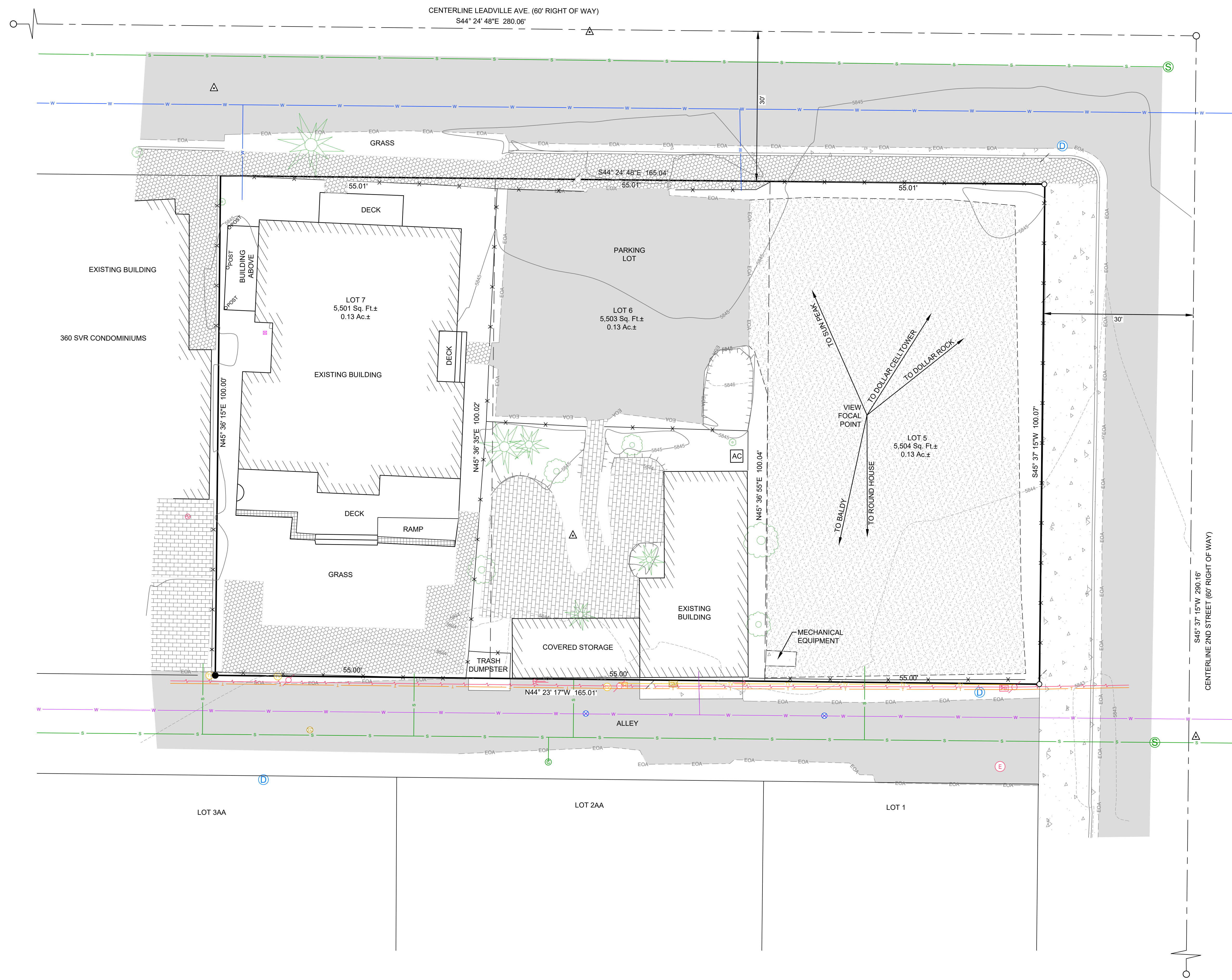
B. Sidewalks:

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.

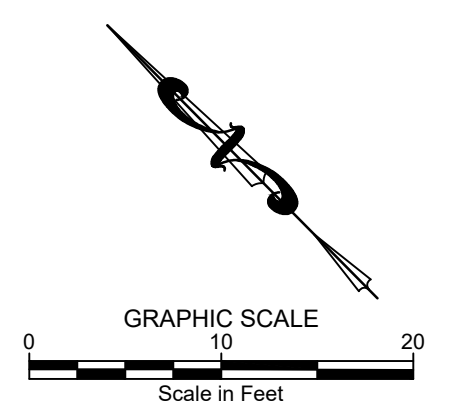
REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any other project or extension of this project except by agreement in writing with Galena Engineering, Inc.



LEGEND

- Property Line
- Adjoiner's Lot Line
- Internal Lot Line (Not Vacated)
- Centerline Right of Way
- Retaining Wall
- Edge of Asphalt Line
- FND 1/2" = Found 1/2" Rebar
- FND 5/8" = Found 5/8" Rebar
- Set 5/8" Rebar, PLS 16670
- Survey Control
- 5' Contour Interval
- 1' Contour Interval
- Asphalt
- Concrete Sidewalk/Apron
- Pavers
- Gravel
- Curb And Gutter
- FNC = Fence Line
- CT = Conifer Tree
- DT = Deciduous Tree
- SGN = Sign
- Overhead Cable TV
- Cable TV Riser
- Overhead Telephone Line
- Gas Meter
- Gas Valve
- Telephone Riser
- Overhead Power
- Power Box
- Power Meter
- Power Pole
- Guywire
- Power Manhole
- Sewer Line
- Sewer Manhole
- Sewer Cleanout
- Water Main per City of Ketchum Maps
- Ketchum Spring Line per City of Ketchum Maps
- Water Valve
- Drywell
- Valve Box
- Structure
- Planter

- SURVEY NOTES & NARRATIVE**
- The purpose of this map is to show topographical information as it existed on the date the field survey was performed. Changes may have occurred to site conditions since survey date (06/15/2020).
 - Boundary information is based on Found Centerline Monuments, Found Lot Corner Monuments, and the recorded plat of the Village of Ketchum, Instrument Number 302967, records of Blaine County, Idaho.
 - Underground utility locations are based on above ground appurtenances / utilities visible at the time of the survey, and City of Ketchum as built drawings. Sub-surface utility locations are approximate and locations should be verified before any excavation.
 - Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this map and may affect items shown hereon. It is the responsibility of the client to determine the significance of the Title Policy information and determine whether it should be included. If the client desires for the information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.
 - Benchmark is top of the 5/8" rebar at the Centerline Intersection of Leadville & 2nd Street. Elevation = 5845.38'



**A TOPOGRAPHIC MAP SHOWING
LOTS 5, 6 & 7, BLOCK 3, KETCHUM TOWNSITE**
LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR SOUTH LEADVILLE LLC

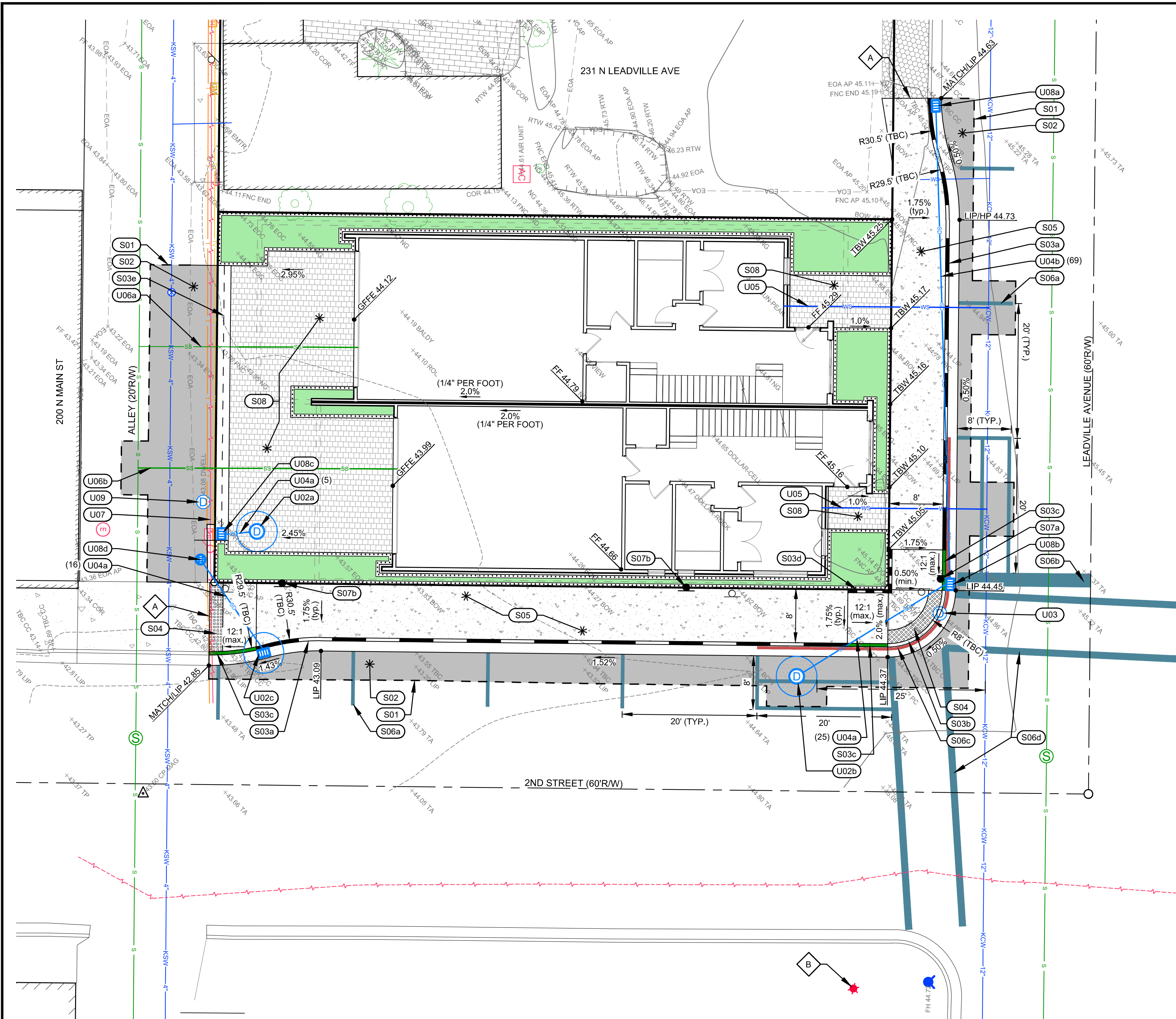
ORIGINAL SIGNED BY
MARK E. PHILLIPS
DATE ORIGINAL SIGNED:
06/18/2020

ORIGINAL ON FILE AT
OFFICE OF GALENA
ENGINEERING
(HAILEY, ID)

MEP
DRAWN BY
SMF
CHECKED BY

NO.	DATE	ISSUE FOR PERMIT	REVISIONS

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



LEGEND		Proposed Items	
	Property Line		6" Vertical Curb & Gutter
	Adjacent Lot Line		6" Vertical Curb / No Gutter
	Centerline Right of Way		Zero Reveal Curb
	Retaining Wall		Curb Transition
	Edge of Asphalt Line		Curb Painted Red
	FND 1/2" = Found 1/2" Rebar		Truncated Domes
	FND 5/8" = Found 5/8" Rebar		Asphalt
	Survey Control		Concrete Sidewalk
	8' Contour Interval		Pavers
	1' Contour Interval		Sawcut
	Concrete Sidewalk/Apron		Trench Drain
	Pavers		Storm Drain
	Curb And Gutter		Catch Basin
	FNC = Fence Line		Grade Break
	DT = Deciduous Tree		Drywell
	SGN = Sign		Spot Elevation
	Overhead Cable TV		
	Cable TV Riser		
	Overhead Telephone Line		
	Gas Meter		
	Telephone Riser		
	Overhead Power		
	Power Box		
	Power Pole		
	Guywire		
	Power Manhole		
	Sewer Line		
	Sewer Service		
	Sewer Manhole		
	12" Water Main		
	Ketchum Spring Line per Water Service		
	Water Valve		
	Drywell		
	Structure		
	Planter		
	Fire Hydrant		

CONSTRUCTION KEYNOTES

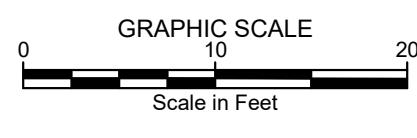
SITE IMPROVEMENTS

- (S01) SAWCUT EXISTING ASPHALT TO PROVIDE FOR A CLEAN VERTICAL EDGE.
- (S02) CONSTRUCT/REPAIR ASPHALT. SEE DETAIL 1, SHEET C2.0.
- (S03) CONSTRUCT CONCRETE CURB
 - a. 6" CONCRETE VERTICAL CURB AND GUTTER PER DETAIL 2, SHEET C2.0.
 - b. ZERO REVEAL CURB AND GUTTER PER DETAIL 3, SHEET C2.0.
 - c. CURB TRANSITION PER DETAIL 3, SHEET C2.0.
 - d. 6" CONCRETE VERTICAL CURB PER DETAIL 4, SHEET C2.0.
 - e. 2" WIDE CONCRETE VALLEY GUTTER PER DETAIL 11, SHEET C2.0.
- (S04) INSTALL TRUNCATED DOME DETECTABLE WARNING INSERT. SEE DETAIL 9, SHEET C2.0.
- (S05) CONSTRUCT CONCRETE SIDEWALK. WIDTH AS SHOWN HEREON. SEE DETAIL 5, 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. NO PARKING ZONE (RED CURB)
 - d. WHITE CROSSWALK STRIPING (MATCH CITY PATTERNS)
- (S07) INSTALL SIGNS. CITY WILL PROVIDE SIGN BASES. SEE DETAIL 9, SHEET C2.0 FOR SIGN BASE DETAIL.
 - a. RELOCATE STOP/STREET SIGN.
 - b. REGULATORY SIGN. COORDINATE TYPE AND FINAL LOCATION WITH CITY OF KETCHUM.
- (S08) INSTALL PAVERS PER ARCHITECTURAL PLANS.
 - A MATCH EXISTING LINES AND GRADES
 - B PROPOSED STREET LIGHT LOCATION PER KETCHUM SIDEWALK IMPROVEMENT PLAN Q1-2 (NOT CONSTRUCTED).

UTILITY IMPROVEMENTS

- (U01) TRENCH DRAIN WITH HEAT TAPE. SEE LANDSCAPE ARCHITECT DRAWINGS FOR DETAIL. INSTALL PER MANUFACTURERS SPECIFICATIONS.
- (U02) INSTALL DRYWELL PER DETAIL 12, SHEET C2.0.
 - a. RIM ELEV = TBD (SOLID LID)
CONNECT ROOF DRAINS PER ARCH.
I.E. (IN) = TBD
 - b. RIM ELEV = TBD (SOLID LID)
I.E. (IN) = TBD
 - c. RIM ELEV = TBD (RECTANGULAR GRATE)
I.E. (IN) = TBD
- (U03) REMOVE AND DISPOSE OF DRYWELL.
- (U04) INSTALL STORM DRAIN
 - a. 12" D3034 PVC PIPE @ S=2.0% MIN. 3.0' MINIMUM COVER.
 - b. 12" WATER QUALITY PIPE @ S=2.0% MIN. 3.0' MINIMUM COVER.
- (U05) INSTALL NEW 1" WATER SERVICE.
- (U06) SEWER SERVICES:
 - a. RETAIN, PROTECT, UTILIZE EXISTING 4" Ø SEWER SERVICE.
 - b. INSTALL NEW 4" Ø PVC SEWER SERVICE.
- (U07) RELOCATE DRY UTILITIES PER ARCHITECTURAL PLANS.
- (U08) INSTALL CATCH BASIN PER DETAIL 7, SHEET C2.0.
 - a. RIM ELEV = TBD (RECTANGULAR GRATE)
I.E. (OUT) = TBD
 - b. RIM ELEV = TBD (RECTANGULAR GRATE)
I.E. (IN) = TBD
I.E. (OUT) = TBD
 - c. RIM ELEV = TBD (RECTANGULAR GRATE)
I.E. (OUT) = TBD
 - d. RIM ELEV = TBD (CIRCULAR GRATE)
I.E. (OUT) = TBD
- (U09) REMOVE AND DISPOSE OF DRYWELL.

(PIPE LENGTH, LF)



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 ANSINFS 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 ANSINFS 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 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.
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.

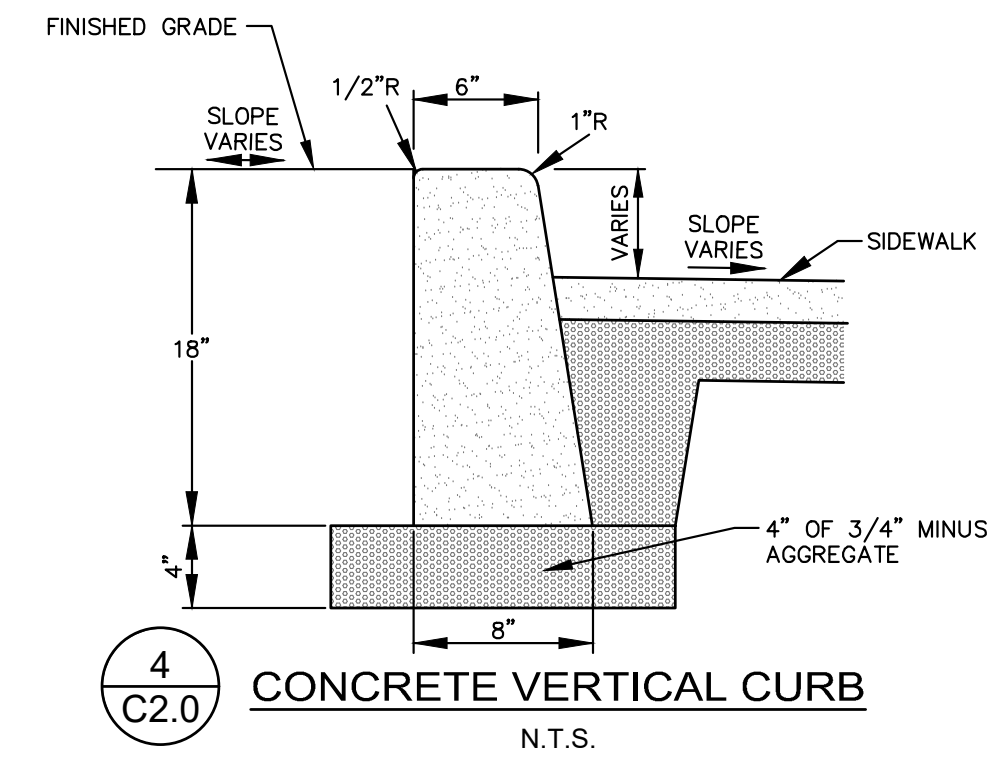
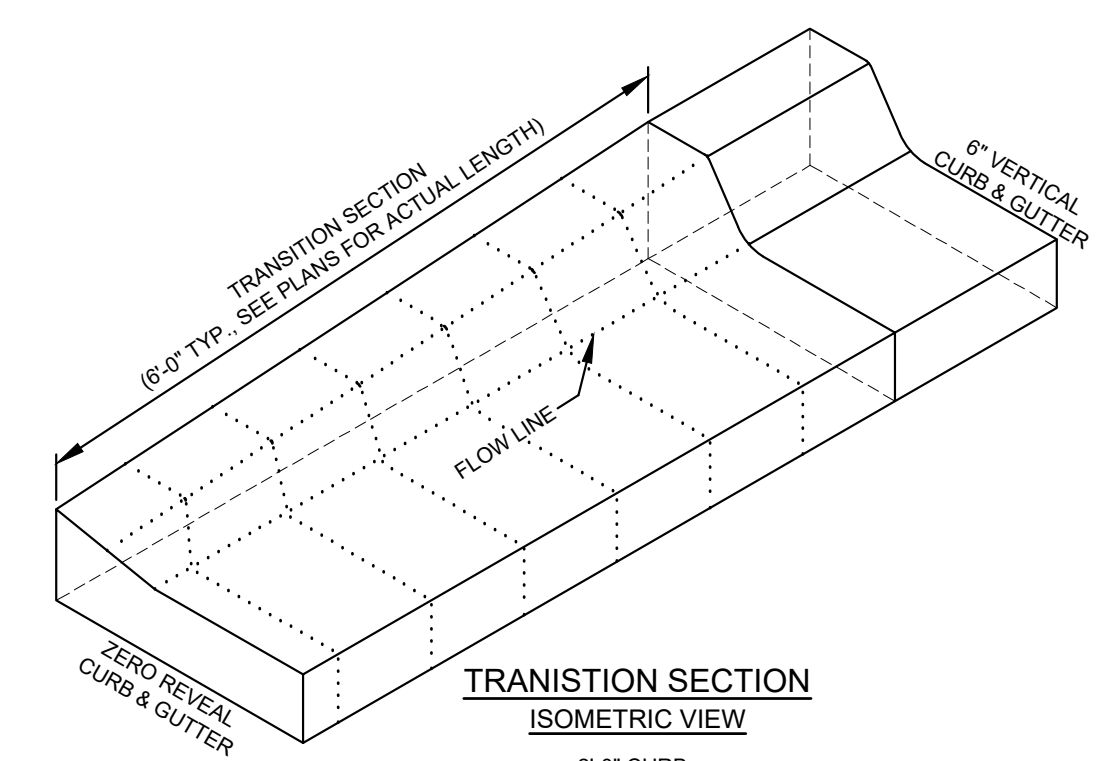
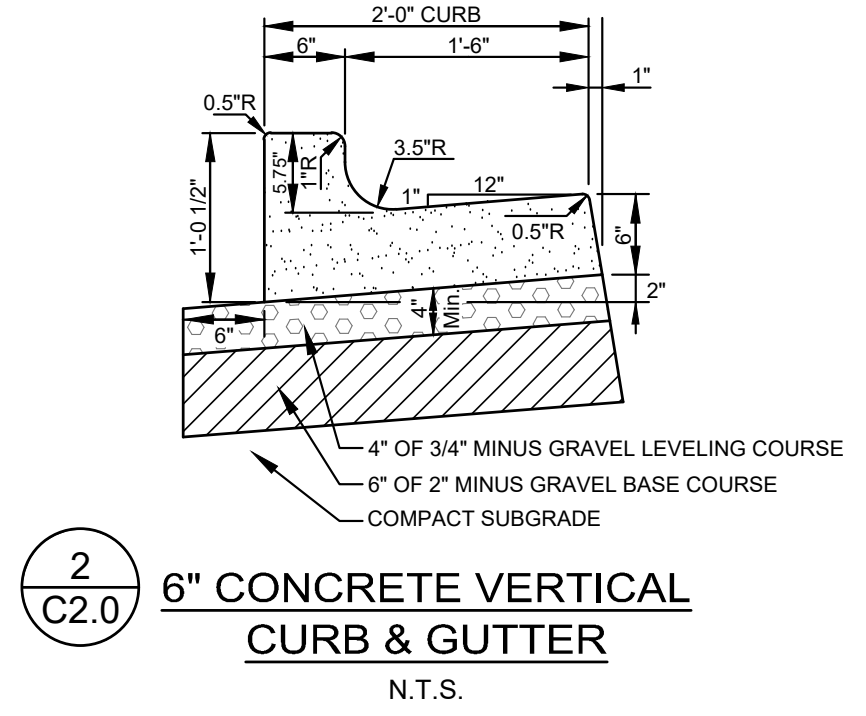
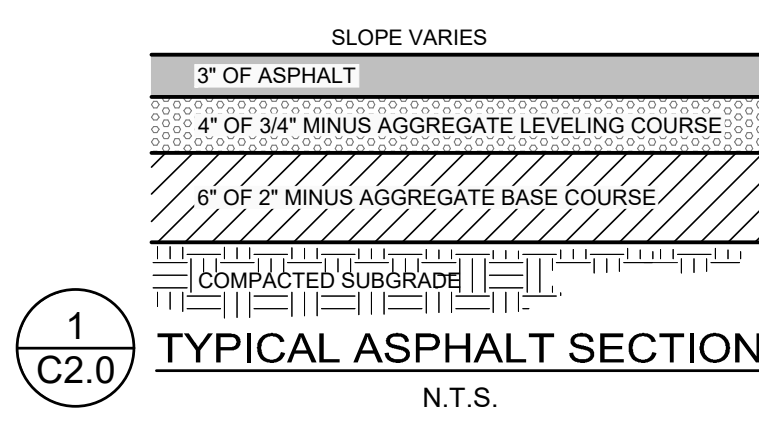
SITE MAP
LEADVILLE RESIDENCES
LOT 5, BLOCK 3, KETCHUM TOWNSITE
 LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR SOUTH LEADVILLE LLC

DESIGNED BY	CT
DRAWN BY	SKS
CHECKED BY	SKS

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

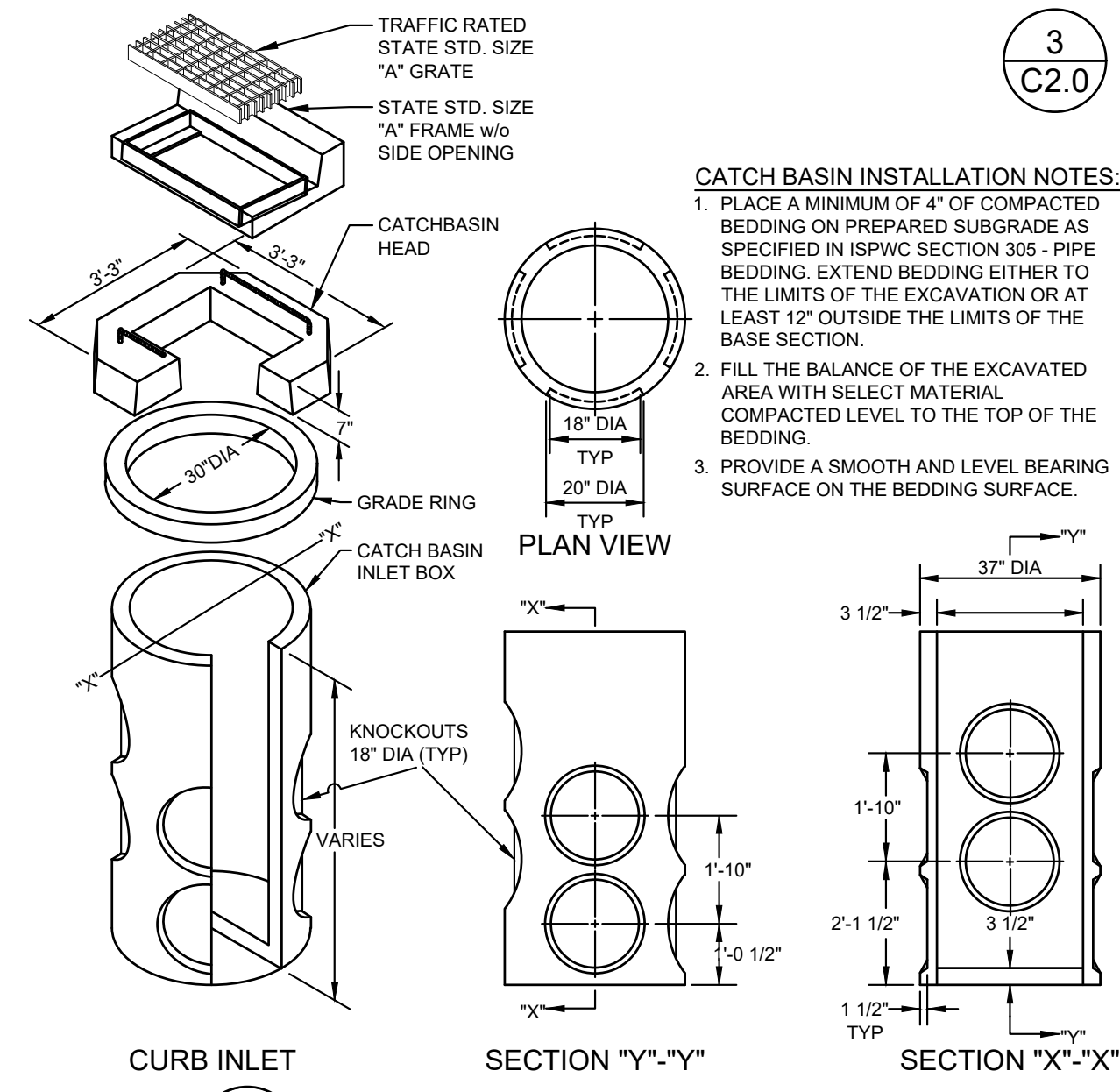
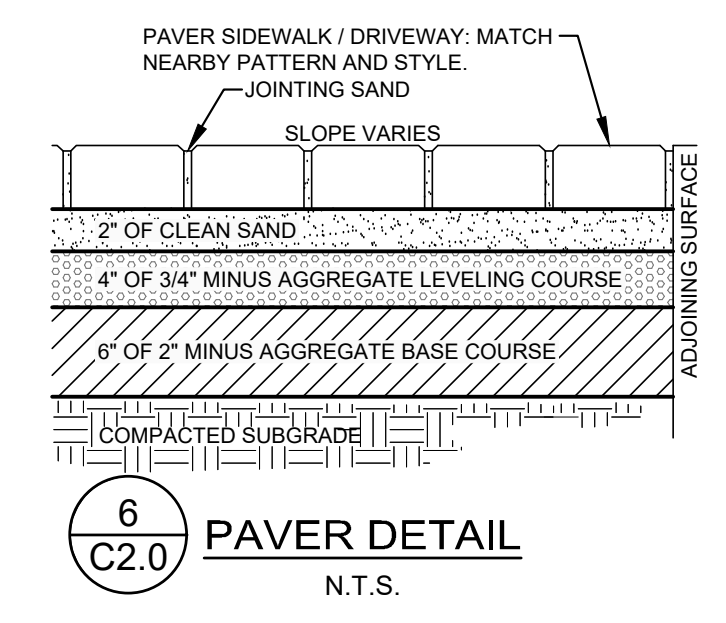
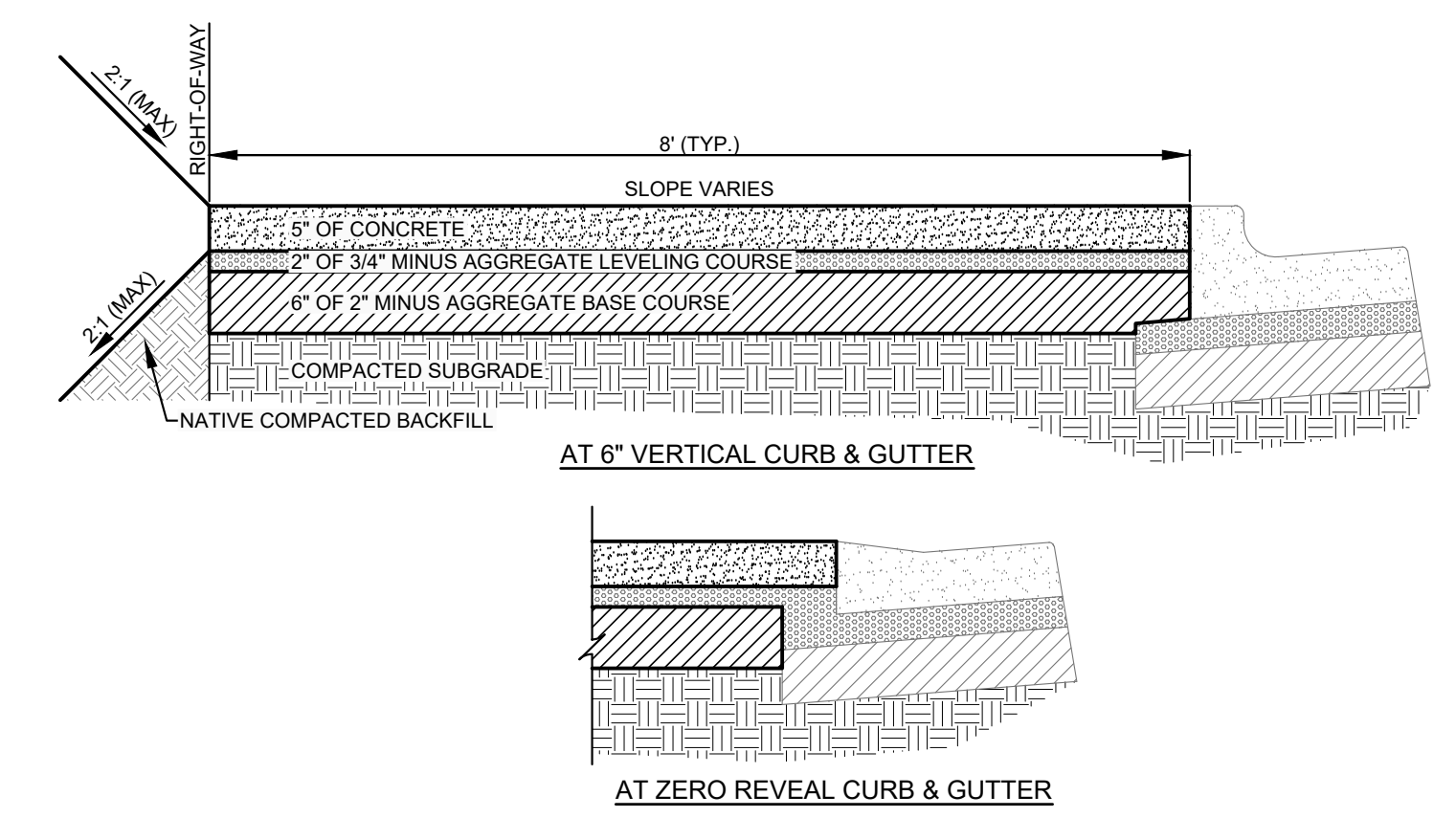
NO.	DATE	BY	REVISIONS

C1.0



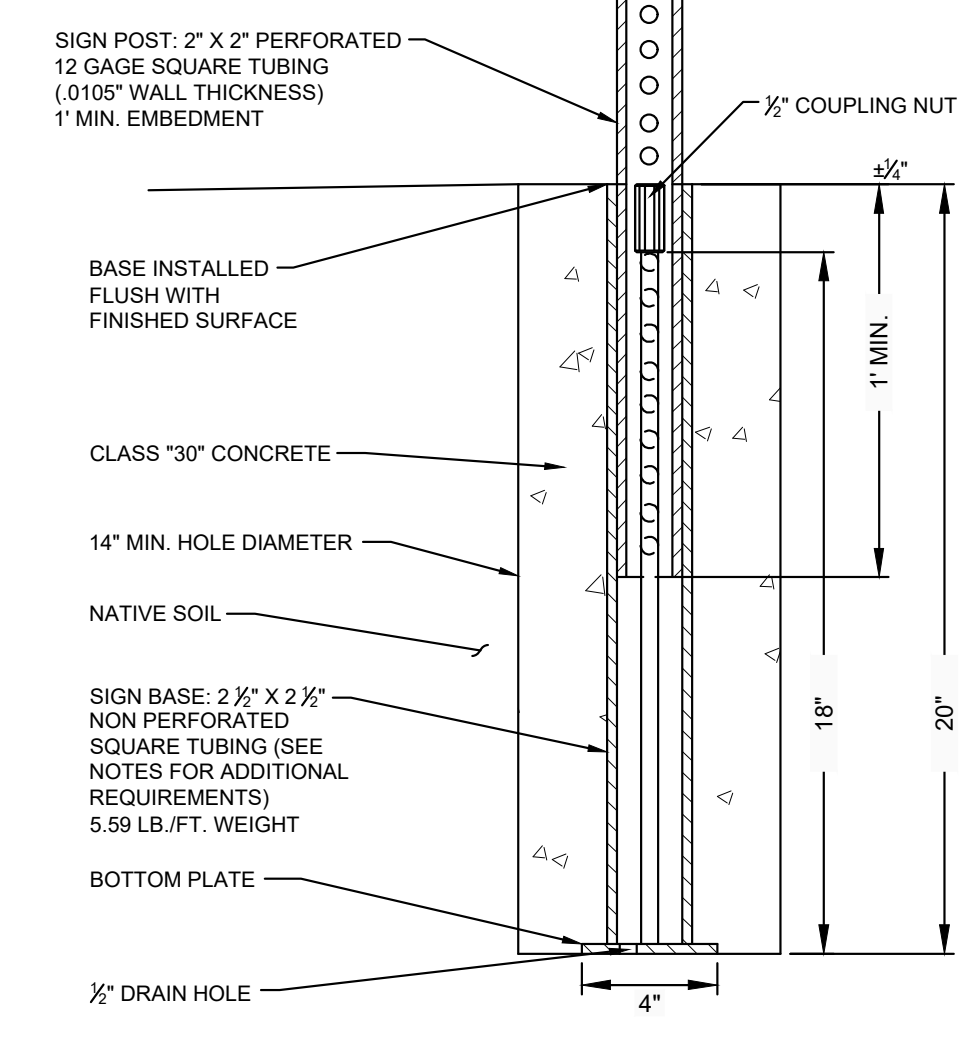
CONCRETE CURB CONSTRUCTION NOTES:

- 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
- CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET W/SIDEWALK).



CATCH BASIN INSTALLATION NOTES:

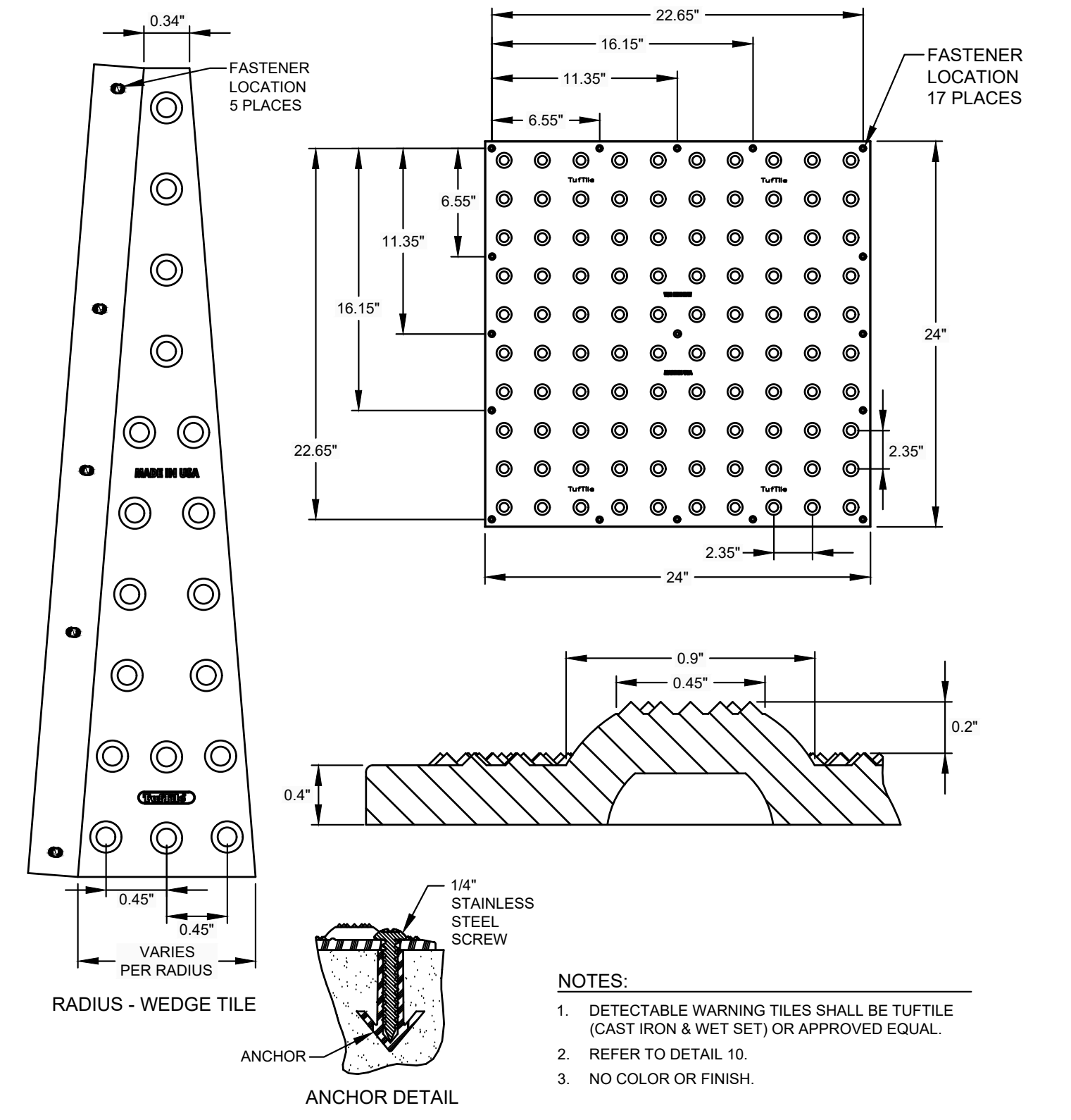
- PLACE A MINIMUM OF 4\"/>



NOTES:

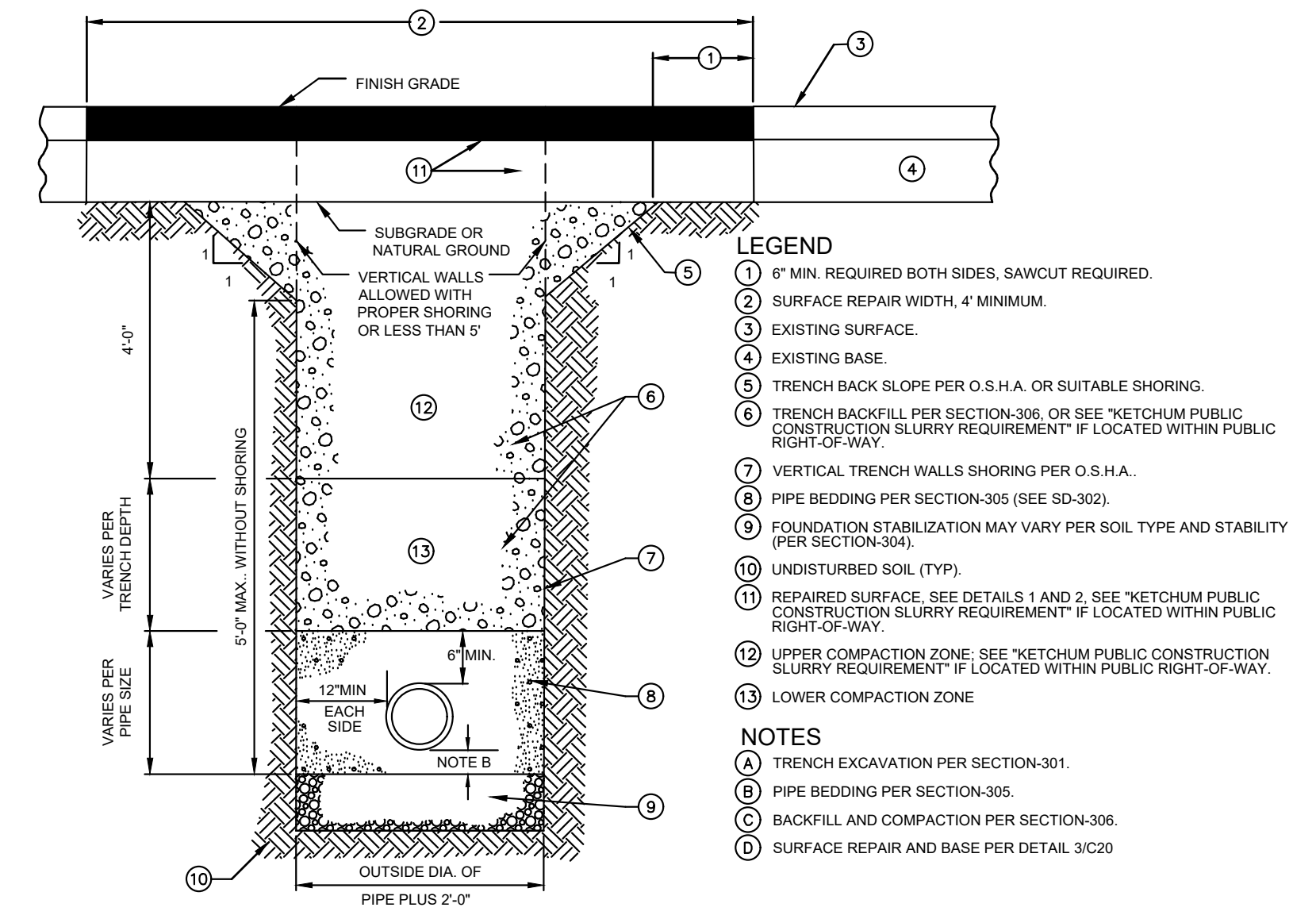
- BASES SHALL BE INSTALLED TO BE FLUSH WITH SURFACE.
- ALL INSTALLATIONS SHALL HAVE 14\"/>

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



NOTES:

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



LEGEND

- 1\"/>

NOTES

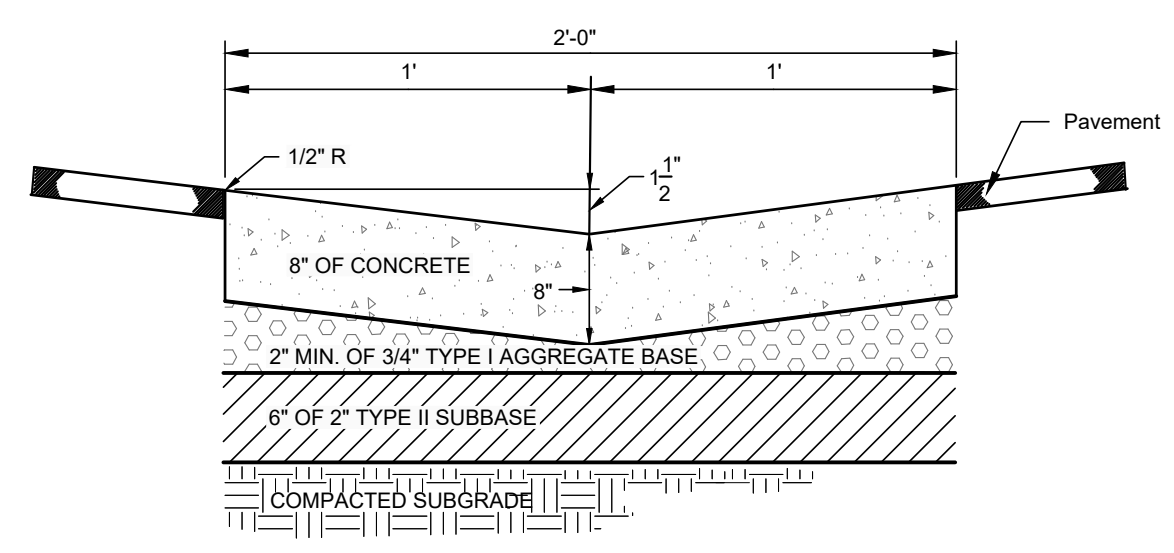
- TRENCH EXCAVATION PER SECTION-301.
- PIPE BEDDING PER SECTION-305.
- BACKFILL AND COMPACTION PER SECTION-306.
- SURFACE REPAIR AND BASE PER DETAIL 3C20.

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

COARSE AGGREGATE (1/2\"/>	2,000 LBS
SAND	800 LBS
PORTLAND CEMENT	94 LBS
WATER	11 GAL (MAX.)

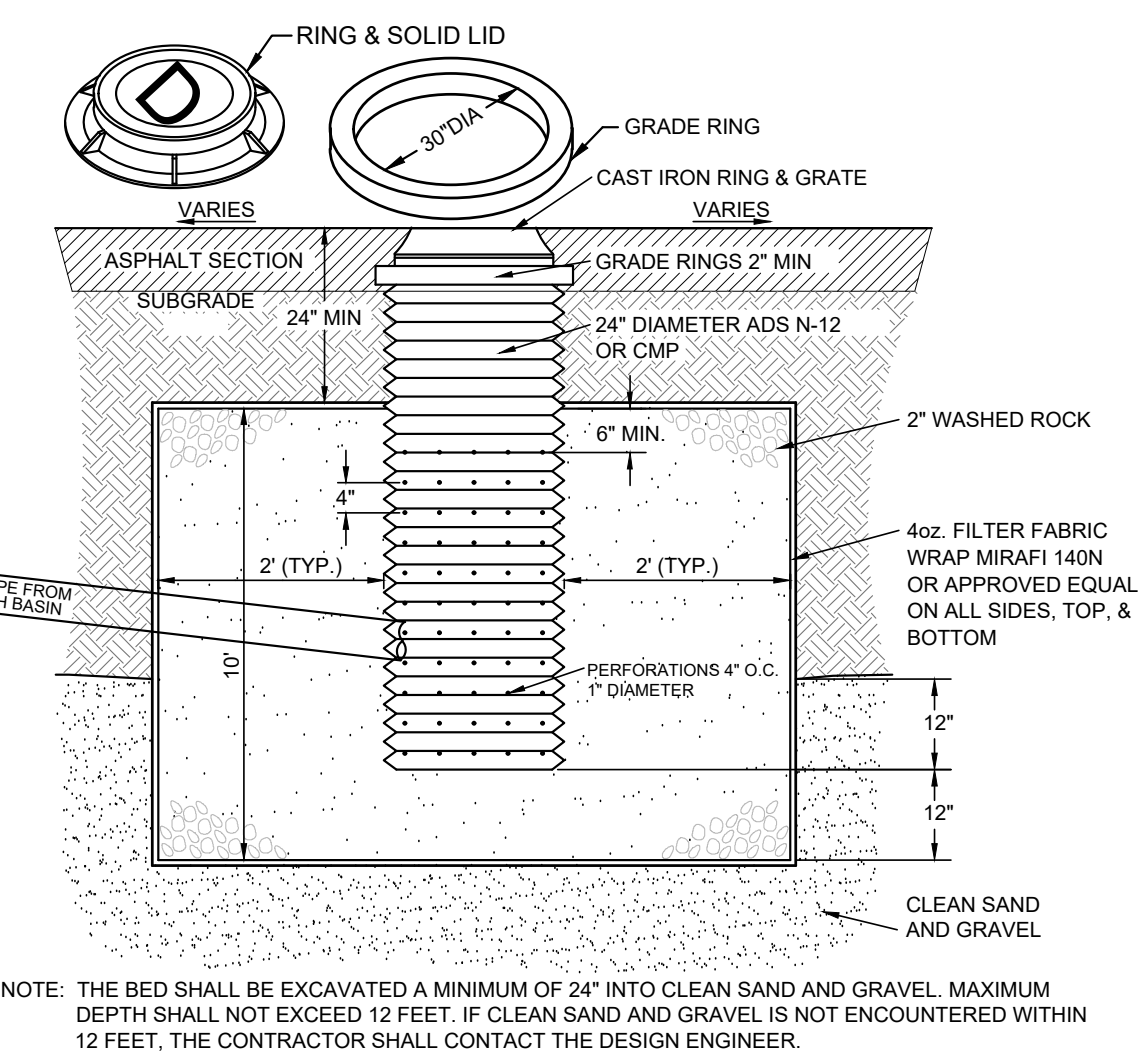
WATER CONTENT IS MAXIMUM AND MAY BE REDUCING DOWNWARD. CARES SHALL BE TAKEN TO ASSURE THAT EXCESS WATER IS NOT PRESENT IN THE MIXING DRUM PRIOR TO CHARGING THE MIXER WITH MATERIALS. THOROUGH MIXING WILL BE REQUIRED PRIOR TO DISCHARGE.

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



NOTES:

- SUBBASE CAN BE 2\"/>

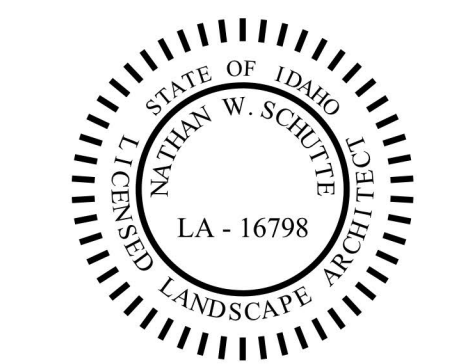


NOTE: THE BED SHALL BE EXCAVATED A MINIMUM OF 24\"/>

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

PROJECT INFORMATION
 File: galena/1881-121/eng/Construction/1881-01 - ENG BASE.dwg 06/05/20 3:35:38 PM
 DESIGNER BY _____
 CT DRAWN BY _____
 SKS CHECKED BY _____
GALENA ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 317 N. River Street
 Hailey, Idaho 83333
 (208) 768-1705
 email: galena@galena-engineering.com
 PROFESSIONAL SEAL
 LICENSE NO. 1000
 REGISTERED PROFESSIONAL ENGINEER
 STAHLECKER

PURPOSE: ISSUE FOR DESIGN REVIEW PRE-APPLICATION
 NO. DATE BY REVISIONS
 C2.0



The designs and concepts shown are the sole property of NS Consulting. The drawings may not be used except with the expressed written consent of NS Consulting, PLLC.

PROJECT
LEADVILLE RESIDENCES
Lot 5, Block 3, Ketchum Townsite
Ketchum, Idaho

DOCUMENT DATE
August 10, 2020

DRAWN BY
Nathan Schutte

REVISION
No. Date Remark

PRELIMINARY
LANDSCAPE PLAN

L1



GROUND LEVEL

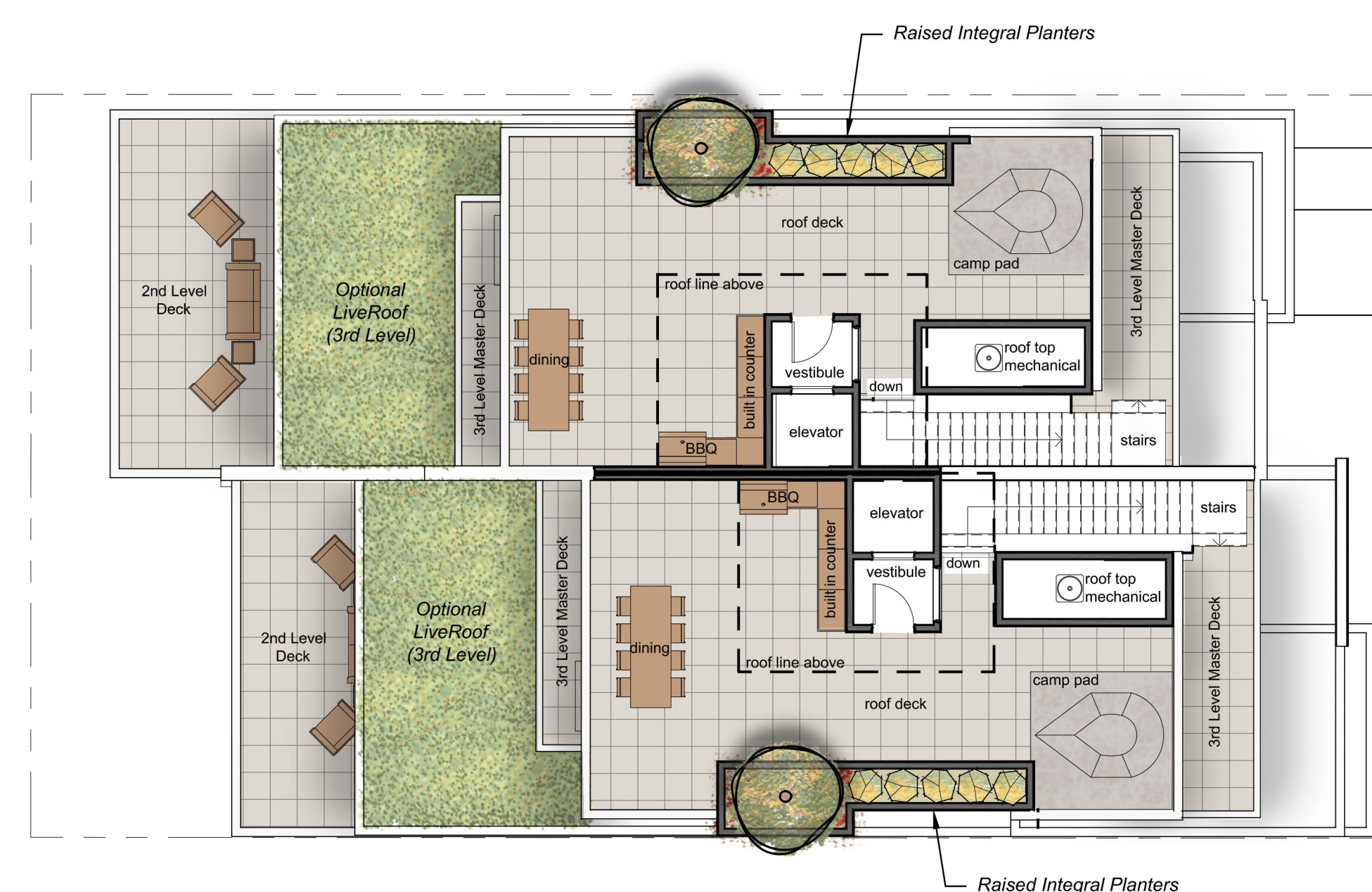
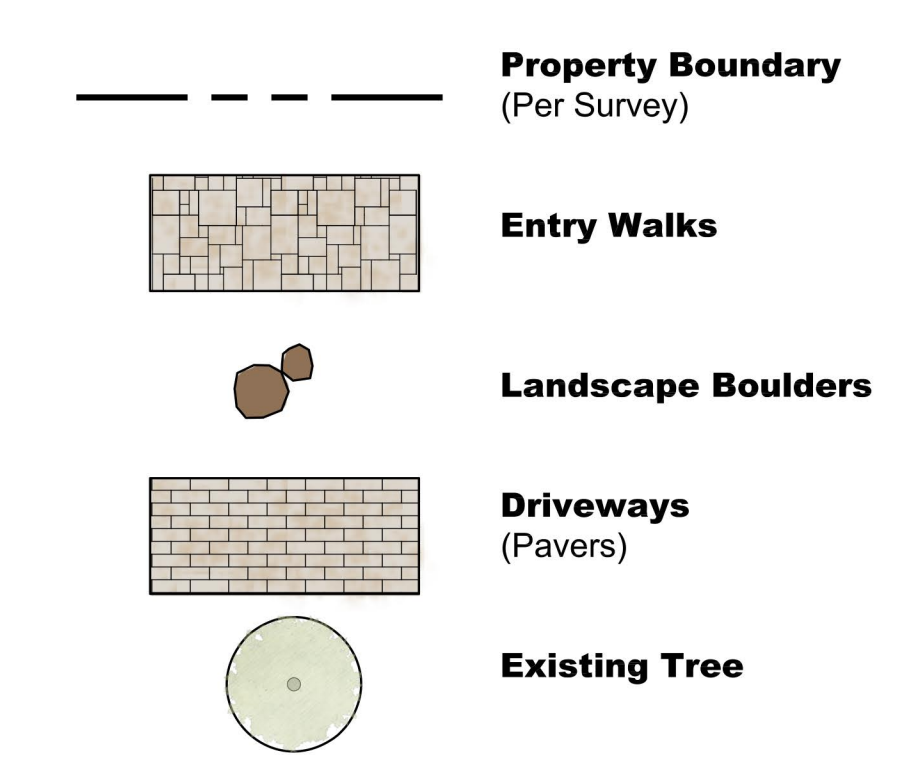
LANDSCAPE LEGEND

symbol	quan	description	size
	5	Street Trees With Tree Grate Autumn Blaze Maple - <i>Acer x freemannii</i> Amur Chokecherry - <i>Prunus maackii</i>	3" Gal.
	2	Roof Top Deciduous Trees Cockspur Hawthorne - <i>Crataegus crus-galli var. inermis</i> Tartarian Maple - <i>Acer tataricum</i>	10 Gal
	2	Atrium Trees Tall Ficus	10'
	4	Evergreen Shrub Scotch Dwarf Pine - <i>Pinus sylvestris 'Pumila'</i> Blue Sester's Dwarf Spruce - <i>Picea pungens 'Sester's Dwarf'</i>	5 Gal
	7	Shrub Massing Diablo Ninebark - <i>Physocarpus opulifolius 'Diablo'</i> Common Snowberry - <i>Symphoricarpos albus</i> American Cranberrybush - <i>Viburnum trilobum</i>	5 Gal.
	65	Ornamental Grasses Reed Grass - <i>Calamagrostis x s. 'Karl Foerster'</i> Flame Grass - <i>Miscanthus sinensis</i> Blue Oat Grass - <i>Helictotrichon sempervirens</i>	1 Gal.
	300	Native Perennials Coneflower - <i>Echinacea</i> Black Eye Susan - <i>Rudbeckia hirta</i> Lavendar - <i>Lavandula</i> Salvia - <i>Salvia divinorum</i>	1 Gal.
	70	Atrium Plantings Creeping Fig - <i>Ficus pumila</i> Kinnickinnick - <i>Arctostaphylos uva x ursi</i> Vinca - <i>Vinca minor</i>	1 Gal.
	700	LiveRoof Green Roof Sedum Mix - TBD	Modules

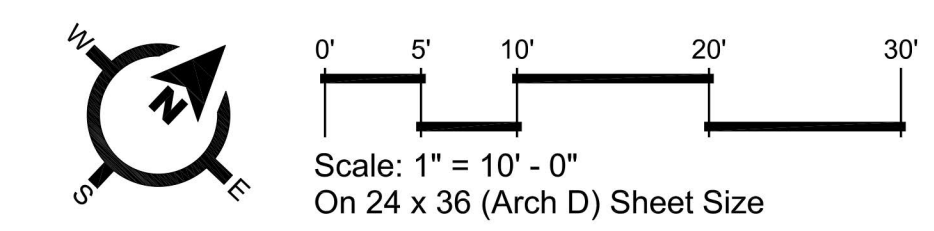
LANDSCAPE NOTES

1. All planting beds to have drip irrigation
2. All planting beds to have 3" cover of bark or compost mulch.

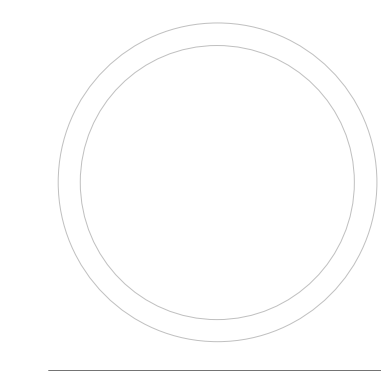
PLAN LEGEND



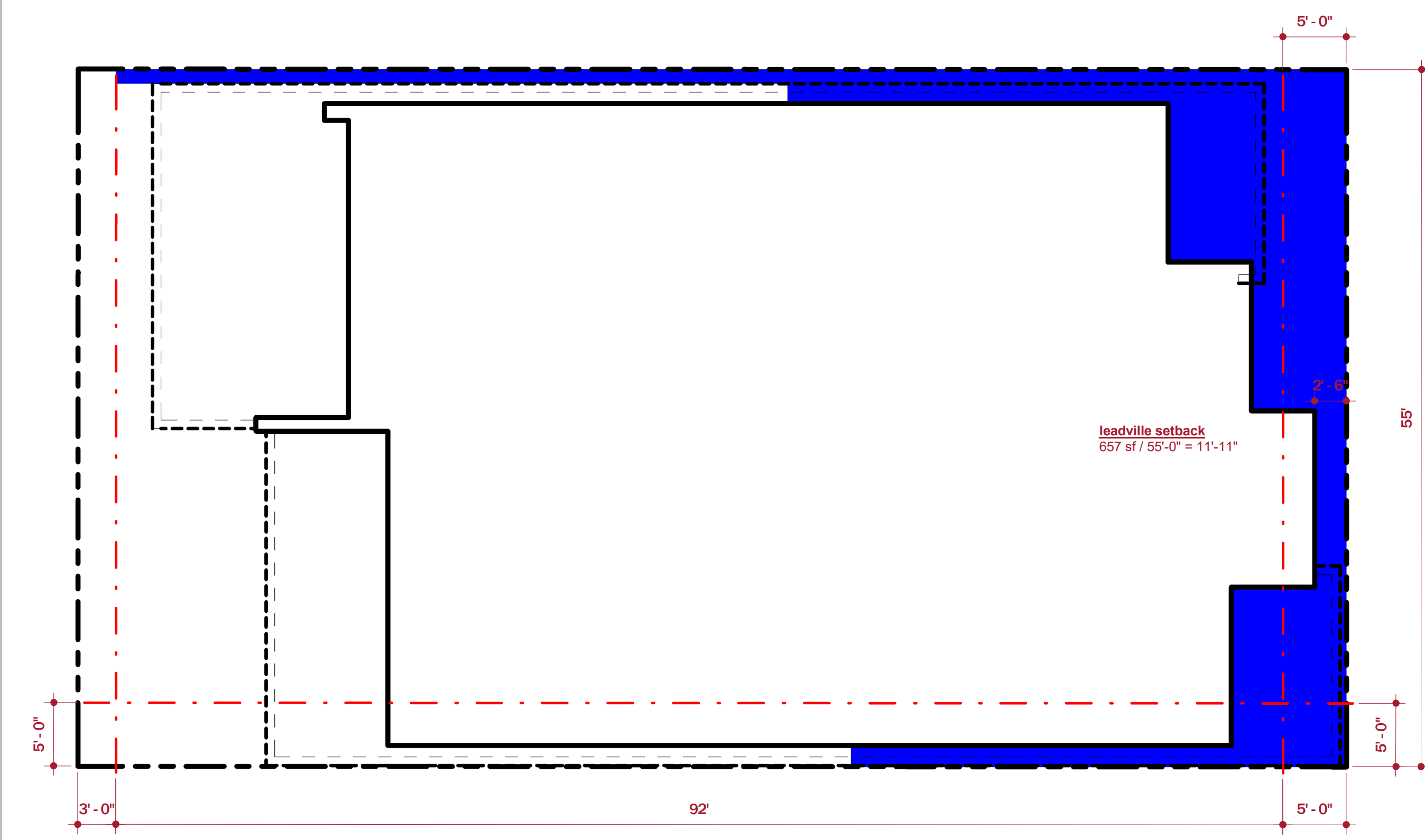
ROOF LEVEL EXTERIOR SPACES



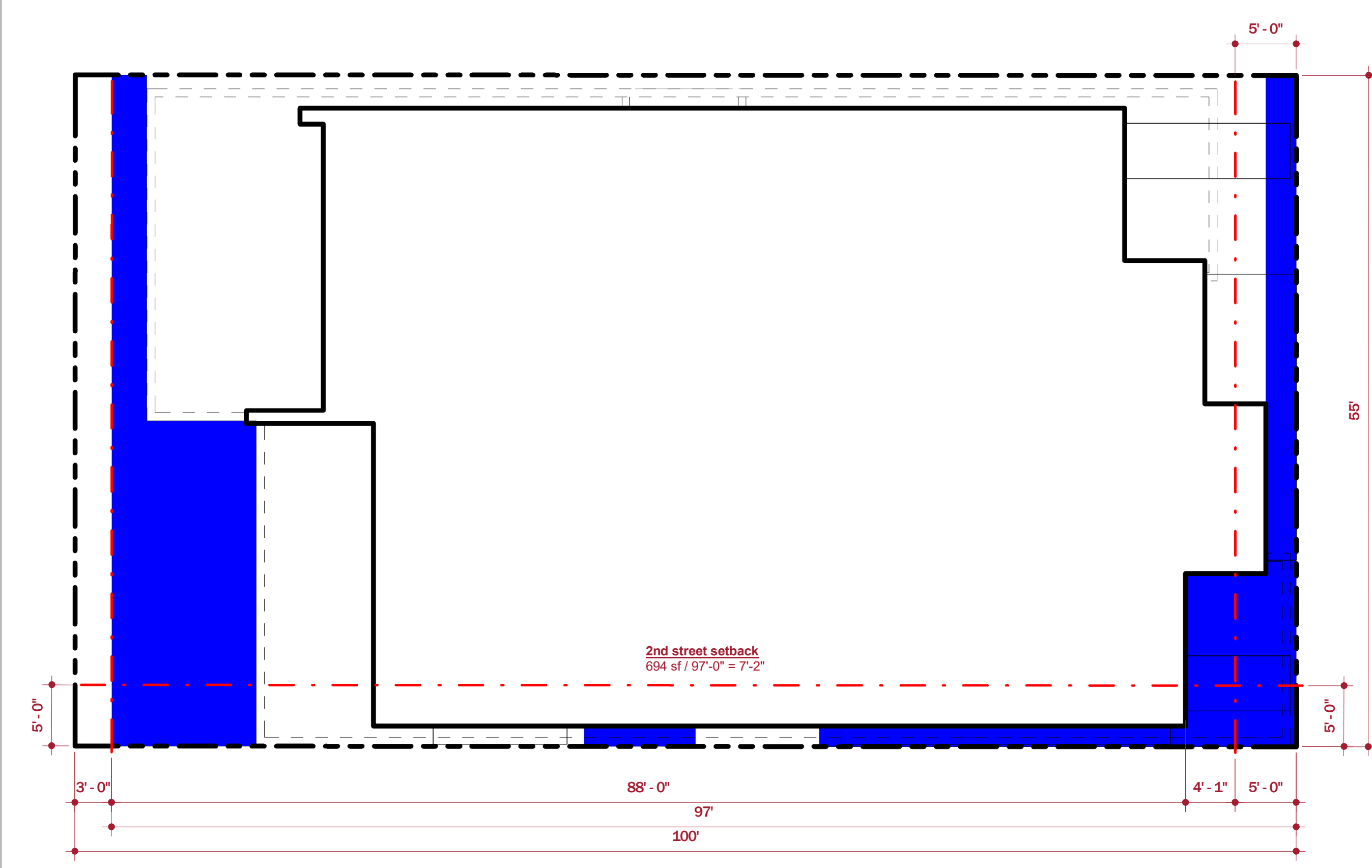
NOT FOR CONSTRUCTION



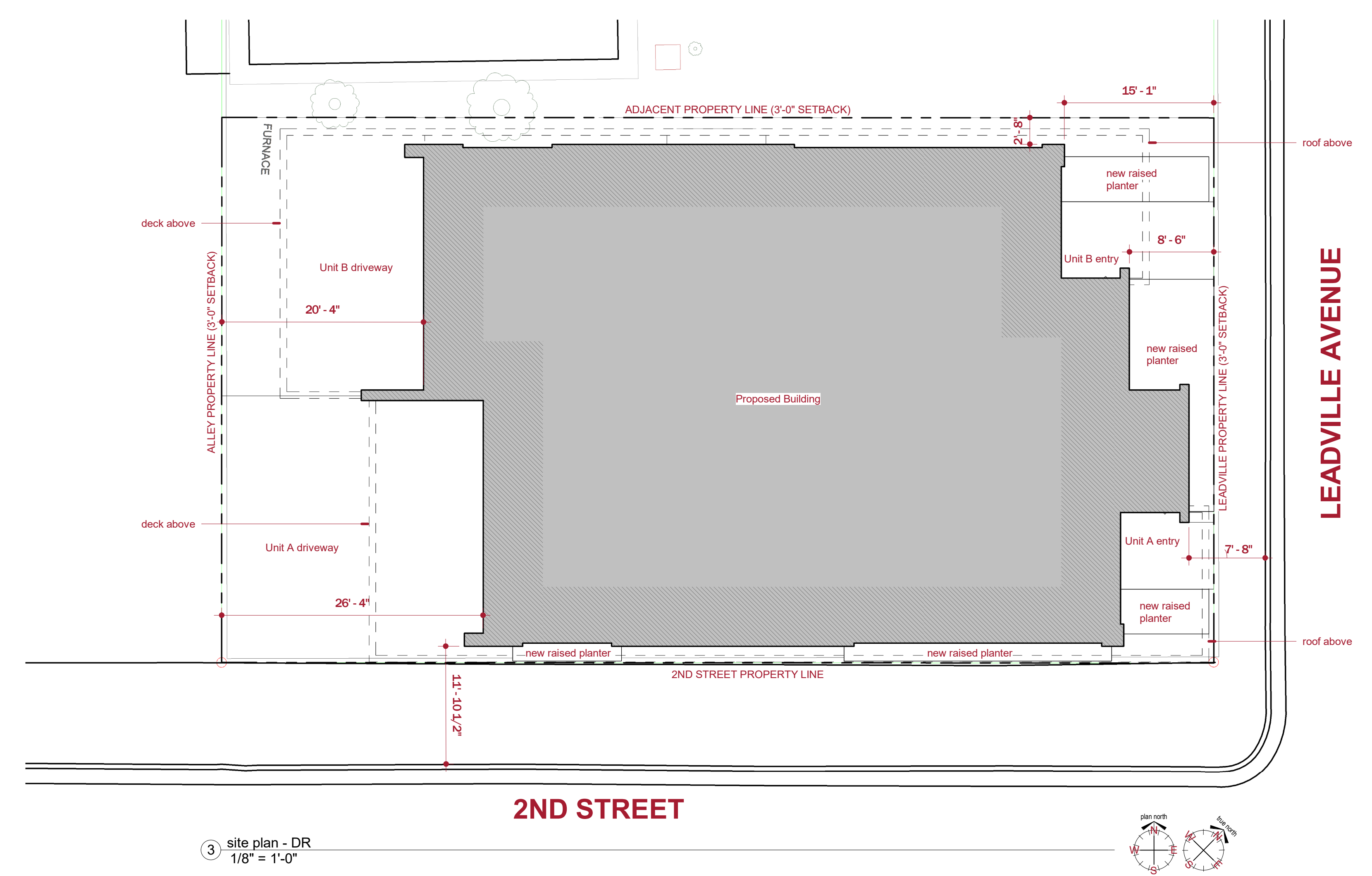
setback diagrams



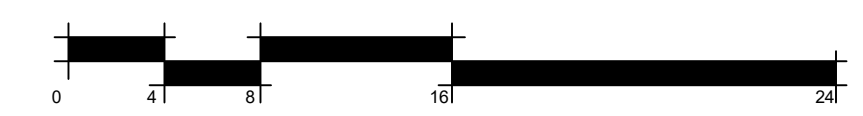
① setback diagram - leadville
1/8" = 1'-0"



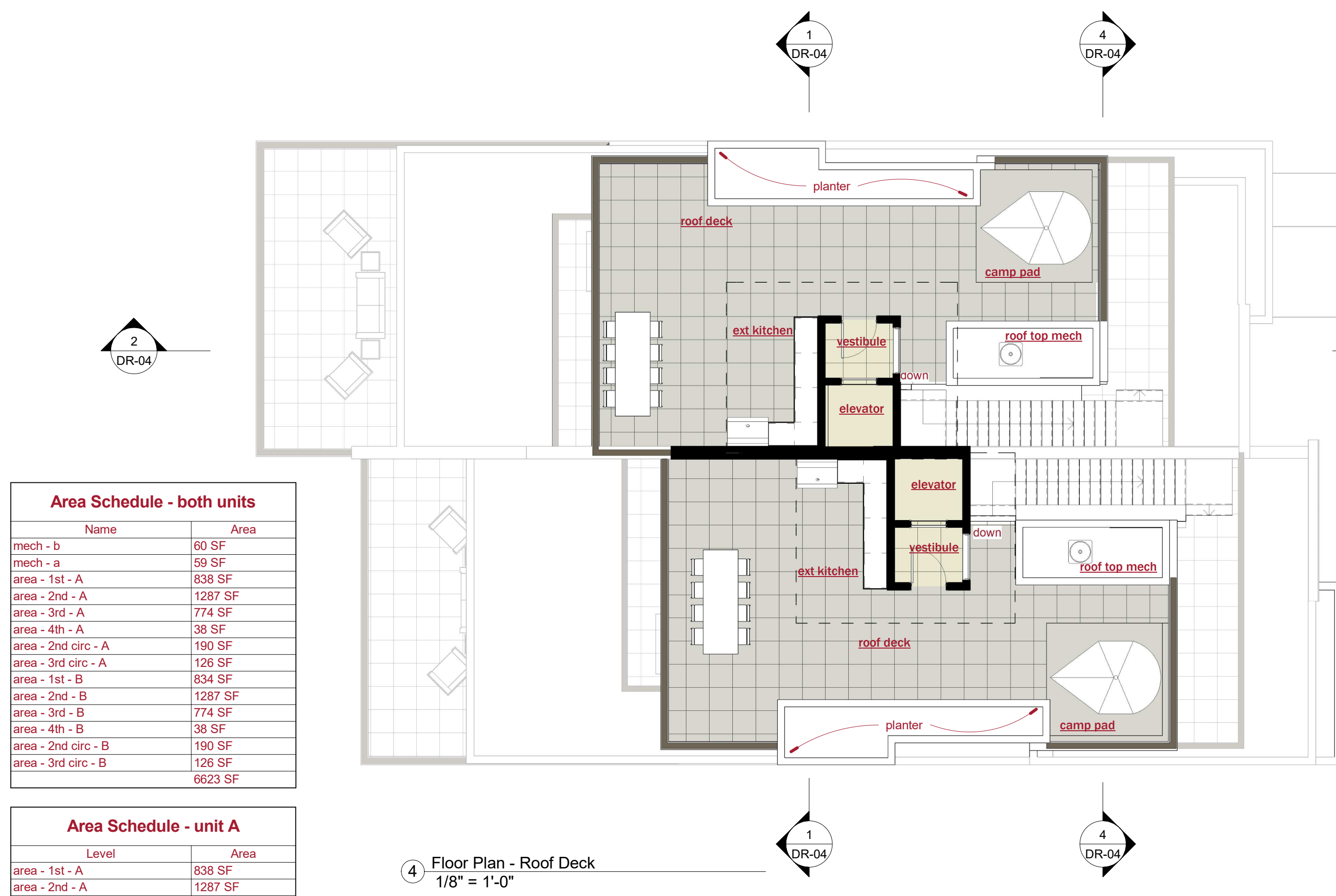
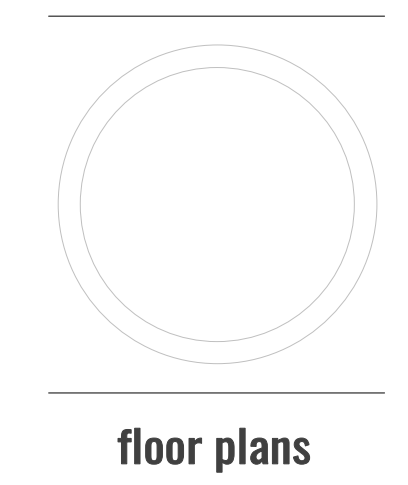
② setback diagram - 2nd street
1/8" = 1'-0"



③ site plan - DR
1/8" = 1'-0"



NOT FOR CONSTRUCTION



4 Floor Plan - Roof Deck
1/8" = 1'-0"

Area Schedule - both units

Name	Area
mech - b	60 SF
mech - a	59 SF
area - 1st - A	838 SF
area - 2nd - A	1287 SF
area - 3rd - A	774 SF
area - 4th - A	38 SF
area - 2nd circ - A	190 SF
area - 3rd circ - A	126 SF
area - 1st - B	834 SF
area - 2nd - B	1287 SF
area - 3rd - B	774 SF
area - 4th - B	38 SF
area - 2nd circ - B	190 SF
area - 3rd circ - B	126 SF
Total	6623 SF

Area Schedule - unit A

Level	Area
area - 1st - A	838 SF
area - 2nd - A	1287 SF
area - 3rd - A	774 SF
area - 4th - A	38 SF
area - 2nd circ - A	190 SF
area - 3rd circ - A	126 SF
Total	3254 SF

Area Schedule - unit B

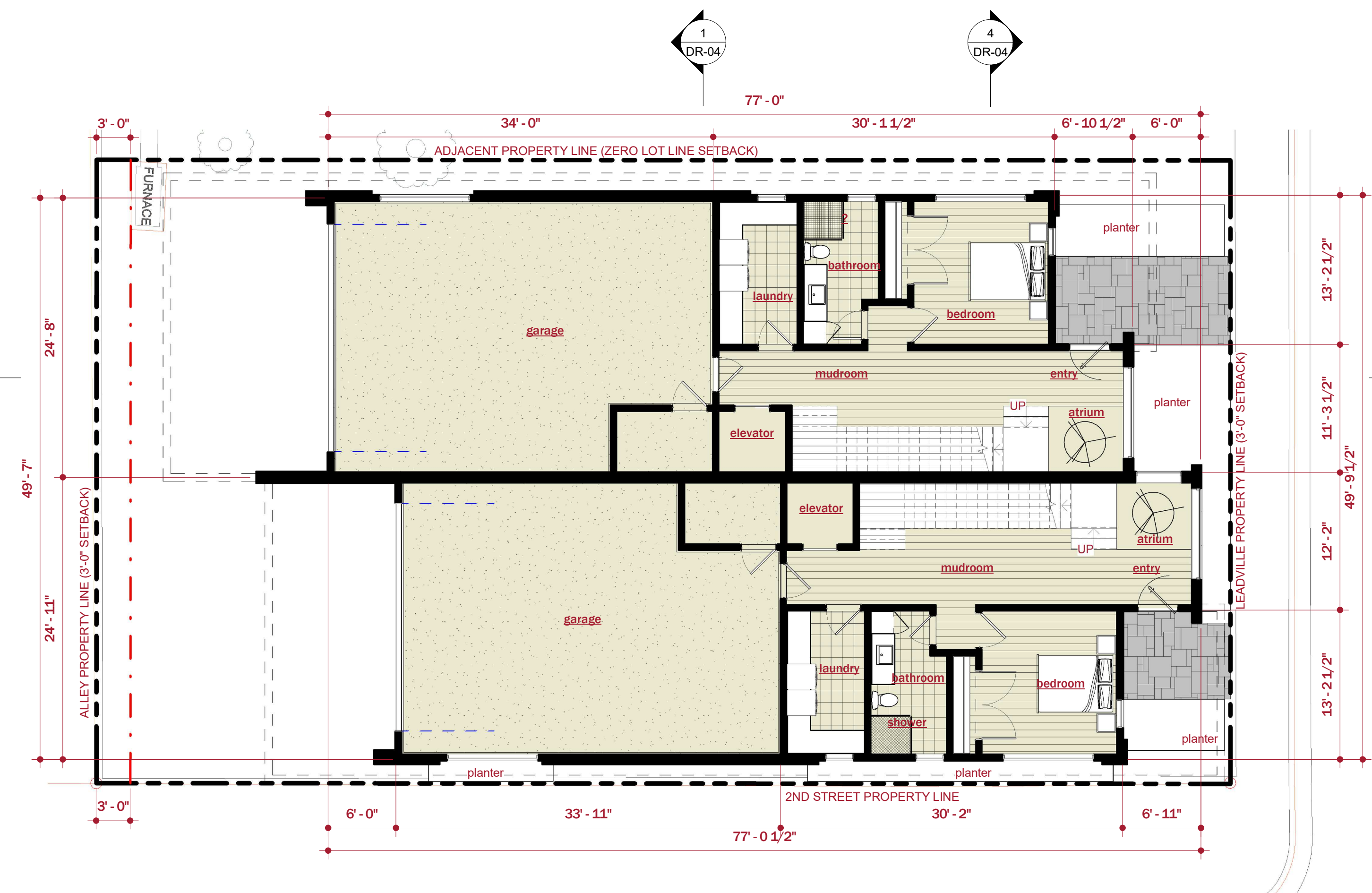
Level	Area
area - 1st - B	834 SF
area - 2nd - B	1287 SF
area - 3rd - B	774 SF
area - 4th - B	38 SF
area - 2nd circ - B	190 SF
area - 3rd circ - B	126 SF
Total	3250 SF



2 Floor Plan - Level 2
1/8" = 1'-0"



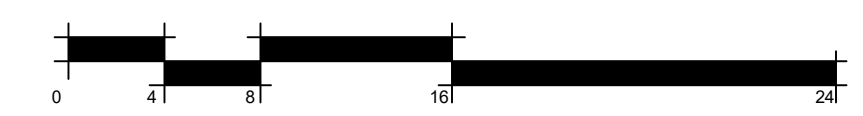
3 Floor Plan - Level 3
1/8" = 1'-0"



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

2ND STREET

LEADVILLE AVENUE



NOT FOR CONSTRUCTION

elevations

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

DR-03

DRAWN BY: Author

1
DR-04

4
DR-04



1 elevation - south
1/8" = 1'-0"

2
DR-04



2 elevation - east
1/8" = 1'-0"

2
DR-04



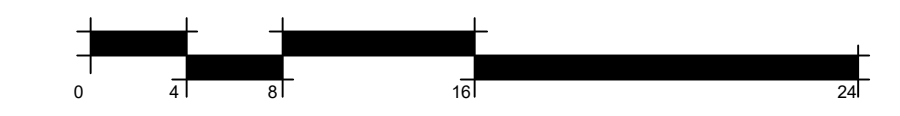
3 elevation - west
1/8" = 1'-0"

4
DR-04

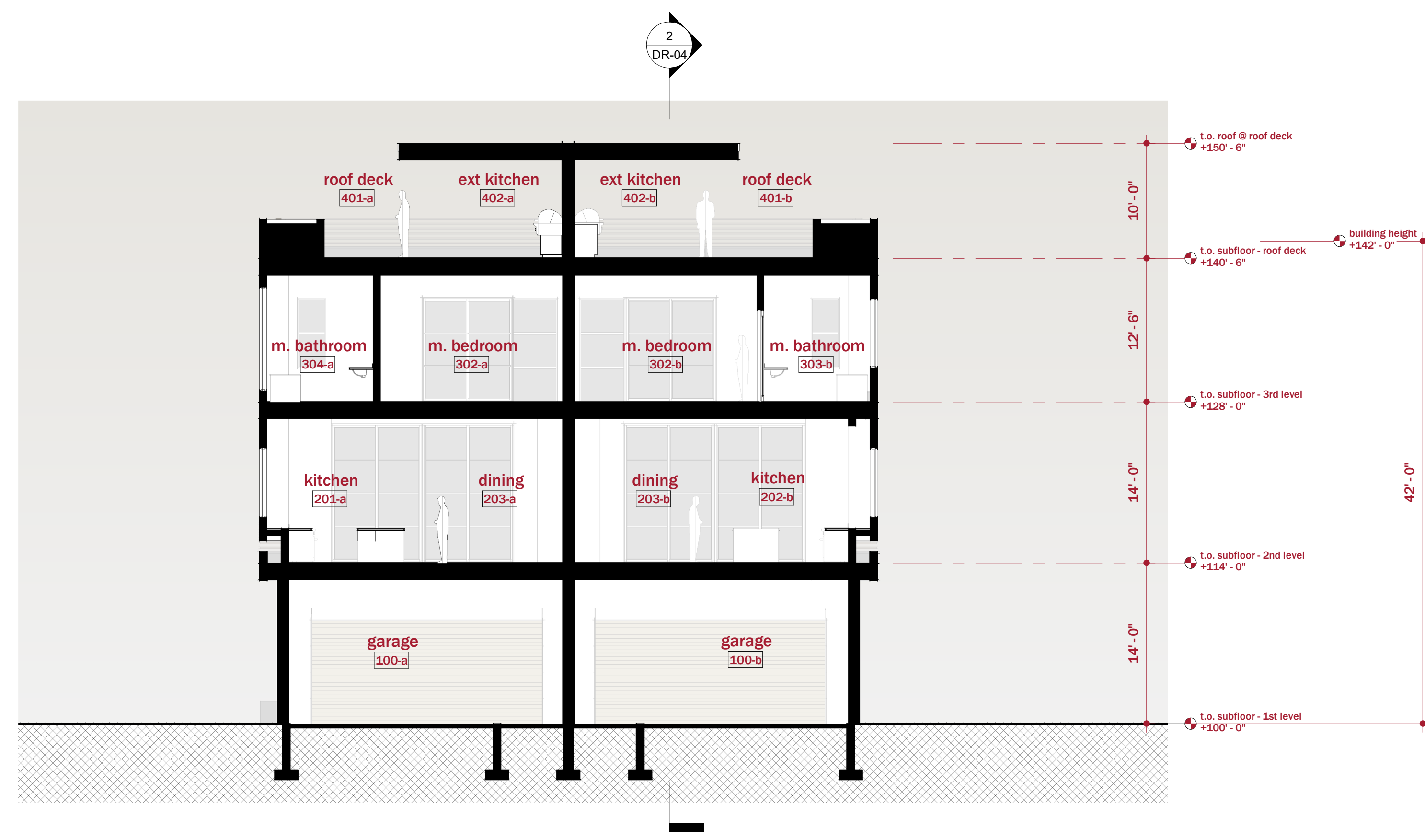
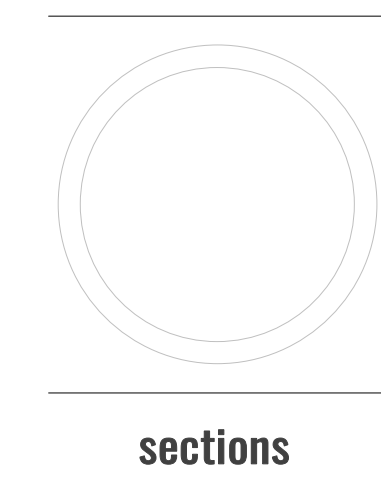
1
DR-04



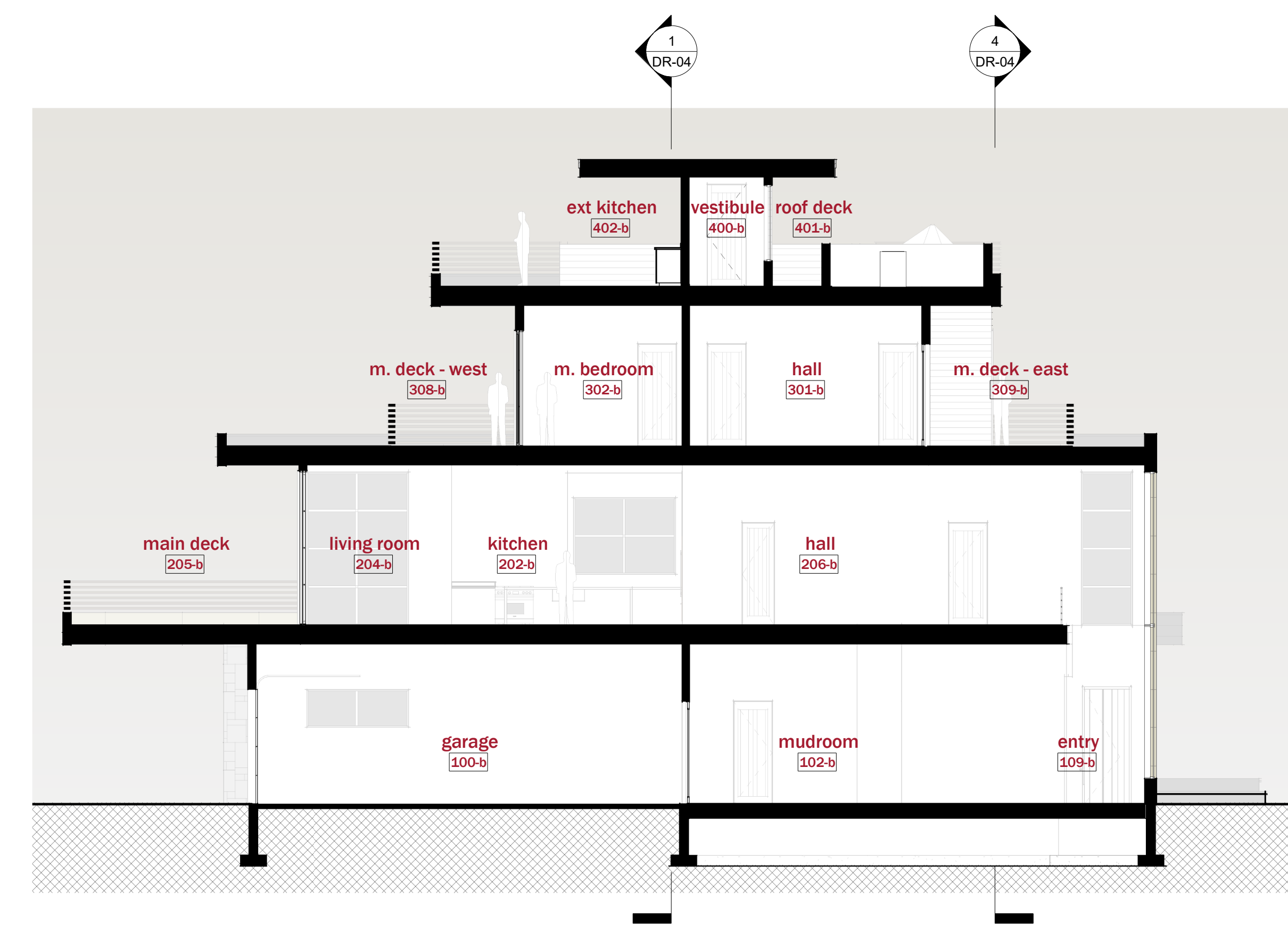
4 elevation - north
1/8" = 1'-0"



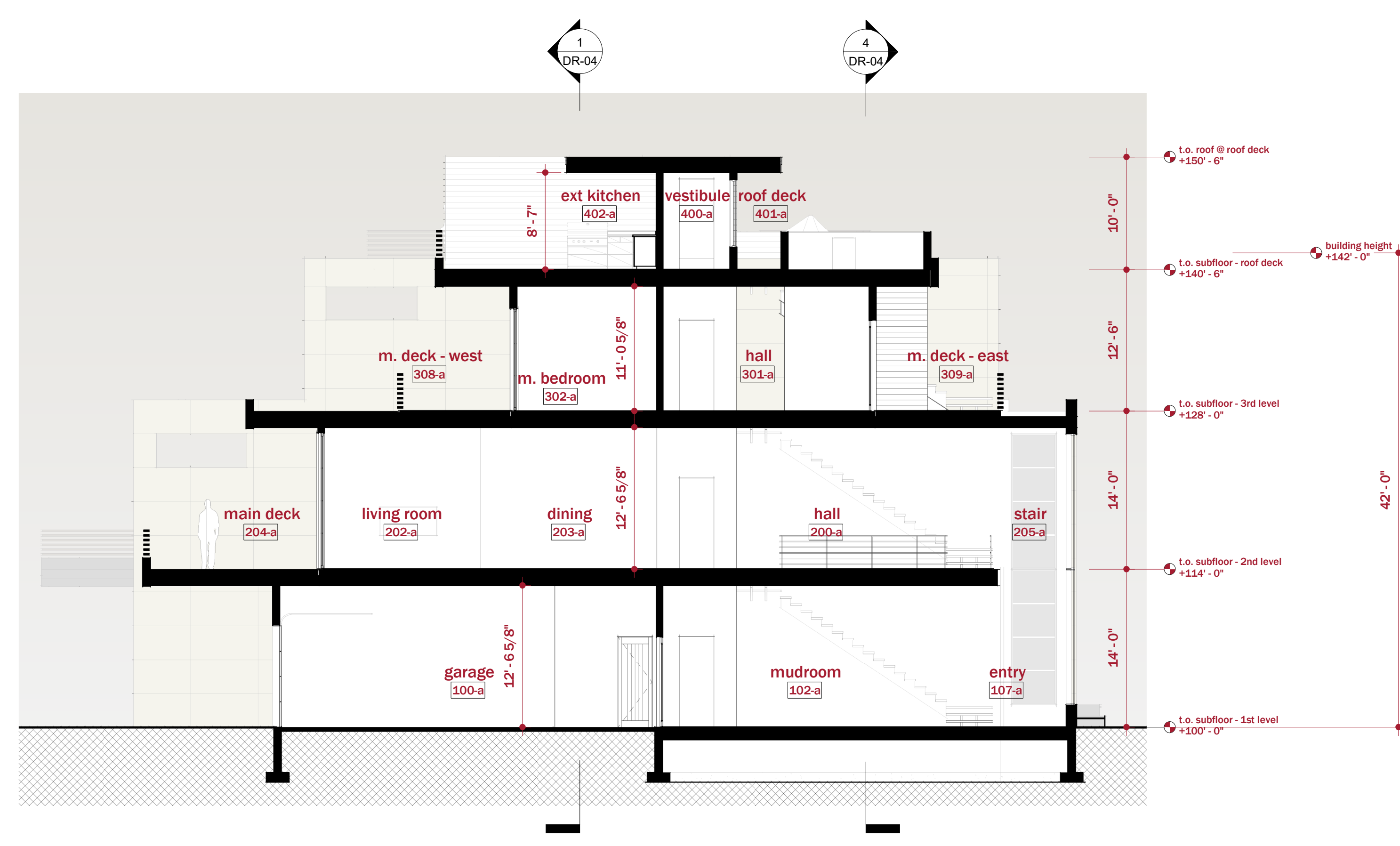
NOT FOR CONSTRUCTION



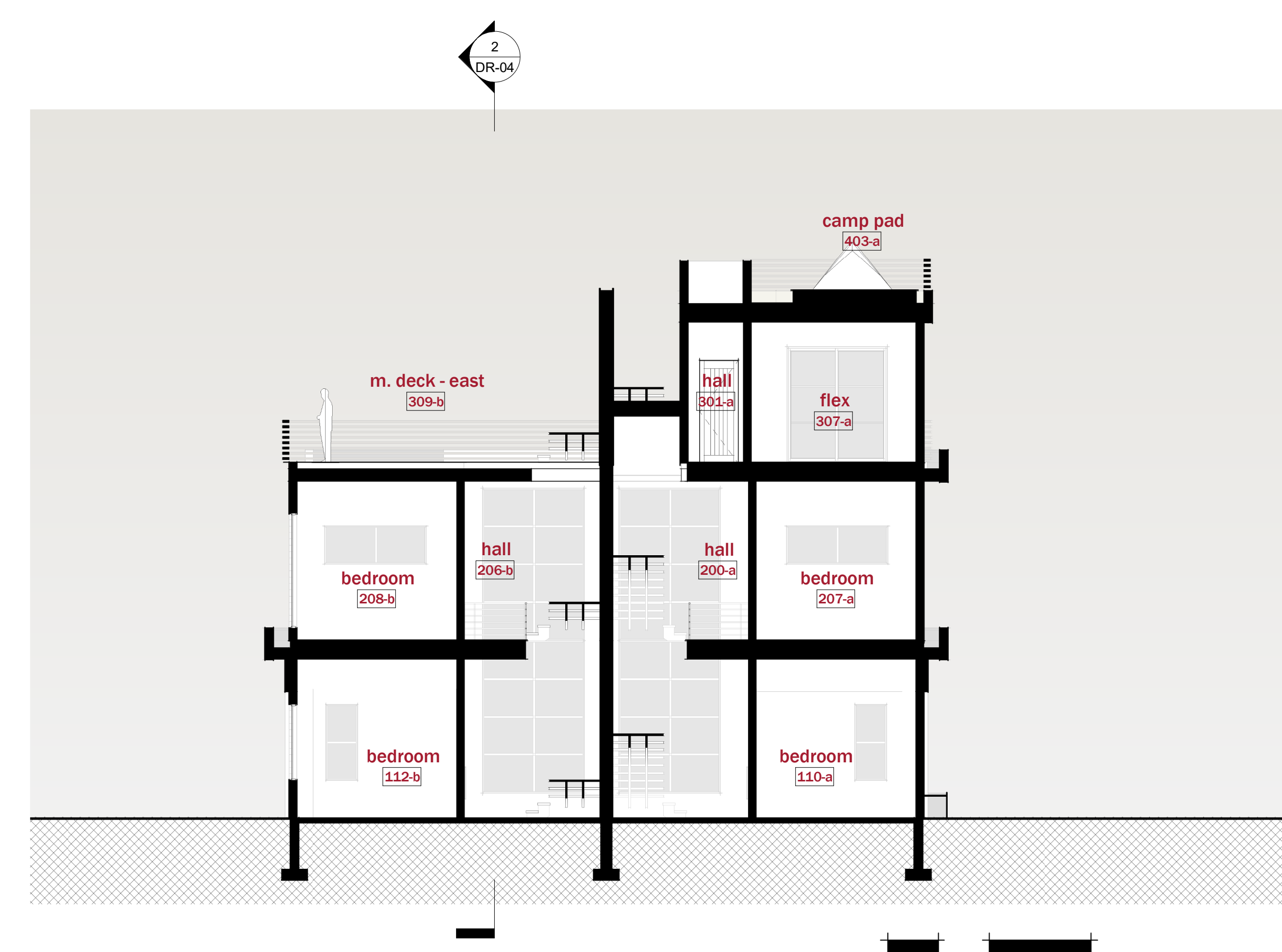
① section
1/8" = 1'-0"



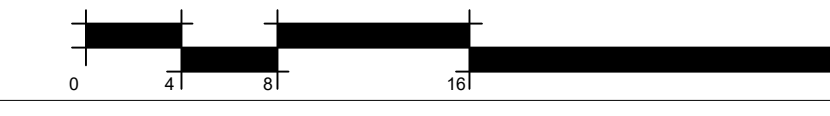
② section
1/8" = 1'-0"



③ section
1/8" = 1'-0"



④ section
1/8" = 1'-0"





① 2020-08-09 - NE BirdsEye - 2nd level
12" = 1'-0"



⑤ 2020-08-09 - SW BirdsEye - 4th level
12" = 1'-0"



② 2020-08-09 - NE BirdsEye - 4th level
12" = 1'-0"



④ 2020-08-09 - SE Perspective
12" = 1'-0"



③ 2020-08-09 - NW BirdsEye - 3rd level
12" = 1'-0"

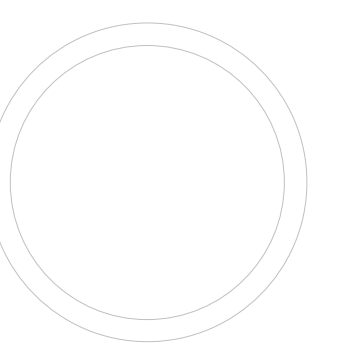
PROJECT:
**Leadville
Residences**

Lot 5, Block 3, Ketchum Townsite
Ketchum, Idaho

DATE: 08/09/20
PROJECT NO:
REVISION: DATE:

NOTES:

NOT FOR CONSTRUCTION



3d massing

SCALE: 12" = 1'-0"

DR-05

DRAWN BY: Author



City of Ketchum

**STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING TUESDAY, SEPTEMBER 15, 2020**

- PROJECT:** City-initiated Text Amendments to Title 17, Zoning, to amend regulations for retail square footage and subdistricts in the Community Core
- REPRESENTATIVE:** City of Ketchum Planning and Building Department
- DESCRIPTION:** Amendments to Title 17, Chapter 17.88, Floodplain Management and Chapter 17.08, Definitions
- NOTICE:** Notice appeared in the Idaho Mountain Express on June 17, 2020 and was mailed to outside agencies on June 26, 2020. The hearing was continued from July 13, 2020 and August 11, 2020.
- PLANNER:** Brittany Skelton, Senior Planner
- ATTACHMENTS:**
- A. Title 17, Chapter 17.88, Floodplain Management draft amendments dated 09-15-20
 - B. Title 17, Chapter 17.08, Definitions, draft amendments dated 09-15-20
 - C. Public comment received by September 10th, 2020, 12:00 p.m.

INTRODUCTION

The floodplain amendments, which include amendments to both the floodplain ordinance and the definitions chapter of the zoning code, were introduced at the Commission's July 13, 2020 meeting and discussed at length during the August 11th, 2020 meeting.

During the August 11th, 2020 meeting the Commission made several requests for clarification and strengthening of regulations. The requested changes, and details on how staff addressed the requests (**red, bold**), are below. Additionally, affected regulations are highlighted in yellow in the ordinance draft for quick reference.

1. Add to the noticing/disclosures section that property owners along waterways are subject to riparian/waterways regulations (similar to the existing language requiring real estate agents to disclose when properties are in the floodplain). **Added to the Statement of Purpose (17.88.050) section and the existing Disclosures section (17.88.040.D.4). Augmented existing regulations to state that leaseholders must be notified of both riparian and floodplain regulations (in addition to potential buyers of property).**
2. Cross reference terms to ensure riparian/waterways are used appropriately and clearly. **Changed all uses of the term 'riparian' to Riparian Zone when the language in code refers to the 25' riparian zone Ketchum regulates. Also added clarification in the definition of Riparian Zone.**
In Establishment of Waterways Design Review Subdistrict section (17.88.040.B), clarified that some properties may contain Riparian Zone even though the stream channel may be located outside of their parcel, and/or the property may not contain floodplain.
3. Address appropriate vegetation for the top of bank/riparian area when the bank is steep. This applies to areas like E. Canyon Run, where the river is 20+ below a steep bank. **Addressed in 17.88.050.E.5.**
4. Verify the diagrams related to crawl space construction are the current diagrams used by FEMA. **Diagrams in Ketchum's ordinance are current.**
5. Add a definition for "HEC-RAS" in the definitions chapter. **Added, see Definitions chapter.**
6. Clarify the applicability of riparian regulations. **In progress, being researched by the City Attorney. If there is a path forward to expand the applicability of riparian regulations language will be included in the ordinance draft reviewed by Council.**

Additionally, three other revisions are included in the attached draft ordinance:

- In response to the written public comment received: where an application for stream alteration requires the applicant to show drainage infrastructure, prior stream alterations in the vicinity, and so forth, a distance upstream and downstream was added. Currently, the ordinance does not specify a distance. Staff recommends 300'. (17.88.050.C.4.c and h.)
- Included flexibility for the city to utilize "best available data" when analyzing flood hazard. (17.88.010.E.4)
- Strengthened and clarified that a potential condition of approval for stream alterations, an "as built certification", requires supporting technical data such as a site survey and channel cross sections produced by a surveyor or engineer licensed in Idaho.

PUBLIC INPUT

One written public comment was received prior to publication of the staff report and is attached. Any written public comment received prior to the public hearing will be distributed to the Commission and included in the public record.

STAFF RECOMMENDATION:

Staff recommends a motion to recommend approval of the proposed amendments to City Council.

OPTIONAL MOTIONS:

"I RECOMMEND APPROVAL OF THE PROPOSED FLOODPLAIN ORDINANCE AMENDMENTS AND AMENDMENTS TO THE DEFINITIONS CHAPTER OF THE ZONING CODE TO CITY COUNCIL."

or

"I MOVE TO CONTINUE THE PUBLIC HEARING ON THE PROPOSED AMENDMENTS TO THE FLOODPLAIN AND DEFINITIONS CHAPTERS OF THE ZONING ORDINANCE TO THE OCTOBER 13th, 2020 REGULAR MEETING"

ATTACHMENTS:

- A. Title 17, Chapter 17.88, Floodplain Management draft amendments dated 09-15-20
- B. Title 17, Chapter 17.08, Definitions, draft amendments dated 09-15-20
- C. Public comment received by September 10th, 2020, 12:00 p.m.

Attachment A.

Title 17, Chapter 17.88, Floodplain Management draft amendments
dated 09-15-20

Article I. Flood Damage Prevention

17.88.010: Statutory Authorization and Findings of Fact

17.88.020: Statement Of Purpose

17.88.030: Methods Of Reducing Flood Losses

17.88.040: General Provisions

17.88.050: Administration

17.88.060: Provisions For Flood Hazard Reduction

17.88.070: Standards for Floodplains without Established Base Flood Elevations – Zone A

17.88.080: Standards for Riverine Floodplains with Base Flood Elevations but without Established Floodway

17.88.090: Standards for Floodways

17.88.100: Standards for Areas of Shallow Flooding (Zone AO, AH, AR/AO, or AR/AH)

17.88.110~~70~~: Enforcement And Penalties

17.88.010: STATUTORY AUTHORIZATION AND FINDINGS OF FACT:

A.- Statutory Authority: The Legislature of the State of Idaho, pursuant to Idaho Code §§ 46-1020, 46-1023, and 46-1024, authorizes local governments to adopt floodplain management ordinances that identify floodplains and minimum floodplain development standards to minimize flood hazards and protect human life, health, and property. Therefore, the Council of the City of Ketchum Idaho does hereby ordain as follows:

B. The flood hazard areas of Ketchum, Idaho, are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.

CB. These flood losses are caused by the cumulative effects of obstruction in areas of special flood hazard which increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Uses that are inadequately floodproofed, elevated or otherwise protected from flood damage also contribute to the flood loss.

DE. The Big Wood River and its tributaries and floodplains in Ketchum are important to the well-beingwell-being of its citizens as a source of recreation, fish and wildlife habitat, aesthetic beauty, a source of irrigation water as well as other economic and lifestyle values.

ED. The studies listed below are hereby adopted as the primary sources of flood hazard analysis:

1. "Flood Insurance Study (FIS) for Blaine County, Idaho and Incorporated Areas", Flood Insurance Study 16013CV001A and 16013CV002A, dated November 26, 2010, and any amendments thereto;
2. Digital flood insurance rate maps (DFIRMs) for Blaine County, Idaho, and incorporated areas: Map Number 16013CIND0A; Map Number 16013C0433E, Community Panel Number 0433E; Map Number 16013C0434E, Community Panel Number 0434E; Map Number 16013C0441E, Community Panel Number 0441E; Map Number 16013C0442E, Community Panel Number 0442E; Map Number 16013C0453E,

Community Panel Number 0453E; Map Number 16013C0461E, Community Panel Number 0461E, and any amendments thereto; and

3. Other flood hazard studies, as may be adopted by the City, will be utilized in determining flood hazard.

4. Additionally, other flood hazard analysis sources as determined by the City Engineer, Floodplain Manager, or other expert hired by the City may be utilized.

~~FE.~~ Regulations pertaining to development on property affected by the one percent (1%) annual chance flood (100-year flood), as defined herein, are necessary in addition to those of the underlying zoning district in order to promote the health, safety and welfare of the citizens of and visitors to the City of Ketchum, Idaho. ~~(Ord. 1135, 2015)~~

G. Local government units have the primary responsibility for planning, adopting, and enforcing land use regulations to accomplish proper floodplain management.

17.88.020: STATEMENT OF PURPOSE:

It is the purpose of this section to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed:

- A. To protect human life, health, safety and welfare;
- B. To minimize expenditure of public money for costly flood control projects;
- C. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- D. To minimize prolonged business interruptions;
- E. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazard;
- F. To help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;
- G. To ensure that potential buyers and leaseholders are notified that property is in an area of special flood hazard or riparian area, where the regulations of this ordinance apply;
- H. To ensure that those who occupy the areas of special flood hazard assume the responsibility for their actions.
- I. To allow the river and creeks and their adjacent lands to convey floodwaters to minimize property damage;
- J. To regulate uses in the floodplain and Riparian Zone for the purpose of preserving, protecting, and enhancing the abundance and diversity of fish, wildlife and riparian resources;
- K. To protect, preserve and enhance the waterways and floodplains as a recreation resource;

- L. To provide a formal procedure for stream alteration permit applications;
- M. To restrict or prohibit uses which are injurious to health, safety, or property in times of flood, which result in environmental damage, or that cause increased flood heights or velocities; and
- N. To guide development and city review of development in the floodplain and adjacent to waterways in order to establish the most appropriate building envelopes for lots existing and in new subdivisions. (Ord. 1135, 2015)

17.88.030: METHODS OF REDUCING FLOOD LOSSES:

In order to accomplish its purposes, this section includes methods and provisions for:

- A. Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or flood heights or velocities;
- B. Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction, at time of substantial damage or substantial improvement and throughout their intended life span;
- C. Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters;
- D. Controlling, filling, grading, dredging, and other development which may increase flood damage; and
- E. Preventing or regulating the construction of flood barriers which may unnaturally divert floodwaters, or which may increase flood hazards in other areas. (Ord. 1135, 2015)

17.88.040: GENERAL PROVISIONS:

- A. Establishment ~~Of~~ The Floodplain Management Overlay Zoning District: The floodplain management overlay zoning district is hereby established. The regulations of this district apply to all lands within the jurisdiction of the city that lie within the one percent (1%) annual chance floodplain boundaries as determined by the graphic representation shown on the flood insurance rate map (FIRM) and by the elevations of the base flood contained in the flood insurance study referred to hereinbelow in addition to the regulations contained in the underlying zoning district.
 1. Establishment ~~Of~~ The Floodway Subdistrict ~~And~~ The Floodplain Subdistrict: The floodplain areas are divided into two (2) subdistricts: the ~~F~~loodway ~~S~~ubdistrict and the ~~F~~loodplain ~~S~~ubdistrict.
 2. Rules ~~F~~or Interpretation ~~of~~ The Floodplain Management Overlay Zoning District Boundaries ~~and~~ The Floodway Subdistrict ~~and~~ The Floodplain Subdistrict Boundaries: The floodplain management overlay zoning district boundaries are represented on the official zoning map of the city. ~~However, the precise intermediate regional flood (IRF) location shall be determined by a site survey and elevations as interpreted from the adopted flood insurance rate map and the flood insurance study.~~

a. All land within the external boundary of the one percent (1%) annual chance floodplain and all parcels with any portion thereof affected by said one percent (1%) annual chance floodplain shall be considered to be within the ~~F~~Floodplain ~~M~~management ~~O~~overlay ~~Z~~zoning district governed thereby in addition to the underlying zoning district. The city may make necessary interpretations of the boundary based upon the recommendation of the city engineer or other expert.

3. Basis For Establishing The Areas Of Special Flood Hazard: The areas of special flood hazard identified by the federal insurance administration in a scientific and engineering report entitled "The Flood Insurance Study (FIS) For Blaine County, Idaho And Incorporated Areas" with accompanying digital flood insurance rate maps (DFIRMs) bearing an effective date of November 26, 2010, to establish the areas of special flood hazard for land which has been or will be annexed into the city limits of the city of Ketchum, Idaho, since the adoption of said study for the incorporated area of the city are hereby adopted by reference and declared to be a part of this article. The flood insurance studies are on file at the office of the city clerk, city hall, 480 East Avenue North, Ketchum, Idaho.

a. At the Administrator's discretion, the precise one percent (1%) annual chance floodplain (Special Flood Hazard Area), floodway, and 0.2% annual chance floodplain intermediate regional flood (IRF) locations shall be determined by a site survey and elevations as interpreted from the adopted flood insurance rate map and the flood insurance study.

B. Establishment ~~of~~ Waterways Design Review Subdistrict: The city hereby makes the following findings of fact with regard to establishing a waterways design review subdistrict:

1. Flooding is aggravated by the collection of debris upstream of the many channel obstructions located in the floodplain areas. Such obstructions include bridges, fences, houses, trees, etc. The accumulation of debris has resulted in significantly higher water surface elevations upstream from the obstructions than would otherwise be expected. Obstructions can and tend to cause flooding to extend beyond anticipated FEMA one percent (1%) annual chance flood boundaries at points of debris accumulation which cannot be predicted.
2. All structures located roughly within the limits of the 0.2 percent annual chance floodplain are subject to inundation, if not direct impact by the channel itself, during floods of return frequencies of ten (10) to twenty (20) years. This is due to the tendency of the channel to change abruptly, often cutting a totally new channel in a few hours, during high water periods because the Big Wood River is wide, flat and has relatively shallow channel in many areas.
3. The levees built by the U.S. army corps of engineers are not considered by the corps to be adequately designed to be classified as permanent structures capable of withstanding a one percent (1%) annual chance.
4. Encroachments (i.e., houses, fill, etc.) on floodplains reduce the flood carrying capacity and increase flood heights, thus increasing flood hazards beyond the encroachment. With every new structure or other development since the FEMA one percent (1%) annual chance boundary was determined, the ability of the floodplain to function as originally assumed changes.
5. Historically, development adjacent to waterways has had a direct effect on methods chosen by owners to protect their property and often to the detriment of the natural stream by destroying or greatly altering

fish and wildlife habitat and by unnaturally armoring the banks of the waterways to prevent erosion and, thus, future damage to manmade structures.

6. Some parcels of land may contain Riparian Zone but may not contain 1% annual chance floodplain, 0.2% annual chance floodplain, floodway, or the channel of the +. Nevertheless, if a parcel contains land that is within twenty-five feet (25') of the mean high water mark of a waterway said parcel is within the Waterways Design Review subdistrict and is subject to riparian regulations.

a. The purposes for which said subdistrict is established are as follows:

- (1) To guide development adjacent to waterways toward the most appropriate building envelope for its particular site;
- (2) To minimize the impact of development adjacent to waterways on adjacent properties upstream, downstream and across waterways;
- (3) To review development plans for property adjacent to waterways to minimize the obstruction of the conveyance of floodwaters;
- (4) To provide for the stewardship, maintenance and/or enhancement of the Riparian Zone and riparian environment, including wildlife habitat along waterways;
- (5) To carry out the provisions of the comprehensive plan as well as health, safety and welfare with regard to properties adjacent to waterways;
- (6) To warn that City review and approval is not going to prevent flooding and that flooding may occur;
- (7) To advise of flood hazards and studies and options available;
- (8) To review drainage/obstructions to flood carrying capacity and to advise on methods that may be used to moderate impact of the development; ~~and~~
- (9) To review landscaping and access for flood carrying capacity and preservation or enhancement of riparian vegetation; and

(10) To provide regulations for the Riparian Zone-

b. The Waterways Design Review Subdistrict is hereby established and shall be defined as including all those parcels of property within the City limits lying adjacent to or within twenty five feet (25') of the mean high water mark of the Big Wood River, Trail Creek and Warm Springs Creek and any and all channels, having year round or intermittent flow, thereof. All such channels are considered Waterways for the purpose of defining and regulating the Riparian Zone.- The area along the banks of any waterway that is within twenty-five feet (25'), measured horizontally from the mean high water mark, is the Riparian Zone regulated by this ordinance.

c. "Development", as defined in section [17.08.020](#) of this title, and construction or placement of buildings or structures, including additions to any such structures or buildings existing- (insert date of ordinance adoption) at the effective date hereof, and landscaping changes within the Riparian Zone for parcels

under development with new structures and parcels developed with structures after (insert date riparian standard were adopted – 1988), upon real property within the Waterways Design Review Subdistrict shall ~~be subject to design review and shall~~ require said approval under section 17.88.050 of this article, prior to issuance of a building permit, excavation/grading permit or commencement of any work associated with any such activity.

d. Applications for floodplain development permits and waterways design review shall be made according to this chapter.

C. Uses Permitted and Prohibited: Due to the potential hazard to individuals as well as public health, safety and welfare, uses allowed in the Floodplain Management Overlay Zoning District are those which are permitted, conditional, and accessory as contained in the underlying zoning district; due to the sensitive ecology of the river system and riparian area and the detrimental impacts that uncontrolled use of pesticides and herbicides can create to both the river system and human health and, due to the extremely hazardous nature of the floodway due to velocity of floodwaters carrying debris, potential projectiles and erosion potential, the following provisions apply, in addition to all others:

1. Encroachments in the floodway: Encroachments in the floodway, including fill, new construction, substantial improvements and other development are prohibited unless certification, with supporting calculations and a No-Rise Certification, by a registered professional hydraulic engineer is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge. ~~and~~

a. Uses Permitted: Uses permitted within the floodway shall be restricted to those which are required by public necessity (for example, bridges, water pumps), recreational use (for example, paths), wildlife habitat improvements (for example, vegetation, nesting structures, pool/riffle improvements), streambank stabilization materials, and gravel extraction; provided, that the use/encroachment meets the approval of the Federal Emergency Management Agency and national flood insurance program and does not jeopardize the City's participation in the national flood insurance program.

b. Uses Prohibited: New residential structures and residential substantial improvements are prohibited in the floodway.

2. If ~~subsection D1~~ section 17.88.040.D.1 of this section is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of section 17.88.060, "Provisions For Flood Hazard Reduction", of this article.

3. No use of restricted use chemicals or soil sterilants will be allowed within one hundred feet (100') of the mean ~~high water~~ high-water mark on any property within the City limits at any time.

4. No use of pesticides, herbicides, or fertilizers will be allowed within ~~twenty five~~ twenty-five feet (25') of the mean high water mark on any property within the City limits unless approved by the City Arborist.

5. All applications of herbicides and/or pesticides within one hundred feet (100') of the mean high water mark, but not within twenty five feet (25') of the mean high water mark, must be done by a licensed applicator and applied at the minimum application rates.

6. Application times for herbicides and/or pesticides will be limited to two (2) times a year; once in the spring and once in the fall unless otherwise approved by the City Arborist.
7. The application of dormant oil sprays and insecticidal soap within the Riparian Zone may be used throughout the growing season as needed.
8. It shall be unlawful to dump, deposit or otherwise cause any trash, landscape debris or other material to be placed in any stream, channel, ditch, pond or basin that regularly or periodically carries or stores water.

D. General Notice Requirements: In order to provide reasonable notice to the public of the flood hazard potential within all areas of the Floodplain Management Overlay Zoning District, the following notice regulations and requirements are hereby adopted for all real property and structures located within said district:

1. Subdivision Plats:

a. All subdivision plats shall identify and designate the one percent (1%) annual chance floodplain boundary, the 0.2% annual chance floodplain boundary, and the floodway boundary

b. All subdivision plats shall contain a plat note including a certification by a registered surveyor that the boundaries were established consistent with the FIRM map for the City or Blaine County, whichever applies.

c. All subdivision plats shall contain a note or notes that warn prospective buyers of property that sheet flooding can and will occur and that flooding may extend beyond the floodway and floodplain boundary lines identified.

d. ~~2-~~ All subdivision plats shall contain a ~~note~~note(s) that refers to the required twenty five foot (25') setback from all waterways called the Riparian Zone in which no development is permitted, and require that riparian vegetation shall be maintained in its natural state for the protection and stabilization of the riverbank, and that removal of trees or other vegetation will be considered as part of the function of design review as set forth in section [17.88.050](#) of this article.

e. 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.

f. United States Geological Survey (USGS) datum shall be used and identified on the plat and a permanent bench benchmark shall be identified and shown on the plat;

23. Building Permits:

a. Preconstruction Elevation Certificate Required: Prior to issuance of any building permit for a structure located partially or wholly within the one percent (1%) annual chance floodplain, a preconstruction elevation certificate shall be completed by a registered professional engineer, architect or surveyor and submitted to the City of Ketchum building inspector. ~~The elevation certificate form shall be made available from the City.~~

b. Building Under Construction Elevation Certificate - Foundation and Lowest Floor: ~~An~~ The Elevation Certificate certificate shall again be completed by the owner and/or his/her agents and submitted to the City upon completion of the foundation and construction of the lowest floor. See Section 17.88.050.H.1.a for detail.

c. Finished Construction Elevation Certificate Required: ~~An Elevation Certificate shall and~~ again be completed and submitted to the City prior to issuance of a certificate of occupancy or a final inspection by the building inspector to evidence the as built elevation of the lowest floor ~~including basement.~~ See Section 17.88.050.H.1.b. for detail.

4. Real Estate Sales and Leasing Disclosures: Each and every real estate agent, sales person and broker, and each and every private party who offers for sale or lease a parcel of real property and/or structure that contains 1% annual chance floodplain, floodway, or frontage on a waterway, ~~within said district~~ shall provide the prospective purchaser or leaseholder with written notice that said real property and/or structure is located within ~~said district.~~ the Floodplain, Floodway, and/or Waterways Design Review subdistrict and that structures and land are subject to the regulations of this ordinance.

5. Floodplain Acknowledgement Authorization Required: Prior to issuance of any floodplain development permit, the property owner or his or her authorized agent shall acknowledge by executed written affidavit that said property is located within the one percent (1%) annual chance floodplain as defined herein and that a violation of the terms of this article shall cause the City to seek legal remedies.

E. Compliance: No structure or land shall hereinafter be constructed, located, extended, converted, or altered without full compliance with the terms of this article and other applicable regulations. Should the regulations specified in any other ordinance of Ketchum be less restrictive, the regulations of this section shall apply.

F. Abrogation ~~and~~ And Greater Restrictions: This section is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this section and another ordinance or section herein, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent or greater restrictions shall prevail.

G. Interpretation: In the interpretation and application of this section, all provisions shall be:

1. Considered as minimum requirements;
2. Liberally construed in favor of the Governing Body; and
3. Deemed neither to limit nor repeal any other powers granted under State Statutes.

H. Warning ~~and~~ And Disclaimer ~~of~~ Of Liability: The degree of flood protection required by this section is considered reasonable for regulatory purposes and is based on scientific and engineering considerations.

Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This section does not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damage. This section shall not be deemed or construed to create liability on the part of the City, any officer or employee thereof, or the Federal Insurance Administration for any flood damages that result from reliance on this section or any administrative decision lawfully made hereunder. (Ord. 1190, 2018: Ord. 1135, 2015)

17.88.050: ADMINISTRATION:

- A. Establishment Of Floodplain Development Permit: A floodplain development permit shall be obtained through an application provided by the City prior to issuance of a building or excavation/grading permit for any and all "development", including subdivision preliminary plat approval, as defined in section [17.08.020](#) of this title, and construction, including "stream alteration", as defined herein in Chapter 17.08 of the zoning code, within the Floodplain Management Overlay District established in subsection [17.88.040A](#) of this article.
- B. Establishment Of Waterways Design Review Permit: Approval of waterways design review, as either a stand-alone permit or in conjunction with a Floodplain Development Permit, shall be obtained prior to issuance of a building or excavation/grading permit and prior to commencement of construction for any and all "development" defined in section [17.08.020](#) of this title within the Waterways Design Review Subdistrict as defined in subsection [17.88.040B](#) of this article.
- C. Applications and Submittals: Applications shall be made on forms furnished by the City and may be made simultaneous with application for Design Review as required by Chapter 17.96 of the zoning code, where applicable, and prior to application for a building permit. The application shall contain the following information and any additional information which may be reasonably required by the Administrator or commission:
1. Engineer, owner of property, applicant if different than owner, address, phone, e-mail address, etc.
 2. Fees as set by resolution of Council.
 3. Vicinity map.
 4. Site plan(s), drawn to scale, prepared by a registered land surveyor, Professional Engineer, architect or landscape architect showing:
 - a. Nature, location, dimensions and elevations of lot, including ~~one-foot~~one-foot (1') contours.
 - b. Location of existing and proposed structures, fill, storage of materials, drainage facilities and infrastructure.
 - c. For the linear distance 300' upstream and downstream of the subject property, ~~Location~~ location of existing channels and ditches and other significant natural features, boundaries of floodway and regulatory floodplain as delineated on the FIRM or other flood map determined by this title, ~~including intermediate regional flood (IRF)~~, flood zone(s) designation of the proposed development area as determined on the FIRM or other flood map as determined by this title, Base Flood ~~E~~elevation, and other site specific information from the studies referred to in subsection [17.88.040A3](#) of this article.

- d. Location and elevations of adjacent streets, water supply and sewer lines, including private wells and/or septic systems.
- e. Elevation of the lowest floor (including basement) of all structures existing and proposed partially or wholly located in the one percent (1%) annual chance floodplain, including elevation to which any structure has been or will be floodproofed.
- f. Existing vegetation and proposed landscape plan, including identification of sizes and types of trees and other plants to be saved or; removed, ~~and/or planted~~.
- g. Identification of the Riparian Zone and the "mean high water mark", as defined in section [17.08.020](#) of this title.
- h. For the linear distance 300' upstream and downstream of the subject property, ~~the~~ location of previous stream alterations upstream, downstream and along both banks from subject lot.
- i. Former, existing, and new location of any watercourse that will be altered or relocated as a result of proposed development;
- ji. Location of drainageways intermittent and ~~year-round~~ year-round including potential overflow channels or channel movement.
- kj. Proposed excavation or landfill including resulting slope grades for the building pad(s), driveways, and any other element of the proposed development where excavation or fill will take place.
- lk. Drainage plan including ~~off-site~~ offsite improvements such as borrow ditches and culverts and including a plan for on and off site improvements to provide for unobstructed conveyance of floodwaters.
- ~~5.f.~~ For any building in the floodplain with an area below the lowest floor that is below the base flood elevation and has a ceiling height of five feet (5') or greater, the building owner shall sign a nonconversion agreement, that shall run with the property, promising not to improve, finish or otherwise convert the area below the lowest floor to living area and granting the City the right to inspect the enclosed area at its discretion. Such agreement shall be recorded at Blaine County's Recorder's Office.

6. Proposed landscape plan, including identification of sizes and types of trees and other plants to be saved, removed, and/or planted.

7. Grading and drainage plan indicating existing and proposed contours with quantities of cut and fill specified.

85. Written ~~D~~description of proposed development.

96. Specifications for building construction and materials, floodproofing, proposed flood vents if applicable. ~~filling, grading, dredging, channel improvement/changes and utilities.~~

107. Pre-Construction Elevation ~~C~~certificate, prepared by a licensed surveyor or engineer for any proposed and/or floodproofing certification prepared by a professional engineer for any existing and proposed

residential and/or nonresidential structures located partially or wholly within the one percent (1%) annual chance floodplain. ~~Said floodproofing methods shall meet the criteria in subsection 17.88.060B of this article.~~

11. Elevation Certificate, prepared by a licensed surveyor or engineer, for any existing structure located partially or wholly within the one percent (1%) annual chance floodplain that is proposed to be altered.
12. Proposed elevation, and method thereof, of all development within a Special Flood Hazard Area including but not limited to:
 - a. Elevation in relation to mean sea level of the proposed lowest floor (including basement) of all structures;
 - b. Elevation in relation to mean sea level to which any non-residential structure in Zone A, AE, AH, AO, or A1-30 will be floodproofed; and
 - c. Elevation in relation to mean sea level to which any proposed utility equipment and machinery will be elevated or floodproofed.
13. Floodproofing certification prepared by a professional engineer for any existing and proposed nonresidential structures located partially or wholly within the one percent (1%) annual chance floodplain that are proposed to be floodproofed, if applicable. If floodproofing, a Floodproofing Certificate (FEMA Form 086-0-33) with supporting data, an operational plan, and an inspection and maintenance plan that include, but are not limited to, installation, exercise, and maintenance of floodproofing measures will be required prior to Certificate of Occupancy/Completion. Said floodproofing methods shall meet the criteria in subsection 17.88.060B of this article.
14. Foundation Plan prepared by a licensed engineer. The Foundation Plat shall include details of the proposed foundation system to ensure all provisions of this ordinance are met. These details include but are not limited to:
 - a. The proposed method of elevation, if applicable (i.e., fill, solid foundation perimeter wall, solid backfilled foundation, open foundation, or on columns/posts/piers/piles/shear walls); and
 - b. Openings to facilitate automatic equalization of hydrostatic flood forces on walls in accordance with Article V, Section A.8.b. when solid foundation perimeter walls are used in Zones A, AE, AH, AO, and A1-30.
15. Copy of letter of map amendment based on fill (LOMA-F) application for any proposed fill in the floodplain. LOMA-F approval shall be obtained from FEMA prior to issuance of a floodplain development permit.
16. Usage details of any enclosed areas below the lowest floor.
17. Plans and/or details for the protection of public utilities and facilities such as sewer, gas, electrical, and water systems to be located and constructed to minimize flood damage.

18. Documentation for placement of recreational vehicles and/or temporary structures, when applicable, to ensure that the provisions of this ordinance are met.

199. Copies of applications sent to the U.S. Army Corps of Engineers (USACE) and Idaho Department of Water Resources (IDWR) and approvals from each agency; USACE and IDWR approvals shall be obtained prior to issuance of a stream alteration permit (stream alteration only). ~~USACE and IDWR approvals shall be obtained prior to issuance of a stream alteration permit.~~

20.10. Cross section of proposed work (stream alteration only).

21. HEC-RAS model files (stream alteration only).

2211. Length of stream to be worked, type of work to be done, type of equipment to be used and starting and completion dates of work (stream alteration only).

2312. A valley cross section showing stream channel, floodway limits, elevations of adjacent land areas, ~~intermediate regional flood (IRF), 1% annual chance and 0.2% annual chance floodplain,~~ proposed development, and mean high water information and a profile showing the slope of the bottom of the channel or flow line of the stream may be required upon review of all other material submitted (stream alteration only).

2413. A no net rise certificate ("No Rise Certificate"), including supporting calculations, prepared by registered professional hydraulic engineer for any work proposed in the floodway and/or any in-stream or streambank alteration (stream alteration only).

25. All information required by Section 17.88.060, Provisions for Flood Hazard Reduction.

D. Duties ~~and~~ Responsibilities: The Administrator of Title 17, Ketchum Municipal Code is hereby appointed to administer and implement this article in accordance with its provisions.

1. Administrative Review and Noticing: The Administrator shall have the authority to consider and approve, approve with conditions, or deny applications for floodplain development permits and for waterways design review, as required herein.

a. For applications approved administratively the Administrator shall provide written notice of said application to owners of property within three hundred feet (300') of the external boundaries of the land being considered. Said notice shall inform adjacent property owners they may comment on the application during a period of not less than ten (10) days after mailing of the notice and prior to final action on said application.

(1) When notice is required to two hundred (200) or more property owners or purchasers of record, alternate forms of procedures which would provide adequate notice may be used in lieu of mailed notice. Said alternate forms of notice shall be per Idaho Code 67-6512 in effect at the time of notice.

2. Commission Review and Noticing: If the Administrator determines that a project cannot be approved administratively, the Ketchum Planning and Zoning Commission shall consider and approve, approve with conditions, or deny applications for floodplain development permits as required herein, for waterways design review as required herein and for stream alterations, at a duly noticed meeting.

a. For applications reviewed by the Planning and Zoning Commission the application shall be noticed for a public hearing in accordance with Idaho Code 67-6509.

~~The Administrator shall provide written notice of said application to owners of property within three hundred feet (300') of the external boundaries of the land being considered. When notice is required to two hundred (200) or more property owners or purchasers of record, alternate forms of procedures which would provide adequate notice may be used in lieu of mailed notice. Said alternate forms of notice shall be per Idaho Code 67-6512 in effect at the time of notice. Said notice shall inform adjacent property owners they may comment on the application during a period of not less than ten (10) days after mailing of the notice and prior to final action on said application.~~

3. Specific duties and responsibilities of the Administrator shall include, but are not limited to:

a. Permit Review:

(1) Review of all applications for proposed construction within the City to determine whether such construction is proposed, in whole or in part, within the Floodplain Management Overlay District and/or the Waterways Design Review District herein.

~~(2) Review all building permit, floodplain development permit and design review applications to determine that the permit requirements of this section have been satisfied.~~

(23) Review all floodplain development permit applications to determine that all necessary permits have been obtained from those Federal, State or local governmental agencies from which prior approval is required including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 USC 1334.-

(34) Review all floodplain development permit applications to determine that the proposed project shall be reasonably safe from flooding and if the proposed development adversely affects the velocity of flow and the flood carrying capacity of the area of special flood hazard. For the purposes of this section, "adversely affects" means that the cumulative effect of the proposed development when combined with all other existing and anticipated development will increase the water surface elevation of the base flood more than one foot (1') at any point.

(45) Review proposed development, whether by building permit, floodplain development permit, or waterways design review to assure that all necessary permits have been obtained from those governmental agencies from which approval is required by Federal or State law, including section 404 of the Federal Water Pollution Control Act, as amended, or by wide area agencies, prior to issuing a development permit. Other agencies may include Idaho Fish and Game, Idaho Department of Water Resources, Soil Conservation Service, Environmental Protection Agency and U.S. Army Corps of Engineers. Such documentation shall be maintained on file with the floodplain development permit.

~~(6) Notify, in riverine situations, adjacent communities and the State Coordinating Office prior to any alteration or relocation of a watercourse, submit copies of such notifications to FEMA and assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.~~

(5) Prevent encroachments into floodways unless the certification and flood hazard reduction provisions contained in this title are met.

(6) Review plans to verify public utilities are constructed in accordance with the provisions of this title.

b. Inspections:

(1) Make on-site inspections of work in progress. As the work pursuant to a floodplain development permit progresses, the Floodplain Administrator shall make as many inspections of the work as may be necessary to ensure that the work is being done according to the provisions of the local ordinance and the terms of the permit. In exercising this power, the Floodplain Administrator has a right, upon presentation of proper credentials, to enter on any premises within the jurisdiction of the community at any reasonable hour for the purposes of inspection or other enforcement action.

(2) Make periodic inspections throughout the Special Flood Hazard Areas within the jurisdiction of the community. The Floodplain Administrator and each member of his or her inspections department shall have a right, upon presentation of proper credentials, to enter on any premises within the territorial jurisdiction of the department at any reasonable hour for the purposes of inspection or other enforcement action.

c. Stop-Work for Violations in Progress and Permit Revocation:

(1) Work with the Building Official to issue stop-work orders as required. Whenever a building or part thereof is being constructed, reconstructed, altered, or repaired in violation of this ordinance, the Building Official may order the work to be immediately stopped. The stop-work order shall be in writing and directed to the person doing or in charge of the work. The stop-work order shall state the specific work to be stopped, the specific reason(s) for the stoppage, and the condition(s) under which the work may be resumed. Violation of a stop-work order constitutes a misdemeanor.

(2) Issue stop-work orders for unpermitted development in the floodplain that does not require a building permit. Examples include grading, filling, Riparian Zone alterations and stream bank stabilization and alteration.

(3) Revoke floodplain development permits as required. The Floodplain Administrator may revoke and require the return of the floodplain development permit by notifying the permit holder in writing stating the reason(s) for the revocation. Permits shall be revoked for any substantial departure from the approved application, plans, and specifications; for refusal or failure to comply with the requirements of State or local laws; or for false statements or misrepresentations made in securing the permit. Any floodplain development permit mistakenly issued in violation of an applicable State or local law may also be revoked.

d. Coordination and Communication with Federal Agencies:

(1) Coordinate revisions to FIS reports and FIRMs, including Letters of Map Revision Based on Fill (LOMR-Fs) and Letters of Map Revision (LOMRs).

(2) Notify, in riverine situations, adjacent communities and state and federal agencies in accordance with Section 17.88.050.D.3.g.

(3) A community's base flood elevations may increase or decrease resulting from physical changes affecting flooding conditions. As soon as practicable, but not later than six months after the date such information becomes available, a community shall notify the Federal Insurance Administrator (FIA) of the changes by submitting technical or scientific data in accordance with this part. Such a submission is necessary so that upon confirmation of those physical changes affecting flooding conditions, risk premium rates and flood plain management requirements will be based upon current data.

(4) Upon occurrence, notify the Federal Insurance Administrator (FIA) in writing whenever the boundaries of the community have been modified by annexation or the community has otherwise assumed or no longer has authority to adopt and enforce flood plain management regulations for a particular area. In order that all FHBM's and FIRM's accurately represent the community's boundaries, include within such notification a copy of a map of the community suitable for reproduction, clearly delineating the new corporate limits or new area for which the community has assumed or relinquished flood plain management regulatory authority.

(5) The City of Ketchum will notify the State NFIP Coordinator of the Idaho Department of Water Resources of its intention to grant a variance at least thirty (30) calendar days prior to granting the variance.

eb. Use Of Other Base Flood Data:

(1) When base flood elevation data has not been provided in accordance with subsection [17.88.040.A.3](#), "Basis For Establishing The Areas Of Special Flood Hazard", of this chapter, the Administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a Federal, State, or other source in order to administer subsections [17.88.060.B.2](#), "Residential Construction", [17.88.060.B.3](#), "Nonresidential Construction", and [17.88.060.C](#), "Floodways", of this chapter.

(2) When Base Flood Elevation (BFE) data is provided but no floodway data has been provided in accordance with the provisions of this title, require that no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

(3) When the lowest floor and the lowest adjacent grade of a structure or the lowest ground elevation of a parcel in a Special Flood Hazard Area (SFHA) is above the Base Flood Elevation (BFE), advise the property owner of the option to apply for a Letter of Map Amendment (LOMA) from FEMA. Maintain a copy of the LOMA issued by FEMA in the floodplain development permit file.

fe. Records and Information ~~To~~ Be Obtained ~~and~~ Maintained:

(1) Permanently maintain all records that pertain to the administration of this ordinance and make these records available for public inspection, recognizing that such information may be subject to the Privacy Act of 1974, as amended.

(2) Maintain a current map repository to include, but not limited to, the FIS Report, FIRM and other official flood maps, and studies adopted in accordance with the provisions of Article III, Section B of this ordinance, including any revisions thereto including Letters of Map Change, issued by FEMA. Notify the NFIP State Coordinator and FEMA of your community's mapping needs.

(3) Obtain and maintain actual elevation (in relation to mean sea level) of the lowest floor (including basement) and all attendant utilities of all new and substantially improved structures.

~~(4)~~ Where base flood elevation data is provided through the Flood Insurance Study or required as in subsection 17.88.050.D.3.b of this section, obtain and record the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement.

~~(5)~~ For all new or substantially improved floodproofed structures:

(A) Verify and record the actual elevation (in relation to mean sea level); and

(B) Maintain the floodproofing certifications ~~required in subsection C7 of this section~~ as required by this ordinance.

~~(3) Maintain in perpetuity for public inspection all records pertaining to the provisions of this section.~~

~~(6)~~ Maintain in perpetuity records on all permits and appeals and report all variances to Federal Insurance Administration.

~~g.~~ Alteration ~~of~~ Watercourses:

(1) Notify adjacent communities and all State agencies with jurisdiction over the special flood hazard areas identified in subsection 17.88.040A of this chapter and/or with jurisdiction over the corresponding watercourse, river, stream or tributaries prior to any alteration or riprapping, or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration.

(2) Notify adjacent communities and the Idaho Department of Water Resources State Coordinator for the National Flood Insurance Program (NFIP) prior to any alteration or relocation of a watercourse and submit evidence of such notification to the Federal Insurance Administrator (FIA).

~~(3)~~ Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained. Require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished.

~~h.~~ Interpretation ~~of~~ FIRM Boundaries: Make interpretations where needed as to the exact location of the boundaries of the areas of special hazard (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in subsection I of this section.

E. Criteria For Evaluation Of Applications: The criteria of floodplain development permit applications, waterways design review applications, and stream alteration permit applications shall be as follows:

1. Preservation or restoration of the inherent natural characteristics of the river and creeks and floodplain areas. Development does not alter river channel unless approved through the streambank alteration process.
2. Preservation or enhancement of riparian vegetation and wildlife habitat, if any, along the stream bank and within the required minimum ~~twenty five~~twenty-five foot (25') setback or Riparian Zone. No construction activities, encroachment or other disturbance into the ~~twenty five~~twenty-five foot (25') Riparian Zone, including encroachment of below grade structures, shall be allowed at any time without written City approval per the terms of this chapter.
3. No development, other than development by the City of Ketchum or development required for emergency access, shall occur within the ~~twenty five~~twenty-five foot (25') Riparian Zone with the exception of approved stream stabilization work and restoration work associated with permit issued under this title.
 - a. The Administrator may approve access to property where no other primary access is available.
 - b. Private pathways and staircases shall not lead into or through the riparian zone unless deemed necessary by the Administrator.
4. A landscape plan and time frame shall be provided to restore any vegetation within the ~~twenty five~~twenty-five foot (25') Riparian Zone that is degraded, not natural or which does not promote bank stability.
5. New or replacement planting and vegetation shall include plantings that are low growing and have dense root systems for the purpose of stabilizing stream banks and repairing damage previously done to riparian vegetation. Examples of such plantings most commonly include: red osier dogwood, common chokecherry, serviceberry, elderberry, river birch, skunk bush sumac, Beb's willow, Drummond's willow, little wild rose, gooseberry, and honeysuckle. However, in rare instances the distance from the top-of-bank to the mean high water mark is significant and the native vegetation appropriate for the Riparian Zone are low growing, drought resistant grasses and shrubs. Replacement planting and vegetation shall be appropriate for the specific site conditions.
6. Landscaping and driveway plans to accommodate the function of the floodplain to allow for sheet flooding. ~~Floodwater carrying capacity is not diminished by the proposal.~~ Surface drainage is controlled and shall not adversely impact adjacent properties including driveways drained away from paved roadways. Culvert(s) under driveways may be required. Landscaping berms shall be designed to not dam or otherwise obstruct floodwaters or divert same onto roads or other public pathways.
7. Floodwater carrying capacity is not diminished by the proposal.
87. Impacts of the development on aquatic life, recreation, or water quality upstream, downstream or across the stream are not adverse.

98. Building setback in excess of the minimum required along waterways is encouraged. An additional ten foot (10') building setback is encouraged to provide for yards, decks and patios outside the twenty five foot (25') ~~R~~iparian ~~Z~~zone.

109. The top of the lowest floor of a building located in or partially within the one percent (1%) annual chance floodplain shall be the Flood Protection Elevation (FPE), a minimum of twenty four inches (24") above the base flood elevation of the subject property. ~~(See section 17.88.060, figures 1 and 2 of this chapter.)~~

a. In the one percent (1%) annual chance floodplain where Base Flood Elevations (BFEs) have been determined, the FPE shall be twenty-four inches (24") above the base flood elevation for the subject property; twenty-four inches (24") or two (2) feet is the required freeboard in Ketchum city limits.

b. In the one percent (1%) annual chance floodplain where no BFE has been established, the FPE shall be at least two (2) feet above the highest adjacent grade.

110. The backfill used around the foundation in the floodplain shall provide a reasonable transition to existing grade but shall not be used to fill the parcel to any greater extent.

a. Compensatory storage shall be required for any fill placed within the floodplain.

b. ~~AA~~ LOMA-F shall be obtained prior to placement of any additional fill in the floodplain.

121. All new buildings located partially or wholly within the 1% annual chance floodplain shall be constructed on foundations that are ~~approved~~ designed by a licensed professional engineer.

132. Driveways shall comply with effective street standards; access for emergency vehicles has been adequately provided for.

143. Landscaping or revegetation shall conceal cuts and fills required for driveways and other elements of the development.

154. (Stream alteration.) The proposal is shown to be a permanent solution and creates a stable situation.

165. (Stream alteration.) No increase to the one percent (1%) annual chance floodplain upstream or downstream has been certified, with supporting calculations, by a registered Idaho hydraulic engineer, and a No Rise Certificate has been submitted.

176. (Stream alteration.) The recreational use of the stream including access along any and all public pedestrian/fisher's easements and the aesthetic beauty shall not be obstructed or interfered with by the proposed work.

187. Where development is proposed that impacts any wetland, first priority shall be to move development from the wetland area. Mitigation strategies shall be proposed at time of application that replace the impacted wetland area with a comparable amount and/or quality of new wetland area or riparian habitat improvement.

198. (Stream alteration.) Fish habitat shall be maintained or improved as a result of the work proposed.

~~2019~~. (Stream alteration.) The proposed work shall not be in conflict with the local public interest, including, but not limited to, property values, fish and wildlife habitat, aquatic life, recreation and access to public lands and waters, aesthetic beauty of the stream and water quality.

~~210~~. (Stream alteration.) The work proposed is for the protection of the public health, safety and/or welfare such as public schools, sewage treatment plant, water and sewer distribution lines and bridges providing particularly limited or sole access to areas of habitation.

F. Conditions: Conditions of approval may include, but not be limited to:

1. Riparian vegetation and other landscaping is maintained in perpetuity as shown on approved plans.
2. As built certification, with supporting documentation such as a survey and channel cross sections produced by a surveyor or engineering licensed in Idaho, shall be required to be submitted prior to occupancy of structure or upon completion of the proposed work (stream alteration).
3. Other permits (i.e., Idaho Department of Water Resources and U.S. Army Corps of Engineers) shall be obtained by the applicant prior to commencement of construction.
4. Restoration of damaged riparian vegetation within Rriparian Zzone shall be required prior to completion of the proposed project. A bond to assure such restoration may be required prior to commencement of such work.

G. Terms Of Approval: The term of floodplain development permit, waterways design review or stream bank alteration approval shall be twelve (12) months from the date that findings of fact, conclusions of law and decision are signed by the Administrator or upon appeal, the date the approval is granted by the Planning and Zoning Commission, subject to changes in zoning regulations. Application must be made for a building permit (if required) with the Ketchum Building Department during the twelve (12) month term. Once a building permit (if required) has been issued, the approval shall be valid for the duration of the building permit. Unless an extension is granted as set forth below, failure to file a complete building permit application (if required) for a project in accordance with these provisions shall cause said approval to be null and void. The provisions of this section shall apply to those approvals obtained on or after September 24, 2014.

1. Permit Extension: The City may, upon written request by the holder, grant a maximum of two (2) 12-month extensions to an unexpired approval. The first twelve (12) month extension shall be reviewed by the Administrator. The second twelve (12) month extension shall be reviewed by the Planning and Zoning Commission. Whether or not an extension is warranted shall be based on the following considerations:

~~a. 1.~~ Whether there have been significant amendments to the City's Comprehensive Plan, special studies, draft or interim floodplain maps, ~~Downtown Master Plan~~ or ordinances which will apply to the subject approval;

~~2. b.~~ Whether significant land use changes have occurred in the project vicinity which would adversely impact the project or be adversely impacted by the project;

~~3. c.~~ Whether hazardous situations have developed or have been discovered in the project area; or

~~4.d.~~ Whether community facilities and services required for the project are now inadequate.

2. Basis for Denial of Permit Extension:

a. If any of the foregoing considerations are found to exist with regard to the project for which an extension is sought, an extension may be granted with conditions of approval to remedy any unmet requirements, or the City may choose not to grant an extension. Otherwise the City shall approve such an extension.

b. Said decision shall be issued in writing.

c. No extensions shall be granted for an expired floodplain development permit or waterways design review approval.

H. Inspection Procedures:

1. For structures located wholly or partially in the regulatory floodplain:

~~a. Upon completion of the foundation and placement of the lowest floor, but prior to construction of exterior walls, or floodproofing by whatever construction means, it shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of the elevation of the lowest floor or floodproofed elevation, as built, in relation to mean sea level. Said certification shall be prepared by or under the direct supervision of a registered land surveyor or professional engineer who is authorized to certify such information in the State, and certified by same. Any work undertaken prior to submission of the certification shall be at the permit holder's risk. A City Planner and the building inspector shall perform a site inspection to verify the conditions noted on the elevation and/or floodproofing certificates. A Building Under Construction Elevation Certificate (FEMA Form 86-0-33) is required after the lowest floor is established.~~

(1) Within seven (7) calendar days of establishment of the lowest floor elevation, it shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of the elevation of the lowest floor, in relation to mean sea level. Any work done within the seven (7) day calendar period and prior to submission of the certification shall be at the permit holder's risk. The Floodplain Administrator shall review the certificate data submitted.

(2) Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to further work being permitted to proceed. Failure to submit the certification or failure to make required corrections shall be cause to issue a stop-work order for the project.

~~b. The Floodplain Administrator shall review the lowest floor elevation and/or floodproofing certificates. Should these documents be found not in conformance with the requirements of this chapter, the permit holder shall immediately cease further work and shall correct any deficiencies. Failure of the permit holder to submit the surveyed elevation and/or floodproofing certificate, and failure to correct said deficiencies required hereby, shall be the cause to issue a stop work order for the project.~~

~~bc. Prior to final building permit inspection and issuance of a certificate of occupancy, it shall be the duty of the permit holder to submit to the Floodplain Administrator a final construction, as built, complete FEMA elevation certification and/or as built floodproofed elevation certification per the procedures~~

outlined in subsections H1a and H1b of this section. A planner and the building inspector shall perform a site inspection to verify the conditions noted on the elevation and/or floodproofing certificates. A final as-built Finished Construction Elevation Certificate (FEMA Form 86-0-33) is required after construction is completed and prior to Certificate of Compliance/Occupancy issuance.

(1) It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of final as-built construction of the elevation of the lowest floor and all attendant utilities. The Floodplain Administrator shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to Certificate of Compliance/Occupancy issuance. In some instances, another certification may be required to certify corrected as-built construction. Failure to submit the certification or failure to make required corrections shall be cause to withhold the issuance of a Certificate of Compliance/Occupancy.

(2) The Finished Construction Elevation Certificate certifier shall provide at least two (2) photographs showing the front and rear of the building taken within 90 days from the date of certification. The photographs must be taken with views confirming the building description and diagram number provided in Section A. To the extent possible, these photographs should show the entire building including foundation. If the building has split-level or multi-level areas, provide at least two (2) additional photographs showing side views of the building. In addition, when applicable, provide a photograph of the foundation showing a representative example of the flood openings or vents. All photographs must be in color and measure at least 3" x 3". Digital photographs are acceptable.

2. For waterways design review projects:

a. Development associated with a Building Permit: Prior to final building permit inspection and issuance of a certificate of occupancy, planning staff shall conduct a site inspection to verify that the project was constructed per the approved waterways design review plans and that all conditions of approval have been satisfied.

b. Development not associated with a Building Permit: Planning staff shall conduct a site inspection to verify that the project was constructed per the approved waterways design review plans and that all conditions of approval have been satisfied. The site visit shall be documented with a written memo to the application file.

I. Floodplain Development Variance Procedure:

1. General:

a. The Planning and Zoning Commission as established by the City of Ketchum, hereinafter referred to as the "Commission", shall hear and decide requests for variances from the requirements of this ordinance using the public hearing procedures established in Chapter 17.148, Variances.

b. The special considerations and conditions for variances contained in this section shall apply in addition to the criteria contained in Chapter 17.148, Variances.

c. Generally, variances may be issued for:

(1) The repair or rehabilitation of historic structures upon the determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and that the variance is the minimum necessary to preserve the historic character and design of the structure;

(2) Functionally dependent facilities, if determined to meet the definition as stated in Article II of this ordinance, provided provisions of Article IV, Section E.8.b, c, and d, have been satisfied, and such facilities are protected by methods that minimize flood damages during the base flood and create no additional threats to public safety; or

(3) Any other type of development, provided it meets the requirements of this Section.

~~new construction and substantial improvements to be erected on a lot of one-half ($\frac{1}{2}$) acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, provided subsection 12 of this section has been fully considered. As the lot size increases beyond the one-half ($\frac{1}{2}$) acre, the technical justification required for issuing the variance increases.~~

~~db.~~ Upon consideration of the factors of subsection 17.88.050.1.2 of this section and the purposes of this article, the ~~Commission~~Administrator may attach such conditions to the granting of variances as it deems necessary to further the purposes of this ~~article~~chapter.

2. Considerations: In passing upon such applications, the ~~Administrator~~Commission shall consider all technical evaluations, and all relevant factors and standards specified in other sections herein and:
- a. The danger that materials may be swept onto other lands to the injury of others;
 - b. Whether the structure is designed, constructed and placed upon the lot to minimize flood damage exposure and minimize the effect upon the danger to life and property due to flooding or erosion damage;
 - c. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 - d. The importance of the services provided by the proposed facility to the community;
 - e. The necessity to the facility of a waterfront location as a functionally dependent facility, where applicable;
 - f. The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
 - g. The compatibility of the proposed use with existing and anticipated development;
 - h. The relationship of the proposed use to the Comprehensive Plan and Floodplain Management Program for that area;
 - i. The safety of access to the property in times of flood for ordinary and emergency vehicles;

- j. The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site;
- k. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities such as sewer, gas, electrical, and water systems, and streets and bridges;
~~and~~
- l. Variances shall only be issued in accordance with the guidelines found at section 60.6, code of federal regulations (title 44 CFR), as set forth therein on the effective date hereof; ~~and-~~

m. Variances as interpreted in the national flood insurance program are based on the general zoning law principle that they pertain to a physical piece of property; they are not personal in nature and do not pertain to the structure, its inhabitants, economic or financial circumstances. They primarily address small lots in densely populated residential neighborhoods. As such, variances from the flood elevations should be quite rare.

3. Conditions ~~for~~^{For} Variance:

a. Variances shall not be issued when the variance will make the structure in violation of other Federal, State, or local laws, regulations, or ordinances.

b. Variances shall only be issued prior to development permit approval.

~~Variances may be issued for the reconstruction, rehabilitation, or restoration of structures listed on the national register of historic places or the Idaho historic sites inventory, without regard to the procedures set forth in the remainder of this article.~~

~~c.~~ Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

~~d.~~ Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

~~e.~~ A variance shall only be issued upon:

(1) A showing of good and sufficient cause;

(2) A determination that failure to grant the variance would result in exceptional hardship to the applicant; and

(3) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expenses, create nuisances, cause fraud on or victimization of the public as identified in subsection 17.88.050.1.2 of this section, or conflict with existing local laws or ordinances.

~~f.~~ Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest flood elevation below the base flood elevation and that the cost of

flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

~~f. Variances as interpreted in the national flood insurance program are based on the general zoning law principle that they pertain to a physical piece of property; they are not personal in nature and do not pertain to the structure, its inhabitants, economic or financial circumstances. They primarily address small lots in densely populated residential neighborhoods. As such, variances from the flood elevations should be quite rare.g. The City of Ketchum will notify the State NFIP Coordinator of the Idaho Department of Water Resources of its intention to grant a variance at least thirty (30) calendar days prior to granting the variance.~~

~~g. Variances may be issued for nonresidential buildings in very limited circumstances to allow a lesser degree of floodproofing than watertight or dry floodproofing, where it can be determined that such action will have low damage potential, complies with all other variance criteria, except subsection 13a of this section, and otherwise complies with subsections 17.88.060A1 and A2 of this chapter.~~

4. Appeals: Any person aggrieved by the decision of the Commission may appeal such decision as described in Chapter 17.144, Appeals.

~~a. Appeals From Planning And Zoning Administrator: An appeal from any order, requirement, decision or determination of the planning and zoning administrator made in the administration or enforcement of this article may be taken by any affected person as that term is defined by Idaho Code section 67-6521, as it may be amended from time to time, or any officer or department of the city, to the planning and zoning commission by filing a notice of appeal in writing with the office of the planning and zoning administrator of the city in the manner prescribed herein:~~

~~(1) Action Required By The Planning And Zoning Administrator: The planning and zoning administrator shall certify that all procedural requirements have been satisfied and fees paid and transmit to the commission the original of all papers constituting the record in the case, together with the order, requirement, decision or determination of the planning and zoning administrator. The planning and zoning administrator shall maintain in perpetuity the records of all appeals and report any variances to the federal insurance administration upon request.~~

~~(2) Hearing And Notice: The commission shall, following receipt of the planning and zoning administrator's certificate and the record of the case, set the matter for hearing and give notice of the date, time, place and purpose thereof and of the right to request a copy of the decision thereon, to the appellant, the planning and zoning administrator, and to any other affected person, as defined in Idaho Code section 67-6521, as that section may be amended from time to time, all in accordance with Idaho Code section 67-6501 et seq., as may be amended from time to time.~~

~~(3) Authority Of Commission: Upon hearing the appeal, the commission shall consider the record, the order, requirement, decision or determination of the planning and zoning administrator and the notice of appeal, together with oral presentation by the appellant and the planning and zoning administrator. The commission may affirm, reverse, or modify, in whole or in part, the order, requirement, decision or determination of the planning and zoning administrator.~~

~~(4) Decision By Commission: The commission shall enter a decision within thirty (30) days after the hearing on appeal, which shall include its written findings of fact and conclusions of law separately~~

~~stated. The commission shall transmit a copy of the decision to the appellant and any affected person who has requested a copy in writing, as defined in Idaho Code section 67-6521, as that section may be amended from time to time.~~

~~b. Appeals From Planning And Zoning Commission: An appeal from any order, requirement, decision or determination of the commission made in the administration or enforcement of this article may be taken by any affected person, as that term is defined by Idaho Code section 67-6521, as it may be amended from time to time, or any officer or department of the city, to the city council by filing a notice of appeal in writing with the office of the planning and zoning administrator of the city in the manner prescribed herein:~~

~~(1) Action Required By The Planning And Zoning Administrator: The planning and zoning administrator shall certify that all procedural requirements have been satisfied and fees paid and transmit to the council the original of all papers constituting the record in the case, together with the order, requirement, decision or determination of the commission. Upon written request of the appellant or any affected person, as defined in Idaho Code section 67-6521, as that section may be amended from time to time, and the advance payment of the cost thereof, a verbatim transcript of the commission proceedings shall be prepared and transmitted to the council. The planning and zoning administrator shall maintain the records of all appeals and report any variances to the federal insurance administration upon request.~~

~~(2) Hearing And Notice: The council shall, following receipt of the planning and zoning administrator's certificate and the record of the case, set the matter for hearing and give notice of the date, time, place and purpose thereof and of the right to request a copy of the decision thereon, to the appellant, the commission, and to any other affected person, as defined in Idaho Code section 67-6521, as that section may be amended from time to time, all in accordance with Idaho Code section 67-6501 et seq., as may be amended from time to time.~~

~~(3) Authority Of Council: Upon hearing the appeal, the council shall consider only matters which were previously considered by the commission as evidenced by the record, the order, requirement, decision, or determination of the commission and the notice of appeal, together with oral presentation by the appellant and the commission. The council may affirm, reverse, or modify, in whole or in part, the order, requirement, decision or determination of the commission. Furthermore, the council may remand the application to the commission for further consideration with regard to specific criteria stated by the council.~~

~~(4) Decision By Council: The council shall enter a decision within thirty (30) days after the hearing on appeal, which shall include its written findings of fact and conclusions of law separately stated. The council shall transmit a copy of the decision to the appellant and any affected person who has requested a copy in writing, as defined in Idaho Code section 67-6521, as that section may be amended from time to time.~~

~~c. Time For Filing Appeals: All appeals permitted or authorized by this article shall be taken and made in the manner and within the time limits as follows: The written notice of appeal shall be filed before five o'clock (5:00) P.M. of the fifteenth calendar day after the order, requirement, decision or determination of the planning and zoning administrator has been made or after findings of fact have been approved by the commission, whichever is applicable. The failure to physically file a notice of~~

~~appeal with the planning and zoning administrator of the city within the time limits prescribed by this subsection 14c shall be jurisdictional and shall cause automatic dismissal of such appeal.~~

~~d. Fee For Appeals: A fee equal to the expense of giving notice as required by subsection 14a(2) or 14b(2) of this section, as applicable, shall be paid within two (2) days after receipt from the planning and zoning administrator of the amount thereof. In the event the fee is not paid as required, the appeal shall not be considered filed.~~

~~e. Notice Of Appeal; Form And Contents: The notice of appeal shall be in writing and in such form as shall be available from the Office of the Planning and Zoning Administrator, which shall require to be set with specificity all bases for appeal, including the particulars regarding any claimed error or abuse of discretion. (Ord. 1190, 2018: Ord. 1186, 2018: Ord. 1170, 2017: Ord. 1135, 2015)~~

17.88.060: PROVISIONS FOR FLOOD HAZARD REDUCTION:

A. General Standards: In all ~~areas of S~~pecial ~~F~~flood ~~H~~azard Areas, the following standards are required:

1. Anchoring:

- a. All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
- b. All manufactured homes must likewise be anchored to prevent flotation, collapse or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over the top or frame ties to ground anchors (reference the Federal Emergency Management Agency's "Manufactured Home Installation in Flood Hazard Areas" guidebook for additional techniques).

2. Construction Materials ~~and~~ Methods:

- a. ~~All structural and nonstructural building materials utilized at or below the base flood elevation must be flood resistant. Flood damage resistant materials must be used for all building elements subject to exposure to floodwaters, including floor joists, insulation, and ductwork. If flood damage resistant materials are not used for building elements, those elements must be elevated above the base flood elevation. This requirement applies regardless of the expected or historical flood duration. All new construction, substantial improvements, and development shall be constructed with materials and utility equipment resistant to flood damage in accordance with the Technical Bulletin 2, Flood Damage-Resistant Materials Requirements, and available from the Federal Emergency Management Agency.~~
- b. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.
- c. ~~Electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding. All new and replacement electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components~~

during conditions of flooding to the Flood Protection Elevation. These include, but are not limited to, HVAC equipment, water softener units, bath/kitchen fixtures, ductwork, electric/gas meter panels/boxes, utility/cable boxes, hot water heaters, and electric outlets/switches.

3. Utilities:

- a. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system;
- b. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharge from the systems into floodwaters; and
- c. On site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

4. Subdivision Proposals:

- a. All subdivision proposals shall be consistent with the need to minimize flood damage;
- b. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage;
- c. All subdivision proposals shall have adequate drainage provided to ensure that the post-development stormwater (of a 25-year storm) discharge will not exceed the amount of runoff under predevelopment conditions. Drainage plans and pre- and post-development hydrology calculations shall be prepared by a civil engineer licensed in the State of Idaho;
- d. All subdivision proposals and other development proposals greater than 50 lots or 5 acres, whichever is the lesser, shall include within such proposals base flood elevation data. Base flood elevation shall be developed per FEMA hydrologic and hydraulic analysis methods and prepared by a qualified engineer licensed in the State of Idaho. United States Geological Survey (USGS) datum shall be used and identified on the plat and a permanent benchmark shall be identified and shown on the plat;
- ~~d. Require that base flood elevation data be provided or generated for all subdivision and PUD proposals. Base flood elevation shall be developed per FEMA hydrologic and hydraulic analysis methods and prepared by a qualified engineer licensed in the State of Idaho. United States Geological Survey (USGS) datum shall be used and identified on the plat and a permanent bench mark shall be identified and shown on the plat; and~~
- e. All requirements of the Code of Federal Regulations, 44 CFR 60.3 shall be met.
- f. All subdivision proposals and other development proposals shall have received all necessary permits from those governmental agencies for which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 USC 1334.

5. Review Of Building Permits: Where elevation data is not available either through the Flood Insurance Study or from another authoritative source (subsection [17.88.050.D.3.eb.](#) of this chapter), applications for building permits shall be reviewed to assure that proposed construction will be reasonably safe from

flooding. The test of reasonableness is a local judgment and includes use of historical data, high water marks, photographs of past flooding, etc., where available. Failure to elevate at least two feet (2') above grade in these zones may result in higher insurance rates.

6. Solid waste disposal facilities and sites, hazardous waste management facilities, salvage yards and chemical storage facilities: New solid waste disposal facilities and sites, hazardous waste management facilities, salvage yards, and chemical storage facilities shall not be permitted, except by variance as specified in this title, in the Special Flood Hazard Area. A structure or tank for chemical or fuel storage incidental to an allowed use or to the operation of a water treatment plant or wastewater treatment facility may be located in a Special Flood Hazard Area only if the structure or tank is either elevated or floodproofed to at least the Flood Protection Elevation and certified in accordance with the provisions of this title.

B. Specific Standards: In all areas of special flood hazard where base flood elevation data has been provided as set forth in subsection [17.88.040.A.3](#), "Basis For Establishing The Areas Of Special Flood Hazard", or [17.88.050.D.3.eb](#), "Use Of Other Base Flood Data", of this chapter, the following provisions are required:

1. AO Zones: All construction in AO zones shall be designed and constructed with drainage paths around structures to guide water away from structures.

2. Residential Construction:

a. New construction and substantial improvement of any residential structure in any A1-30, AE and AH zone shall have the top of the lowest floor, including basement, elevated ~~a minimum of twenty four inches (24") above the base flood elevation~~ no lower than the Flood Protection Elevation.

b. New construction and substantial improvement of any residential structure in any AO zone shall have the lowest floor, including basement, elevated to or above the highest adjacent grade at least as high as the FIRM's depth number plus twenty four inches (24").

c. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be constructed entirely of flood resistant materials at least to the Flood Protection Elevation and designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria (see figures 1, "Preferred Crawl Space Construction", and 2, "Below Grade Crawl Space Construction", of this section):

(1) A minimum of two (2) openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. Openings shall be placed on at least two (2) walls to permit entry and exit of floodwaters. If a building has more than one enclosed area, each enclosed area must have flood openings to allow floodwaters to automatically enter and exit;

(2) The bottom of each flood vent opening shall be no higher than one foot (1') above the ~~lowest adjacent exterior grade~~ interior or exterior adjacent grade.

- (3) Openings may be equipped with screens, louvers, or other coverings or devices; provided, that they permit the automatic entry and exit of floodwaters.
- (4) Portions of the building below the base flood elevation shall be constructed with material resistant to flood damage.
- (5) The interior grade of a below grade crawl space (see figure 2, "Below Grade Crawl Space Construction", of this section) ~~below the base flood elevation~~ shall not be below the BFE and shall not be more than two feet (2') below the lowest adjacent exterior grade.
- (6) The height of a below grade crawl space, measured from the interior grade of the crawl space to the top of the crawl space foundation wall, shall not exceed four feet (4') at any point.
- (7) A below grade crawl space shall have an adequate drainage system that removes floodwaters from the interior area of the crawl space within a reasonable time after a flood event.
- (8) The velocity of floodwaters at the site should not exceed five (5) feet per second for any crawlspace.

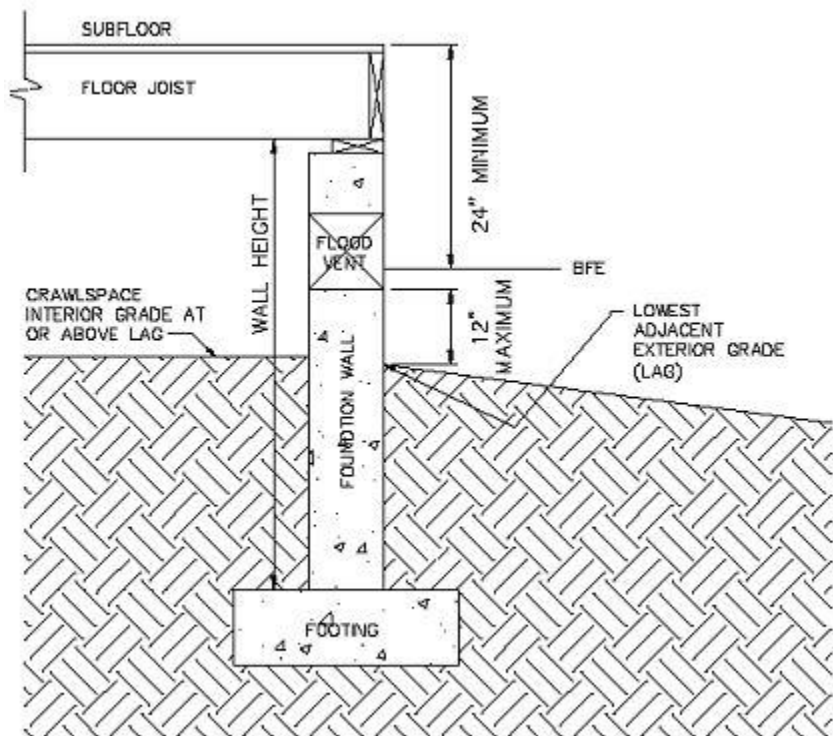


FIGURE 1
PREFERRED CRAWL SPACE CONSTRUCTION

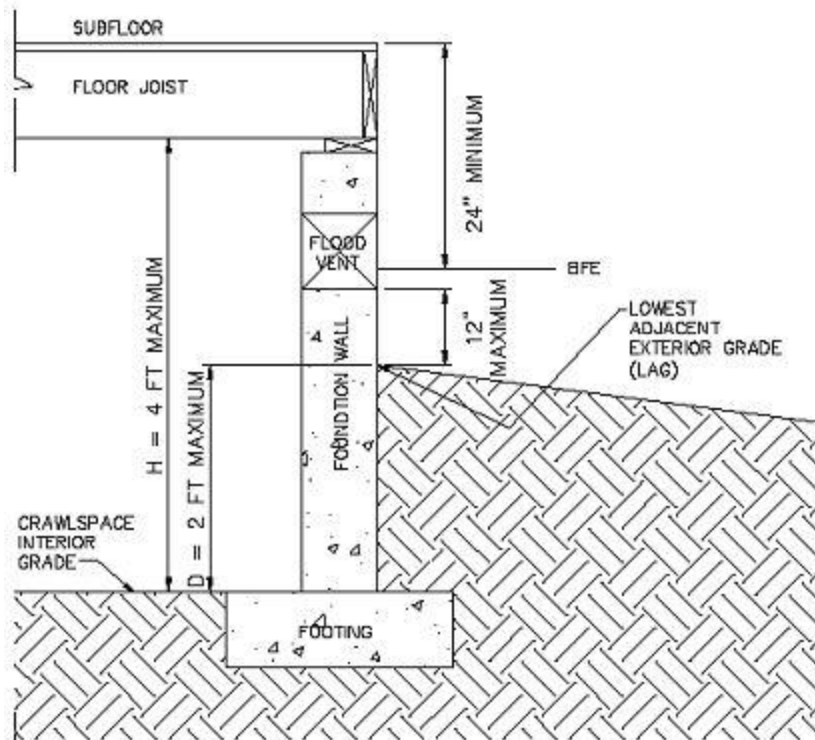


FIGURE 2
BELOW GRADE CRAWL SPACE CONSTRUCTION

Note: A below grade crawl space shall be subject to higher flood insurance rates through the NFIP.

3. Nonresidential Construction:

- a. New construction and substantial improvement of any commercial, industrial, nonresidential portion of a mixed use or other nonresidential structure in any A1-30, AE and AH zone shall either have the top of the floor structure of the lowest floor, including basement, elevated to twenty four inches (24") above the base flood elevation or, together with attendant utility and sanitary facilities, shall:
 - (1) Be floodproofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water;
 - (2) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;
 - (3) Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this article based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the official as set forth in subsection [17.88.050D3c\(2\)](#) of this chapter;
 - (4) Nonresidential structures that are elevated, not floodproofed, must meet the same standards for space below the lowest floor as described in subsection B2c of this section; and

(5) Applicants floodproofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one foot (1') below the floodproofed level (e.g., a building constructed to the base flood level will be rated as 1 foot below that level).

b. All new construction and substantial improvement of nonresidential structures within AO zones shall:

(1) Have the lowest floor (including basement) elevated above the highest adjacent grade at least twenty four inches (24") higher than the depth number specified in feet on the FIRM; or

(2) Together with the attendant utility and sanitary facilities be completely floodproofed to that level to meet the floodproofing standard specified in subsection B3a of this section.

4. Manufactured Homes: All manufactured homes to be placed or substantially improved within zones A1-30, AH, and AE shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is twenty four inches (24") above the base flood elevation and be securely anchored to an adequately anchored foundation system in accordance with the provisions of subsection A1b of this section.

5. Recreational Vehicles: All recreational vehicles to be placed on a site within zones A1-30, AH, and AE shall meet the requirements of subsection B4 of this section, or be placed on the site for less than one hundred eighty (180) consecutive days and be fully licensed and highway ready. Aa recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities, and has no permanently attached additions;.

6. Critical Facilities:

a. Construction of new critical facilities shall be, to the extent possible, located outside the limits of the special flood hazard area (SFHA) (100-year floodplain).

b. Construction of new critical facilities shall be permissible within the SFHA if no feasible alternative site is available.

c. Critical facilities constructed within the SFHA shall have the lowest floor elevated three feet (3') above BFE or to the height of the 500-year flood, whichever is higher.

d. Access to and from the critical facility should also be protected to the height utilized above. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters.

e. Access routes elevated to or above the level of the base flood elevation shall be provided to all critical facilities to the extent possible. ~~Critical facilities shall be constructed on properly compacted soil and shall have the lowest floor (including basement) elevated at least twenty four inches (24") above the elevation of the 0.2 percent annual chance flood. A critical facility shall have at least one access road connected to land outside the 0.2 percent annual chance floodplain that meets fire code access requirements. The top of the road must be no lower than six inches (6") below the elevation of the 0.2 percent annual chance flood.~~

7. Temporary Non-Residential Structures. Prior to the issuance of a floodplain development permit for a temporary structure, the applicant must submit to the Floodplain Administrator a plan for the removal of such structure(s) in the event of a flash flood or other type of flood warning notification. The following information shall be submitted in writing to the Floodplain Administrator for review and written approval:

- a. a specified time period for which the temporary use will be permitted. Time specified may not exceed six (6) months, renewable up to one (1) year;
- b. the name, address, and phone number of the individual responsible for the removal of the temporary structure;
- c. the time frame prior to the event at which a structure will be removed (i.e., immediately upon flood warning notification);
- d. a copy of the contract or other suitable instrument with the entity responsible for physical removal of the structure; and
- e. designation, accompanied by documentation, of a location outside the Special Flood Hazard Area, to which the temporary structure will be moved.
- f. Temporary structures in the floodway must provide a Hydraulic and Hydrology Analysis along with a No-Rise Certification.

8. Accessory and Agricultural Structures (Appurtenant structures). When accessory structures (sheds, detached garages, etc.) used solely for parking, and storage are to be placed within a Special Flood Hazard Area, elevation or floodproofing certifications are required for all accessory structures in accordance with this title, and the following criteria shall be met:

- a. Accessory structures shall not be used for human habitation (including working, sleeping, living, cooking, or restroom areas);
- b. Accessory structures shall not be temperature-controlled;
- c. Accessory structures shall be designed to have low flood damage potential;
- d. Accessory structures shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters;
- e. Accessory structures shall be firmly anchored in accordance with the provisions of Section 17.88.060.A.1;
- f. All utility equipment and machinery, such as electrical, shall be installed in accordance with the provisions of Section 17.88.060.A.3; and
- g. Flood openings to facilitate automatic equalization of hydrostatic flood forces shall be provided below Flood Protection Elevation in conformance with the provisions of this title.

h. Accessory structures not used solely for parking, access, and storage must be elevated per this title.

i. An accessory structure with a footprint less than 200 square feet and is a minimal investment of \$7,500 and satisfies the criteria outlined in a - g above is not required to provide the elevation certificate per this title.

9. Tanks. When gas and liquid storage tanks are to be placed within a Special Flood Hazard Area, the following criteria shall be met:

a. Underground tanks in flood hazard areas shall be anchored to prevent flotation, collapse, or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the base flood, including the effects of buoyancy (assuming the tank is empty);

b. Elevated above-ground tanks, in flood hazard areas shall be attached to and elevated to or above the design flood elevation on a supporting structure that is designed to prevent flotation, collapse, or lateral movement during conditions of the base flood. Tank-supporting structures shall meet the foundation requirements of the applicable flood hazard area;

c. Not elevated above-ground tanks may be permitted in flood hazard areas provided the tanks are anchored or otherwise designed and constructed to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty and the effects of flood-borne debris.

d. Tank inlets, fill openings, outlets and vents shall be:

i. At or above the flood protection elevation or fitted with covers designed to prevent the inflow of floodwater or outflow of the contents of the tanks during conditions of the base flood; and

ii. Anchored to prevent lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, during conditions of the base flood.

10. Compensatory Storage: New development shall not reduce the effective flood storage volume of the Regulatory Floodway and SFHA. A development proposal shall provide compensatory storage if grading or other activity eliminates any effective flood storage volume. Compensatory storage shall:

a. Provide equivalent volume at equivalent elevations to that being displaced. For this purpose, "equivalent elevation" means having similar relationship to ordinary high water and the best available one hundred (100) year water surface profiles;

b. Be hydraulically connected to the source of flooding; and

c. Provide compensatory storage in the same construction season as when the displacement of flood storage volume occurs and before the flood season begins.

d. The newly created storage area shall be graded and vegetated to allow fish access during flood events without creating fish stranding sites.

C. Floodways: Located within areas of special flood hazard established in subsection [17.88.040.A](#) of this chapter are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

1. Prohibit encroachments, including fill, ~~new construction, substantial improvements, and other development~~ unless certification, with supporting calculations, by a registered professional hydraulic engineer is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.
2. Uses within the floodway shall be restricted to those which are required by public necessity (for example, bridges, water pumps), recreational use (for example, paths), wildlife habitat improvements (for example, vegetation, nesting structures, pool/riffle improvements), and gravel extraction; provided, that the use/encroachment meets the approval of the federal emergency management ([FEMA](#)) and national flood insurance program ([NFIP](#)) and does not jeopardize the city's participation in the national flood insurance program.
3. New residential structures and residential substantial improvements are prohibited in the floodway.
- ~~2. If subsection C1 of this section is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of this section.~~
- ~~53. Be certified by a registered professional engineer, except in an existing mobile home park or existing mobile home subdivision. (Ord. 1135, 2015)~~

17.88.070: Standards for Floodplains without Established Base Flood Elevations – Zone A

Within the Special Flood Hazard Areas designated as Zone A (also known as Unnumbered A Zones) where no Base Flood Elevation (BFE) data has been provided by FEMA, the following provisions, in addition to the provisions of Section 17.88.060.A shall apply:

A. The BFE used in determining the Flood Protection Elevation (FPE) shall be determined based on the following criteria:

1. When Base Flood Elevation (BFE) data is available from other sources, all new construction and substantial improvements within such areas shall also comply with all applicable provisions of this ordinance and shall be elevated or floodproofed in accordance with standards in Sections 17.88.060.A and B.
2. When floodway data is available from a Federal, State, or other source, all new construction and substantial improvements within floodway areas shall also comply with the requirements of Sections 17.88.060.B. and 17.88.090.
3. Require that all new subdivision proposals and other proposed developments (including proposals for manufactured home parks and subdivisions) greater than 50 lots or 5 acres, whichever is the lesser, include within such proposals base flood elevation data. Such Base Flood Elevation (BFE) data shall be adopted by reference in accordance with Section 17.88.040.A.3 and utilized in implementing this ordinance. The applicant/developer shall submit an application for a Conditional Letter of Map

Revision (CLOMR) prior to Preliminary Plat approval and have obtained a Letter of Map Revision (LOMR) prior to any building permits for structures being issued.

4. When Base Flood Elevation (BFE) data is not available from a Federal, State, or other source as outlined above, the lowest floor shall be elevated or floodproofed (non-residential) to two feet (2.0 ft.) above the Highest Adjacent Grade (HAG) at the building site or to the Flood Protection Elevation (FPE) whichever is higher. All other applicable provisions of Section 17.88.060.B shall also apply.

17.88.080: Standards for Riverine Floodplains with Base Flood Elevations but without Established Floodways.

A. Along rivers and streams where Base Flood Elevation (BFE) data is provided by FEMA or is available from another source but floodways are not identified for a Special Flood Hazard Area on the FIRM or in the FIS report, the following requirements shall apply to all development within such areas:

1. Standards of Sections 17.88.060.A and B; and
2. Until a regulatory floodway is designated, no encroachments, including fill, new construction, substantial improvements, or other development shall be permitted unless certification with supporting technical data by a registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

17.88.090: Standards for Floodways.

Areas designated as floodways located within the Special Flood Hazard Areas established in Article III, Section B. The floodways are extremely hazardous areas due to the velocity of floodwaters that have erosion potential and carry debris and potential projectiles. The following provisions, in addition to standards outlined in Sections 17.88.060.A and B, shall apply to all development within such areas:

A. No encroachments, including fill, new construction, substantial improvements, and other developments shall be permitted unless:

1. It is demonstrated that the proposed encroachment would not result in any increase in the flood levels during the occurrence of the base flood, based on hydrologic and hydraulic analyses performed in accordance with standard engineering practice and presented to the Floodplain Administrator prior to issuance of floodplain development permit; this is a No-Rise Analysis & Certification); or
2. A Conditional Letter of Map Revision (CLOMR) has been approved by FEMA. A Letter of Map Revision (LOMR) must also be obtained within six months of completion of the proposed encroachment.

B. If 17.88.090.A is satisfied, all development shall comply with all applicable flood hazard reduction provisions of this ordinance.

C. Manufactured homes may be permitted provided the following provisions are met:

1. the anchoring and the elevation standards of this ordinance; and
2. the encroachment standards of 17.88.090.A.

D. Other Development in regulated floodways:

1. Fences that have the potential to block the passage of floodwaters, such as stockade fences and wire mesh fences, in regulated floodways shall meet the limitations of Article V, Section E of this ordinance.
2. Retaining walls, bulkheads, sidewalks, and driveways that involve the placement of fill in regulated floodways shall meet the limitations of Section 17.88.090 of this ordinance.
3. Roads and watercourse crossings, including roads, bridges, culverts, low-water crossings, and similar means for vehicles or pedestrians to travel from one side of a watercourse to the other side, which encroach into regulated floodways, shall meet the limitations of Section 17.88.090 of this ordinance. The applicant/developer shall submit an application for a Letter of Map Revision (LOMR) upon completion of construction for the purpose of providing FEMA better available data.
4. Drilling water, oil, and/or gas wells including fuel storage tanks, apparatus, and any equipment at the site that encroach into regulated floodways shall meet the limitations of Section 17.88.090 of this ordinance.
5. Docks, piers, boat ramps, marinas, moorings, decks, docking facilities, port facilities, shipbuilding, and ship repair facilities that encroach into regulated floodways shall meet the limitations of Section 17.88.090 of this ordinance

17.88.100: Standards for Areas of Shallow Flooding (Zone AO, AH, AR/AO, or AR/AH)

A. Areas designated as shallow flooding areas have special flood hazards associated with base flood depths of one (1) to three (3) feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and indeterminate. In addition to Article V, Sections A and B, all new construction and substantial improvements shall meet the following requirements:

1. The lowest floor shall be elevated at least as high as the depth number specified on the Flood Insurance Rate Map (FIRM), in feet, plus a freeboard of two (2) feet, above the highest adjacent grade; or at least two (2) feet above the highest adjacent grade if no depth number is specified.
2. Non-residential structures may, in lieu of elevation, be floodproofed to the same level as required in chapter so that the structure, together with attendant utility and sanitary facilities, below that level shall be watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. Floodproofing Certification is required in accordance with this chapter.
3. Accessory structure (appurtenant structure) (sheds, detached garages, etc.)
 - a. Used solely for parking, and storage:
 - (1) -Shall have the lowest floor elevated at least as high as the depth number specified on the Flood Insurance Rate Map (FIRM), in feet, plus a freeboard of {insert number} feet, above the highest adjacent grade; or at least two (2) feet above the highest adjacent grade if no depth number is specified; or
 - (2) Shall have flood openings to facilitate automatic equalization of hydrostatic flood forces shall be provided below Flood Protection Elevation in conformance with the provisions of 17.88.060.B.2.c.

b. Not used solely for parking, and storage

(1) Shall be elevated per 17.88.060.B.2 and 17.88.060.B.3.

4. Adequate drainage paths shall be provided around structures on slopes to guide floodwaters around and away from proposed structures.

5. Hazardous Velocities: Where hazardous velocities are noted on the FIRM, proper construction techniques and methods shall be used to mitigate the effects of the velocities.

17.88.~~070~~110: ENFORCEMENT AND PENALTIES FOR VIOLATION:

A. No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this ~~article~~ chapter and other applicable regulations.

B. Violation of the provisions of this ordinance or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variance or special exceptions, shall constitute a misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than \$300 or imprisoned for not more than six (6) months. Each day the violation continues shall be considered a separate offense. Nothing herein contained shall prevent the City of Ketchum from taking such other lawful actions as is necessary to prevent or remedy any violation.

C. The provisions of this article shall be enforced by one or more of the following methods:

1. Requirements of floodplain development permit, waterways design review and/or stream alteration permit;
2. Requirements of building permit;
3. Inspection and ordering removal of violations;
4. Criminal liability;
5. Injunction; and
6. Civil enforcement.

D.B. Enforcement shall further be administered according to chapter 17.156 of this title. (Ord. 1135, 2015)

17.88.~~120~~080: Title

17.88.~~130~~090: Guidelines

17.88.~~140~~100: Procedure

17.88.~~150~~110: Application For Emergency Stream Bank Stabilization

17.88.~~160~~120: Action Upon Submittal Of Stream Bank Stabilization Application

17.88.~~170~~130: Site Inspection

17.88.180140: Basis For Denial Of An Emergency Stream Bank Stabilization Permit

17.88.190150: Conditions Of Emergency Stream Bank Stabilization Approval

17.88.200160: Enforcement

17.88.210170: Title

17.88.220180: Guidelines

17.88.230190: Procedure

17.88.240200: Application For Emergency Riparian Alteration

17.88.250210: Action Upon Submittal Of Emergency Riparian Alteration Application

17.88.260220: Site Inspection

17.88.270230: Basis For Denial Of An Emergency Riparian Alteration Permit

17.88.280240: Conditions Of Emergency Riparian Alteration Approval

17.88.290250: Enforcement

17.88.300260: Title

17.88.310270: Guidelines

17.88.320280: Procedure

17.88.330290: Application

17.88.340300: Action Upon Submittal Of Emergency Application

17.88.350310: Conditions Of Emergency Application Approval

17.88.360320: Uses Permitted

17.88.370330: Use Restrictions

17.88.380340: Application For Temporary Flood Control Barriers

17.88.390350: Enforcement

Attachment B.

Title 17, Chapter 17.08, Definitions, draft amendments
dated 09-15-20

~~AREA OF SHALLOW FLOODING: A designated AO or VO zone on the flood insurance rate map (FIRM). The base flood depths range from one foot to three feet (1'–3'); a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and velocity flow may be evident. AO is characterized as sheet flow, and AH indicates ponding. A designated AO, AH, AR/AO, or AR/AH zone on a community's Flood Insurance Rate Map (FIRM) with a 1 percent (1%) or greater annual chance of flooding to an average depth of one (1) to three (3) feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.~~

~~AREA OF SPECIAL FLOOD HAZARD: The land in the floodplain subject to a one percent (1%) or greater chance of flooding in any given year. Designation on maps always includes the letters "A" or "V". The term "special flood hazard area", for the purposes of these regulations, is synonymous with the phrase "area of special flood hazard". See Special Flood Hazard Area (SFHA).~~

~~BASE FLOOD: The flood having one percent (1%) chance of being equaled or exceeded in any given year. Also referred to as the 100-year flood, the regulatory flood or the intermediate regional flood (IRF). Designation on maps always includes the letters "A" or "V".~~

~~BASE FLOOD ELEVATION (BFE): The water surface elevation of the one percent (1%) annual chance flood. A determination by the Federal Insurance Administrator of the water surface elevations of the base flood, that is, the flood level that has a one percent or greater chance of occurrence in any given year. When the BFE has not been provided in a Special Flood Hazard Area, it may be obtained from engineering studies available from a Federal, State, or other source using FEMA-approved engineering methodologies. This elevation, when combined with the Freeboard, establishes the Flood Protection Elevation.~~

~~DEVELOPMENT: Any subdivision, construction activity, or alteration of the landscape (except routine maintenance), its terrain contour or vegetation, including any construction of structures, establishment of a land use, or alteration of an existing structure or land use. Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials.~~

~~FLOOD OR FLOODING: A general and temporary condition of partial or complete inundation of normally dry land areas from:~~

~~A. The overflow of inland or tidal water; and/or~~

~~B. The unusual and rapid accumulation or runoff of surface waters from any source.~~

~~a. A general and temporary condition of partial or complete inundation of normally dry land areas from:~~

~~1. The overflow of inland or tidal waters.~~

~~2. The unusual and rapid accumulation or runoff of surface waters from any source.~~

~~3. Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph a.2. of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.~~

~~b. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated~~

force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph a.1. of this definition.

FLOOD INSURANCE RATE MAP (FIRM): The official map on which the fFederal iInsurance aAdministration has delineated both the areas of special flood hazard and risk premium zones applicable to the community. A FIRM that has been made available digitally is called a Digital Flood Insurance Rate Map (DFIRM).

FLOODPLAIN OR FLOOD-PRONE AREA: Any land area susceptible to being inundated by water from any source (see definition of “flooding”).

FLOODPLAIN ADMINISTRATOR: the individual appointed to administer and enforce the floodplain management regulations.

FLOODPLAIN DEVELOPMENT PERMIT: any type of permit that is required in conformance with the provisions of this ordinance, prior to the commencement of any development activity.

FLOODPLAIN MANAGEMENT: the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works, and flood plain management regulations.

FLOODPLAIN MANAGEMENT REGULATIONS: zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a flood plain ordinance, grading ordinance, and erosion control ordinance), and other applications of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

Flood Protection Elevation (FPE): the Base Flood Elevation plus the Freeboard.

a. In “Special Flood Hazard Areas” where Base Flood Elevations (BFEs) have been determined, this elevation shall be the BFE plus two (2) feet of freeboard; and

b. In “Special Flood Hazard Areas” where no BFE has been established, this elevation shall be at least two (2) feet above the highest adjacent grade.

FLOOD PROTECTION SYSTEM: those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the area within a community subject to a “special flood hazard” and the extent of the depths of associated flooding. Such a system typically includes dams, reservoirs, levees, or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

FLOODWAY: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height ~~one foot (1’)~~. This term is also referred to as the “regulatory floodway”.

FREEBOARD: a factor of safety usually expressed in feet above a flood level for the purposes of floodplain management. Freeboard tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, obstructed bridge openings, debris and ice jams, and the hydrologic effects of urbanization in a watershed. The Base Flood Elevation (BFE) plus the freeboard establishes the Flood Protection Elevation (FPE). Freeboard shall be two (2) feet.

HEC-RAS (Hydrologic Engineering Center-River Analysis System): A computer program for modeling water flowing through systems of open channels and computing water surface profiles.

HIGHEST ADJACENT GRADE (HAG): The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure. Refer to the FEMA Elevation Certificate for HAG related to building elevation information.

LETTER OF MAP CHANGE (LOMC): a general term used to refer to the several types of revisions and amendments to FIRMs that can be accomplished by letter. They include Letter of Map Amendment (LOMA), Letter of Map Revision (LOMR), and Letter of Map Revision based on Fill (LOMR-F)

1. Letter of Map Amendment (LOMA): an official amendment, by letter, to an effective National Flood Insurance Program (NFIP) map. A LOMA establishes a property's or structure's location in relation to the Special Flood Hazard Area (SFHA). LOMAs are usually issued because a property or structure has been inadvertently mapped as being in the floodplain but is actually on natural high ground above the base flood elevation.
2. Letter of Map Revision (LOMR): FEMA's modification to an effective Flood Insurance Rate Map (FIRM) or a Flood Boundary and Floodway Map (FBFM) or both. LOMRs are generally based on the implementation of physical measures that affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The LOMR officially revises the Flood Insurance Rate Map (FIRM) or Flood Boundary and Floodway Map (FBFM), and sometimes the Flood Insurance Study (FIS) report, and when appropriate, includes a description of the modifications. The LOMR is generally accompanied by an annotated copy of the affected portions of the FIRM, FBFM, or FIS report.
3. Letter of Map Revision Based on Fill (LOMR-F): FEMA's modification of the Special Flood Hazard Area (SFHA) shown on the Flood Insurance Rate Map (FIRM) based on the placement of fill outside the existing regulatory floodway. The LOMR-F does not change the FIRM, FBFM, or FIS report.
4. Conditional Letter of Map Revision (CLOMR): A formal review and comment as to whether a proposed flood protection project or other project complies with the minimum NFIP requirements for such projects with respect to delineation of special flood hazard areas. A CLOMR does not revise the effective Flood Insurance Rate Map (FIRM) or Flood Insurance Study (FIS). Upon submission and approval of certified as-built documentation, a Letter of Map Revision (LOMR) may be issued by FEMA to revise the effective FIRM. Building Permits and/or Flood Development Permits cannot be issued based on a CLOMR, because a CLOMR does not change the NFIP map.

LOWEST ADJACENT GRADE (LAG): The lowest point of the ground level immediately next to a building. Refer to the FEMA Elevation Certificate for LAG related to building elevation information.

LOWEST FLOOR: The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirement contained in 44 CFR § 60.3 subsection 17.88.060B2c of this title.

MANUFACTURED HOME: A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. ~~For floodplain management purposes, the term "manufactured home" also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than one hundred eighty (180) consecutive days. For insurance purposes, the term "manufactured home" does not include park trailers, travel trailers, and other similar vehicles. The term "Manufactured Home" does not include a "Recreational Vehicle."~~

MARKET VALUE: the building value, not including the land value and that of any accessory structures or other improvements on the lot. Market value may be established by independent certified appraisal; replacement cost depreciated for age of building and quality of construction (Actual Cash Value); or adjusted tax assessed values.

POST-FIRM: construction or other development for which the “start of construction” occurred on or after the effective date of the initial Flood Insurance Rate Map (FIRM).

PRE-FIRM: construction or other development for which the “start of construction” occurred before {insert effective date of community’s first FIRM}, the effective date of the initial Flood Insurance Rate Map (FIRM).

RIPARIAN ZONE: That area along the banks of any waterway twenty five feet (25') in width measured horizontally from the mean high water mark: this area is the regulated Riparian Zone in Ketchum city limits. All parcels that contain Riparian Zone are included in the Waterways Design Review subdistrict.

SPECIAL FLOOD HAZARD AREA (SFHA): the land in the flood plain within a community subject to a one percent (1%) or greater chance of flooding in any given year. For purposes of these regulations, the term “special flood hazard area” is synonymous in meaning with the phrase “area of special flood hazard”.

START OF CONSTRUCTION: Includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement or other improvement was within one hundred eighty (180) days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation.

Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundation or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

STRUCTURE: Anything permanently constructed in or on the ground, or over the water, including gas or liquid storage tank that is principally above ground and manufactured homes; excluding fences less than six feet (6') in height, decks less than thirty inches (30") above grade, paved areas, and structural or nonstructural fill.

SUBSTANTIAL DAMAGE: Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred. See definition of “substantial improvement”.

SUBSTANTIAL IMPROVEMENT: Includes the following:

A. Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure before the “start of construction” of the improvement over a three (3) year time frame. This term includes structures which have incurred “substantial damage” regardless of the actual repair work performed.-either:

1. Before the improvement or repair is started; or

2. If the structure has been damaged and is being restored, before the damage occurred. For the purpose of this definition, “substantial improvement” is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

B. The term does not, however, include either:

1. Any project for improvement of a structure to comply with existing State or local Health, Sanitary, or Safety Code specifications ~~which are solely~~ which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or
2. Any alteration of a structure listed on the National Register of Historic Places or the Idaho Historic Sites Inventory provided that the alteration will not preclude the structure's continued designation as a "historic structure" and the alteration is approved by variance issued pursuant to this ordinance.-

~~VARIANCE, FLOODPLAIN: A grant of relief from the requirements of chapter 17.88, article 1 of this title which permits construction in a manner that would otherwise be prohibited by said article.~~

VIOLATION (FLOODPLAIN ORDINANCE): the failure of a structure or other development to be fully compliant with the community's flood plain management regulations. A structure or other development without the Finished Construction Elevation Certificate, other certifications, or other evidence of compliance required in 44 CFR § 60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided.

Attachment C.

Public comment received by September 10th, 2020, 12:00 p.m.

Good morning Brittany,

Thank you for giving me the time and updated document to comment on the city's proposed Floodplain Ordinance amendments. There has been a tremendous amount of time and research has been put into these amendments. We are fortunate to have one of the highest state standards for our SAP process and riparian regulations. With the new amendments working to mitigate flooding risk we are enhancing our ability to be resilient with expected climate change, growth, and development. Overall, I am greatly in favor of the strengthening of the ordinance, policies, permit process and enforcement that this document provides to our community. Protecting our floodplain, flood hazard areas (flood ways), riparian and riverine corridors will benefit the watershed and surrounding environment. It will undoubtedly increase our recreational and economic opportunities too! My specific comments are as follows:

- 1) I'm glad to see that the flood ordinance is a topic for policy discussion in the future. Ultimately, I think the watershed, river and community would be best served if floodplain ordinances, regulations, policy, and guidelines are similar throughout the community. The Big Wood River does not have jurisdictions and the more we can manage the river as a whole system the better we will be at not creating up and downstream impacts. When this comes up in the future, I would be advocating for a collaborative multi-jurisdictional approach.
- 2) 17.88.010 E.#3 – Would the Cardno Wood River Atlas flood hazard analysis and digital overlays be a resource for the City of Ketchum? The atlas overlays are a great resource and contain potentially some of our most updated flood overlay information.
- 3) 17.88.040 D.#1 – Is this delineation of 1%, 2% and floodway referring to new plats for subdivisions? Assuming that is the case.
- 4) 17.88.050 C.c – would inclusion of some distance (100-300') upstream and downstream adjacent to the parcel be appropriate here?
- 5) 17.88.050 C.h. – What is the appropriate amount of upstream and downstream distance from parcel that is required for delineating previous stream alterations? By delineating a distance for both C.c and C.h. it would be another step forward in looking at the river holistically and that are impacts are not solely limited to a parcel.
- 6) 17.88.050 D.#1 – When the administrator has sole approval capacity with a permit is there any public notice accompanying the process? I see when it becomes a P/Z process there is public hearing notice. I am hopeful there is a public notice process for both.
- 7) 17.88.050 D.#3 (6) – Assuming this is deleted as it is included in D (2) below. Was it considered duplicative?

Thank you and your staff for the time, energy and thought that these amendments reflect in strengthening one of our greatest resources – the Big Wood River.

Best,

-patti lousen