



## AGENDA

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1. Join us via Zoom (*please mute your device until called upon*). **Join the Webinar:** <https://ketchumidaho-org.zoom.us/j/88586117678>  
Webinar ID: 885 8611 7678
2. Address the Commission in person at City Hall.
3. Submit your comments in writing at [participate@ketchumidaho.org](mailto:participate@ketchumidaho.org) (*by noon the day of the meeting*).

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

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### CALL TO ORDER:

### ROLL CALL:

### COMMUNICATIONS FROM COMMISSIONERS:

### CONSENT AGENDA:

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

1. ACTION ITEM: Approval of the September 13, 2022 Minutes
2. ACTION ITEM: Approval of Findings of Fact and Conclusions of Law for 580 E 4th Street

### PUBLIC HEARING:

3. ACTION ITEM: Recommendation to review and approve Final Design Review Permit P22-052 and Preliminary Plat P22-052A for Sapp Townhomes located at 780 N 4th Street
4. ACTION ITEM: Recommendation to review and provide direction on Pre-Application Mountain Overlay Design Review Permit P22-042 located at 691 N Spruce Street

**NEW BUSINESS:**

5. Discussion on process and approach to transmitting Planning and Zoning Commission recommendations to the City Council
6. Discussion on Future Meeting Schedule

**ADJOURNMENT:**





**CITY OF KETCHUM**  
**SPECIAL MEETING MINUTES OF THE**  
**CITY COUNCIL AND PLANNING AND ZONING COMMISSION**  
Monday, September 13, 2022

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**CALL TO ORDER:** *(00:00:08 in video)*

Mayor Bradshaw called the meeting of the Ketchum City Council to order at 4:30 p.m.

**Roll Call:**

Mayor Neil Bradshaw

Courtney Hamilton

Michael David (via teleconference)

Jim Slanetz

Amanda Breen

Neil Morrow

Brenda Moczygemba

Tim Carter

Spencer Cordovano

**Also Present:**

Jade Riley - City Administrator

Lisa Enourato – Interim City Clerk

**CONSENT AGENDA:** *(00:01:08 in video)*

**Minutes of the Planning and Zoning Commission Meeting of August 9, 2022.**

Continues to September 27, 2022.

**NEW BUSINESS:**

Warm Springs Preserve Master Plan *(00:01:53 in video)*

Presentation by Superbloom and Rio ASE regarding concept design and summary of results from 12 Open Houses.

**PUBLIC COMMENT**

Susie Michael *(00:42:32 in video)*

Annie Corrock *(00:54:42 in video)*

Sally McCollum *(00:57:38 in video)*

**Council-Commission Comments**

Courtney Hamilton *(01:14:23 in video)*

Spencer Cordovano *(01:14:02 in video)*

Amanda Breen *(01:21:27 in video)*

Neil Morrow *(01:27:12 in video)*

Tim Carter *(01:31:54 in video)*

Jim Slanetz *(01:36:00 in video)*

Brenda Moczygemba *(01:41:22 in video)*

Michael David *(01:46:12 in video)*

Carter Cox expressed the donor point-of-view on supporting different projects. She noted the groomed Nordic Trail was a naming opportunity for the Preserve.

City Administrator Jade Riley noted the recreation planner for the BLM is available for this project.

Commissioner Cordovano noted the lack of bike parking and shortage of parking.

Riley also noted the preference for flush toilets, as opposed to Forest Service “pit” toilets, due to the high usage numbers in the park.

**ADJOURNMENT:**

**Motion to adjourn at 6:40 p.m.**

Motion made by Neil Morrow; Seconded by Neil Bradshaw.

**Ayes:** Amanda Breen, Michael David, Courtney Hamilton, Jim Slanetz, Brenda Moczygemba, Tim Carter, Spencer Cordovano.

**Nays:** None

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Mayor Neil Bradshaw

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Neil Morrow, PZ Chair

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Interim City Clerk Lisa Enourato



**City of Ketchum  
Planning & Building**

IN RE: )  
 )  
 Walnut & 4<sup>th</sup> Mixed-Use Building ) KETCHUM PLANNING AND ZONING COMMISSION  
 Design Review Amendment ) FINDINGS OF FACT, CONCLUSIONS OF LAW, AND  
 ) DECISION  
 )  
 Date: October 11, 2022 )  
 )  
 File Number: P20-046A )

**PROJECT:** Walnut & 4<sup>th</sup> Mixed-Use Building Design Review Amendment  
**APPLICATION TYPES:** Design Review Amendment  
**FILE NUMBER:** P20-046A  
**REPRESENTATIVES:** John Montoya, Architect, Resin Design & Morley Golden  
**PROPERTY OWNER:** Walnut & Fourth LLC  
**LOCATION:** 580 E 4<sup>th</sup> Street (Ketchum Townsite: Block 44: Lot 7A)  
**ZONING:** Retail Core of the Community Core (CC-1)  
**OVERLAY:** None

**RECORD OF PROCEEDINGS**

The Planning and Zoning Commission considered the Design Review Amendment Application File No. P20-046A for the Walnut & 4<sup>th</sup> Mixed-Use Building project during their regular meeting on September 27<sup>th</sup>, 2022. The project before the Commission consisted of reviewing proposed modifications to the project plans for the Walnut & 4<sup>th</sup> Mixed-Use Building approved by the Planning and Zoning Commission with Design Review Permit P20-046. The project is located at the southwest corner of 4<sup>th</sup> Street and Walnut Avenue within the Retail Core of the Community Core (CC-1 Zone) and is currently under construction.

Public Hearing Notice

A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site on September 7<sup>th</sup>, 2022. The public hearing notice was published in the Idaho Mountain Express the on September 7<sup>th</sup>, 2022. A notice was posted on the City’s website on September 7<sup>th</sup>, 2022. The public hearing notice was posted on the project site on September 7<sup>th</sup>, 2022.

## FINDINGS OF FACT

The Ketchum Planning and Zoning Commission having reviewed the project record does hereby make and set forth these Findings of Fact, Conclusions of Law, and Decision as follows:

### Project History and Background

The Planning and Zoning Commission reviewed and approved Design Review Permit P20-046 for the Walnut & 4<sup>th</sup> Mixed-Use Building on September 15<sup>th</sup>, 2020. The mixed-use building as approved by the Commission contained: (a) a community housing unit in the partial basement, (b) food service, retail, and a market-rate residential unit on the ground level, (c) two residential units, office space, and a food service area balcony on the second floor, and (d) 6 on-site parking spaces, including one ADA space, accessed from the Block 44 alleyway.

The Ketchum City Council approved Floor Area Ratio (FAR) Exceedance Agreement Contract #20595, recorded as Instrument number #682499 in records of Blaine County, on April 19<sup>th</sup>, 2021. The FAR Exceedance Agreement memorialized the applicant's community housing requirement in exchange for the project's increased FAR. FAR Exceedance Agreement Contract #20595 approved a 1,488-square-foot community housing rental unit within the basement of the new mixed-use building targeted for Blaine County Housing Authority Income Category 4.

The project was issued a building permit (Application File No. B21-009) on June 22<sup>nd</sup>, 2021. After the building permit for the project was issued, the applicant submitted modifications to extend the partial basement to a full basement that matched the building footprint of the upper levels. The enlarged basement floor plan matched the configuration of the partial basement plan. No changes were proposed to the total area or configuration of the community housing unit within the basement. The enlarged basement area was proposed to accommodate more non-habitable space for storage. No changes were proposed to the development's total gross floor area as basements are not included in the gross floor area calculation pursuant to Ketchum Municipal Code §17.08.020. Staff administratively approved the proposed change to enlarge the basement on August 25<sup>th</sup>, 2021.

### PROPOSED MODIFICATIONS TO DESIGN REVIEW PERMIT P20-046

The changes to the project plans approved with Design Review Permit P20-046 propose to modify the mixture and configuration of uses that were approved by the Planning and Zoning Commission. As the requested change modifies the mixture of uses within the development, Staff determined that the proposed amendment does not qualify as a minor modification and is subject to the Commission's review and approval.

In addition to the proposed request to modify the mixture and configuration of uses, the applicant has proposed changes to the exterior of the mixed-use building. The proposed modifications are identified on the modified project plans attached as Exhibit A.

### Exterior Modifications

The proposed exterior modifications include changes to the exterior materials, window size and design, landscaping, and exterior lighting.

The applicant has replaced the wood siding proposed at the ground floor with stone veneer to comply with Fire Department standards requiring all exterior materials within 12 vertical inches of finished

grade to be 1-hour rated, noncombustible material. The applicant has proposed enlarging the window above the building entrance at the 4th Street façade. The windows at the ground-level of the south elevation have been modified to a clerestory design. The applicant has modified the design of the guardrails at the upper-level balconies at the alley and interior side elevations. The original project plans approved with Design Review P20-046A proposed horizontal metal rails. The applicant has proposed modifying these guardrails to solid, stained wood panels to provide more privacy to the balconies.

The applicant has revised the proposed exterior lighting plan (See Figure 1). The project plans approved with Design Review P20-046 proposed 18 total wall sconces and 30 recessed can lights. Three different wall sconces were proposed with the original project plans approved with Design Review P20-046. The applicant has proposed 1 new exterior wall sconce to replace the 3 wall sconces that were approved with Design Review P20-046 and reduced the total number of wall sconces to 6 total fixtures.

The landscape plan has been modified along 4<sup>th</sup> Street. The project plans approved with Design Review P20-046 showed in-ground planting beds along the 4<sup>th</sup> Street frontage that extended into the public right-of-way. The landscape plan has been revised to provide raised landscaped planter boxes along the 4th Street façade. The planter boxes are contained on the subject property and do not extend into the public right-of-way.

The original project plans approved with Design Review Application File No. P20-046 included a false chimney that was incorporated into the design of the 4th Street façade. This false chimney has been removed from the 4<sup>th</sup> Street façade. The applicant has modified the design of the chimney at the Walnut Avenue Elevation (See Figure 2). Side openings have been added to the chimney cap. The applicant has modified the design of the fireplace at the ground level so that the fire is visible from the exterior of the mixed-use building along Walnut Avenue. The fireplace is proposed to be enclosed and sealed with glass so that the fire is visible on the exterior of the mixed-use building along Walnut Avenue.

The proposed modifications show proposed changes to the right-of-way improvements. The applicant has proposed modifying the surfacing material for the sidewalk along Walnut Avenue from heated pavers to heated concrete. These modifications also extend the heated concrete sidewalks along Walnut Avenue through the street frontage along the adjacent Gold Mine property. These right-of-way modifications are currently under review by the City Engineer and Planning Department. Before the City approves the building permit modifications, the applicant must receive City Council approval for 2 ROW Encroachment Agreements—one for the 4th& Walnut Mixed-Use Building property located at 580 E 4th Street and one for the Gold Mine property located at 331 N Walnut Avenue.

### **Proposed Modifications to Mixture of Uses**

The applicant has proposed changes to the mixture and configuration of uses within the mixed-use development. Table 1 provides a summary of these proposed changes.

**Table 1: Summary of Proposed Changes to Mixture of Uses**

Use	Design Review P20-046 Floor Area	Proposed Modification Floor Area	Summary of Proposed Changes
<b>Basement</b>			
Community Housing Unit 1	1,488 square feet	1,104 square feet with 52-square-foot storage area	The project plans approved with the original Design Review permit proposed one 1,488-square-foot community housing unit in the basement. The proposed modifications provide two community housing units in the basement. The total floor area of the proposed community housing contribution is 2,123 square feet. The total community housing contribution is proposed to be increased by 635 square feet.
Community Housing Unit 2		914 square feet with 53-square-foot storage area	
<b>Ground Floor</b>			
Retail	6,142 square feet	3,288 square feet	The total retail area is proposed to be reduced by 2,854 square feet. The total food service area is proposed to be reduced by 268 square feet. The residential unit on the ground level has been eliminated. A new 3,252-square-foot unit for the Community Library Regional History Museum (cultural facility) has been added to the ground level.
Food Service	2,757 square feet	2,489 square feet	
Residential	1,020 square feet	None	
Cultural Facility	None	3,252 square feet	
<b>Second Level</b>			
Residential A	1,773 square feet	1,866 square feet	The residential floor area on the second level is proposed to be increased by 87 square feet. The office area on the second level is proposed to be increased by 1,123 square feet.
Residential B	1,928 square feet	1,922 square feet	
Office	3,867 square feet	4,999 square feet	

The project plans approved with the original Design Review permit proposed one 1,488-square-foot community housing unit in the basement. The proposed modifications provide two community housing units in the basement. The total floor area of the proposed community housing contribution is 2,123 square feet. The total community housing contribution is proposed to be increased by 635 square feet. Condition of Approval #3 requires that FAR Exceedance Agreement 20595 be revised to reflect the modified project and that the amended agreement must be reviewed and approved by the Ketchum City Council prior to City approval of the modified project plans submitted by the applicant to amend Building Permit B21-009.

The modifications also propose changing the location of the community housing within the basement. The community housing unit approved with Design Review Permit P20-046 was proposed to be in the northwest corner of the basement by the corner of the alley and 4<sup>th</sup> Street. The two community housing units proposed with the modifications are located near the southeast corner of the basement at the corner of Walnut Avenue and the south side interior property line. The applicant proposed two

light wells covered by glass blocks sited along the south interior side of the mixed-use building to bring natural light to the community housing units in the basement. The Commission recommended that the applicant (a) maximize the size of the window wells to the greatest extent possible to bring more natural light to the community housing units and (b) utilize a metal grate cover instead of the proposed glass blocks to provide natural ventilation to the community housing units in addition to light. The Commission also commented that the tables and chairs provided as public amenities on the walking surface above should not be placed over the window wells.

The applicant has proposed to modify the mixture of commercial uses on the ground level (See Figure 3). The original project plans approved by the Commission with Design Review Permit P20-046 included a market-rate residential unit at the back of the building along the alley on the ground floor. Residential units on the ground level with street frontage are prohibited in the CC-1 Zone. This residence was permitted on the ground level as the unit did not have any street frontage along Walnut Avenue or 4<sup>th</sup> Street. This market-rate residential unit has been removed from the ground floor. The total retail area on the ground level has been reduced by 2,854 square feet. The food service area at the street corner has been reduced by 268 square feet. The removal of the market-rate residential unit and the reduction in total retail and food service areas will accommodate a new 3,252-square-foot area for the Community Library Regional History Museum located on the ground level. The museum is qualified as a cultural facility use. Ketchum Municipal Code §17.08.020 defines cultural facility as an institution or use of land for the display, preservation, or exhibition of art, scientific, cultural, or historical materials, including, but not limited to, museums, libraries, or art galleries. Cultural facilities are a permitted use in the CC-1 Zone pursuant to Ketchum Municipal Code §17.12.020. While the total retail and food service areas have been reduced, these uses are proposed to remain at the street frontages along 4<sup>th</sup> Street and Walnut Avenue.

The original project plans approved by the Commission with Design Review Permit P20-046 proposed two residential units and office space on the second level. The second floor also included a balcony area for the food service establishment located on the ground level. The applicant has proposed removing this balcony on the second level. The office area is proposed to be increased by 1,123 square feet.

*Off-Street Parking Requirements (Ketchum Municipal Code §17.125.040)*

The proposed modifications to the mixture of uses within the development have resulted in increased parking demand for the mixed-use development. The mixture of uses approved by the Commission with Design Review P20-046 generated a parking demand of 8 spaces (3 residential parking spaces and 5 commercial parking spaces). The parking demand for the proposed mixture of uses is detailed in Table 2.

Table 2: Parking Demand for Proposed Changes to Mixture of Uses		
Proposed Uses	Floor Area	Total Parking Required (Ketchum Municipal Code §17.125.040)
Community Housing (2 units)	2,123 square feet	Exempt Pursuant to Ketchum Municipal Code §17.125.040.C.1a
Retail	3,288 square feet	Exempt Pursuant to Ketchum Municipal Code §17.125.040.C.1c

Food Service	2,489 square feet	Exempt Pursuant to Ketchum Municipal Code §17.125.040.C.1b
Cultural Facility	3,252 square feet	3 parking spaces
Residential A	1,866 square feet	1 parking space
Residential B	1,922 square feet	1 parking space
Office	4,999 square feet	5 parking spaces
<b>Total Parking Spaces Required:</b>		<b>10 parking spaces</b>
Total Parking Spaces Provided On-Site:		6 parking spaces are provided on-site
Community Core On-Street Parking Credit (KMC §17.125.050.C)		<ul style="list-style-type: none"> <li>• 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></li> <li>• Only spaces directly adjacent to property lines <i>5 parking spaces are located within the ROW directly adjacent to the property lines</i></li> <li>• Credit spaces shall only be credited for non-residential parking demand. <i>The project's nonresidential parking demand is 8 spaces.</i></li> </ul> <p>5 total on-street parking spaces may be credited for the non-residential parking demand.</p>
<b>Total Parking Provided</b>		<b>11 Parking Spaces (6 on-site and 5 on-street credit spaces)</b>

The proposed mixture of uses generates a total parking demand of 8 spaces—2 parking spaces required for the residential uses and 8 parking spaces for the commercial uses. The applicant has provided 11 total parking spaces. 6 of these parking spaces, including 1 ADA space, are provided on site. The project is eligible for 5 on-street parking credits pursuant to Ketchum Municipal Code §17.125.050.C. The 6 on-site parking spaces and 5 on-street credit spaces satisfy the project parking demand for the proposed mixture of uses.

### CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum Municipal Code (“KMC”) and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which City Ordinances govern the applicant’s Design Review application for the development and use of the project site.



2. The Commission has authority to hear the applicant's Design Review Application pursuant to Chapter 17.96 of Ketchum Municipal Code Title 17.
3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Ketchum Municipal Code §17.96.080.
4. The Design Review Amendment application is governed under Ketchum Municipal Code Chapters 17.96, 17.124, 17.08, 17.12, 17.18, and 17.128.
5. The Walnut & 4<sup>th</sup> Mixed-Use Building Design Review Amendment Application File No. P20-046A meets all applicable standards specified in Title 17 of Ketchum Municipal Code.

### **DECISION**

**THEREFORE**, the Commission **approves** this Design Review Amendment Application File No. P20-046A this Tuesday, September 27<sup>th</sup>, 2022 subject to the following conditions of approval.

### **CONDITIONS OF APPROVAL**

1. The interior and exterior modifications are subject to the conditions of approval for Design Review Permit P20-046.
2. This Design Review Amendment 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 the Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal.
3. Prior to City approval of the modified project plans submitted by the applicant to amend Building Permit B21-009, FAR Exceedance Agreement 20595 shall be revised to reflect the modified project and that the amended agreement shall be reviewed and approved by the Ketchum City Council.

Findings of Fact **adopted** this 11<sup>th</sup> day of October 2022.

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Neil Morrow, Chair  
City of Ketchum  
Planning and Zoning Commission

### **EXHIBIT**

- A. Walnut & 4<sup>th</sup> Mixed-Use Building Design Review Amendment P20-046A Project Plans



City of Ketchum  
Planning & Building

STAFF REPORT  
KETCHUM PLANNING AND ZONING COMMISSION  
REGULAR MEETING OF NOVEMBER 8, 2022

- PROJECT:** Sapp Townhomes
- FILE NUMBER:** P22-052 and P22-052A
- APPLICATION TYPE:** Final Design Review and Townhouse Subdivision – Preliminary Plat
- REPRESENTATIVE:** Caleb Spangenberg – Williams Partners Architects (architect)
- PROPERTY OWNER:** Sapp Family Holdings, LLC
- REQUEST:** Final Design Review and Preliminary Plat application for the development of two new 3,655 square foot detached townhomes
- LOCATION:** 780 N 4<sup>th</sup> Ave (Lot 5 and N ½ of Lot 6, Block 72, Ketchum Townsite)
- ZONING:** General Residential – Low Density (GR-L)
- REVIEWER:** Morgan R. Landers, AICP – Senior Planner
- NOTICE:** A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on October 14, 2022. The public hearing notice was published in the Idaho Mountain Express the on October 19, 2022. A notice was posted on the project site and the city’s website on October 19, 2022. Story poles were documented on the project site as of October 3, 2022.

**I. EXECUTIVE SUMMARY:**

The Applicant is proposing two new 3,655 square foot two-story detached townhomes with attached two-car garages (the “project”), located at 780 N 4<sup>th</sup> Ave (the “subject property”). The subject property is zoned General Residential – Low Density (GR-L) and currently contains one single-family dwelling unit. Detached townhomes are a permitted use within the GR-L zone district provided that all dimensional standards are met. The project proposes to demolish the existing single-family dwelling unit, vacate the lot line between Lots 5 and 6, subdivide the property into two townhouse sublots, and construct a new detached dwelling unit on each of the newly created sublots. The topographic map in Attachment B is the site survey illustrating the location of the existing dwelling unit. The project plans in Attachment B shows the locations of the new detached townhomes.

The existing single-family residence was constructed in 1961 making it more than 50 years old. However, the building is not listed on the city’s adopted Historic Building/Site List. Review by the Historic Preservation Commission is not required, however, a demolition permit cannot be issued for the existing residence until a 60 day waiting period has concluded.

The project will construct improvements to the right-of-way and alley per the City of Ketchum improvement standards. The project proposes access to one subplot from N 4<sup>th</sup> Ave and access to the other subplot from 8<sup>th</sup> Street. The project proposes paver driveways with no snowmelt for both driveways. All improvements to the right-of-way and alley have been preliminarily reviewed by the Streets Department and City Engineer with no comments on the proposed access and right-of-way improvements. Final review of the proposed improvements will be conducted by the City Engineer and Streets Department prior to issuance of a building permit. See sheet C1.1 of Attachment B for the proposed right-of-way improvements.

As outlined in the legal description above, the existing property consists of one Ketchum townsite lot and half of another. To affect the townhouse preliminary plat, the common lot line between Lot 5 and Lot 6 must be removed. The applicants have submitted a Lot Line Shift application for the removal of the lot line. Lot Line Shift applications are not reviewed by the Planning and Zoning Commission. As discussed further below, staff recommends a condition of approval that makes these design review and preliminary plat applications contingent upon approval of the lot line shift.

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

## **II. BACKGROUND:**

The City of Ketchum received the application for Design Review and Preliminary Plat on July 28, 2022. The Final Design and Preliminary Plat applications have been reviewed concurrently and were deemed complete on September 16, 2022, after one review for completeness. Following receipt of the complete application, staff routed the application materials to all city departments for review. Department comments were provided to the applicant on August 11, 2021. As of the date of this letter, all department comments have been resolved or addressed through conditions of approval recommended below.

## **III. CONFORMANCE WITH ZONING AND DESIGN REVIEW STANDARDS:**

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

### **Conformance with Zoning Regulations**

During department review, city staff reviewed the project for conformance with all applicable zoning code requirements including uses, dimensional limitations, signage, parking, development standards, and dark skies. The project follows all applicable zoning code requirements. Review of compliance with zoning and dimensional standards can be found in Attachment E.

### Setbacks and Building Height

The KMC defines minimum setbacks for the front, side, and rear lot lines for each project. For detached townhome projects, there is also a setback for the interior lot line between the two sublots. The KMC defines the "lot line, front" as "The property line dividing a lot from a street. On a corner lot, only one street line shall be considered as a front line, and the shorter street frontage shall be considered the front line, unless otherwise determined by the administrator based on the orientation and layout of the lot and surrounding neighborhood." For the subject property, 4<sup>th</sup> Ave is considered the front lot line, the alley is considered the rear, and the north and south lot lines are considered sides. Setbacks for the side lot lines are determined using the maximum building height. For the proposed project, Sublot 2 is 35 feet tall. Therefore, the project must be set back a minimum of 11 feet 8 inches. The project proposes to set the townhouse on subplot 1 back 21.5 feet and the townhouse on subplot 2 back 15 feet.

## **Conformance with Design Review Improvements and Standards**

During department review, city staff reviewed the project for conformance with all applicable design review improvements and standards outlined in KMC §17.96.060 – *Improvements and Standards*. Staff reviewed the project for conformance with all corresponding city code requirements related to right-of-way improvements including but not limited to sidewalks, street lighting, and on-street parking. Staff believes that either a requirement is not applicable due to the scope of the project, or requirements are met. Please see Attachment E for a review of all design review improvements and standards. Below is an overview of some of the more noteworthy design review criteria for the proposed project

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

The property is located within an area often referred to as the north side of West Ketchum, on the border of West Ketchum and the outer edge of the Community Core. The surrounding properties primarily consist of single-family dwelling units or duplexes. Most properties are two stories with a more traditional pitched roof, however, there are some older one-story buildings. Some of the more recent projects to the southeast are three stories with a flat roof. Many of the buildings to the north and west are of an older vintage with a variety of colors and natural materials on the exterior of the buildings including natural wood or brown shades of siding and stucco to lighter shades of grey and beige.

The project proposes a two-story building with sloped roofs and a mix of wood and stone siding. As shown on Sheet A0.1, the color palette for the project includes dark and light natural wood, stone chimney, black windows, and a dark metal nonreflective roof. The units are identical in size, and layout, however, the project proposes to orient one of the buildings toward N 4<sup>th</sup> Ave and the other toward 8<sup>th</sup> Street which creates a varied visual of the project along 8<sup>th</sup> Street where one does not see two identical buildings next to each other. The northwest view on Sheet A5.1 in Attachment B shows this concept well. Staff believes this approach to the project is very desirable as it reduces the perceived mass of the two buildings side by side and creates varied undulation along the length of the block. Many of the projects proposed in this area over the last year have identical buildings side by side which can result in a monolithic feel of the buildings because there is no variation.

### Landscaping (KMC 17.96.060.I)

The property today has a significant number of trees and shrub masses that have overgrown over the past couple of years due to minimal maintenance of the property. As shown in the Site Survey in Attachment B, many of the trees and shrub masses are located within the public right-of-way. As part of department review, planning staff and the city arborist conducted site visits to determine if any of the existing vegetation should remain as part of the proposed landscaping for the project. Based on review by the city arborist, the trees within the right-of-way are in poor health and serve as a safety risk to pedestrians. Additionally, the trees obstruct city street maintenance operations. Therefore, the trees within the right-of-way will be removed. The proposed landscaping plan includes a variety of trees, shrubs, and grasses that are drought tolerant and located within the boundaries of the property.

### Sidewalks (KMC 17.96.060.B)

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

### Utilities (17.96.060.D)

All utilities are proposed underground per the KMC requirements. During the due diligence stages of the project, Idaho Power reviewed the project for electrical service to the project and determined that additional infrastructure would be required. The project is providing a 10 foot wide utility easement along the southern

property line for the location of utilities for the project. This utility easement is shown in the landscape plan, civil plan, and subdivision applications.

#### IV. CONFORMANCE WITH SUBDIVISION STANDARDS

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

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

Pursuant to KMC 16.04.080.C.2, the applicant has submitted this townhouse preliminary plat in conjunction with the Design Review application. If approved by the Commission, the townhouse preliminary plat application will be reviewed and acted upon by the City Council. This must occur prior to a building permit submittal for the project. Additionally, the applicant has requested a Phased Development Agreement to allow for the sequential completion of the project and allow for a final townhouse plat to be filed and approved following receipt of a Certificate of Occupancy for the first townhouse. A draft Phased Development Agreement can be found as Attachment G.

As discussed above, an additional easement for Idaho Power is being dedicated along the southern property boundary. The project proposes to improve the public right-of-way to meet city standards. No additional right-of-way dedication is required for the project.

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

#### V. STAFF RECOMMENDATION

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

1. This Design Review approval (P22-052) is contingent upon approval of the Lot Line Shift application (P22-052B). Should the Lot Line Shift application not be approved, this Design Review approval shall become null and void.
2. Final civil drawings prepared by an engineer registered in the State of Idaho which include specifications for right-of-way, utilities, and drainage improvements shall be submitted for review and approval by the City Engineer, Streets, and Utilities departments prior to issuance of a building permit for the project.
3. The term of Design Review approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations.
4. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.

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

1. The preliminary plat is subject to all conditions of approval associated with Design Review approval P22-052.

2. This Townhouse Preliminary Plat application (P22-052A) is contingent upon approval of the Lot Line Shift application (P22-052B). Should the Lot Line Shift application not be approved, this Townhouse Preliminary Plat shall become null and void.
3. Failure to record a Final Plat within two (2) years of Council's approval of a Preliminary Plat shall cause the Preliminary Plat to be null and void.

## **VI. RECOMMENDED MOTIONS**

Design Review:

"I move to approve the Sapp Townhomes Design Review application, as conditioned, and adopt the Findings of Fact, Conclusions of Law, and Decision."

Preliminary Plat:

"I move to recommend approval of the Sapp Townhomes Preliminary Plat application, as conditioned, and adopt the Findings of Fact, Conclusions of Law, and Decision."

### **ATTACHMENTS:**

- A. Design Review - Application Materials and Supplemental Documents
- B. Design Review Plan Set
- C. TH Preliminary Plat – Application Materials and Supplemental Documents
- D. Townhouse Preliminary Plat Set
- E. Draft Findings of Fact, Conclusions of Law, and Decision for Design Review
- F. Draft Findings of Fact, Conclusions of Law, and Decision for Townhouse Prelim Plat
- G. Draft Phased Development Agreement



**City of Ketchum  
Planning & Building**

OFFICIAL USE ONLY	
File Number:	P22-052
Date Received:	7/28/12
By:	[Signature]
Pre-Application Fee Paid:	
Planning Review Fee Paid:	1500 + 350 = 2150
Approved Date:	
Denied Date:	
By:	
ADRE: Yes <input type="checkbox"/> No <input type="checkbox"/>	

**Design Review Application**

APPLICANT INFORMATION			
Project Name: Sapp Townhomes		Phone: 425-985-4169	
Owner: Sapp Family Holdings, LLC		Mailing Address: 1100 Bellevue Way NE, Suite 8A, Bellevue, WA 98004	
Email: ls@laynesapp.com			
Architect/Representative: Williams Partners Architects, Caleb Spangenberg		Phone: 208-726-0020	
Email: Caleb@williams-partners.com		Mailing Address: PO Box 4373, Ketchum, ID 83340	
Architect License Number: AR-1720			
Engineer of Record:		Phone:	
Email:		Mailing Address:	
Engineer License Number:			
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: KETCHUM LOTS 5 & N 1/2 OF 6 BLK 72			
Street Address: 780 N 4TH AVE KETCHUM ID 83340			
Lot Area (Square Feet): +/- 12,413 SF			
Zoning District: GR-L			
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: Two	
TOTAL FLOOR AREA			
		Proposed	Existing
Basements		Sq. Ft.	Sq. Ft.
1 <sup>st</sup> Floor	[2,067 sq. ft. PER BUILDING]	4,134 sq. ft. TOTAL BOTH BUILDINGS	Sq. Ft.
2 <sup>nd</sup> Floor	[1,696 sq. ft. PER BUILDING]	3,392 sq. ft. TOTAL BOTH BUILDINGS	Sq. Ft.
3 <sup>rd</sup> Floor		Sq. Ft.	Sq. Ft.
Mezzanine		Sq. Ft.	Sq. Ft.
Total	[3,763 sq. ft. PER BUILDING]	7,526 sq. ft. TOTAL BOTH BUILDINGS	Sq. Ft.
FLOOR AREA RATIO			
Community Core:		Tourist:	General Residential-High:
BUILDING COVERAGE/OPEN SPACE			
Percent of Building Coverage: 35			
DIMENSIONAL STANDARDS/PROPOSED SETBACKS			
Front: 15'-0"	Side: 11'-8"	Side: 11'-8"	Rear: 15'-0"
Building Height: SUBLOT 1: 32'-6" FROM PROPOSED GRADE; SUBLOT 2: 35'-0" FROM EXISTING GRADE			
OFF STREET PARKING			
Parking Spaces Provided: Two [2] Per Unit			
Curb Cut: 66 linear feet	Sq. Ft.	24	%
WATER SYSTEM			
<input checked="" type="checkbox"/> Municipal Service		<input type="checkbox"/> Ketchum Spring Water	

July 05, 2022



SAPP RESIDENCE

C/O Williams Partners Associates  
120 2nd Ave, Suite 102  
Ketchum, ID 83340

To whom it may concern,

Thank you for your inquiry about electrical service at 780 N 4TH AVE  
KETCHUM, ID 83340

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

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

The location noted above has been reviewed for new service by Idaho Power Company. New electrical equipment by Idaho Power can be placed along the south boundary in a platted power easement. See attached sketch for reference.

Sincerely,

*Cyndi Bradshaw*

Cyndi Bradshaw  
PO Box 3909  
Hailey ID 83333  
cbradshaw@idahopower.com



**AREA CALCULATIONS**

FIRST FLOOR LIVING	1,464.95 S.F.
SECOND FLOOR LIVING	1,867.58 S.F.
GARAGE - MECHANICAL	660.58 S.F.
<b>TOTAL LIVING</b>	<b>3,332.53 S.F.</b>
<b>TOTAL RESIDENTIAL CONSTRUCTION</b>	<b>3,212.47 S.F.</b>

STATEMENT OF WORK DOCUMENT  
 PROJECT NO. 15-001  
 PROJECT NAME: 780 N. 4TH AVE. TOWNHOMES  
 PROJECT LOCATION: KETCHUM, ID  
 PROJECT STATUS: IN PROGRESS  
 DATE: 10/15/2015

**IN PROGRESS;  
 NOT ISSUED FOR  
 CONSTRUCTION**

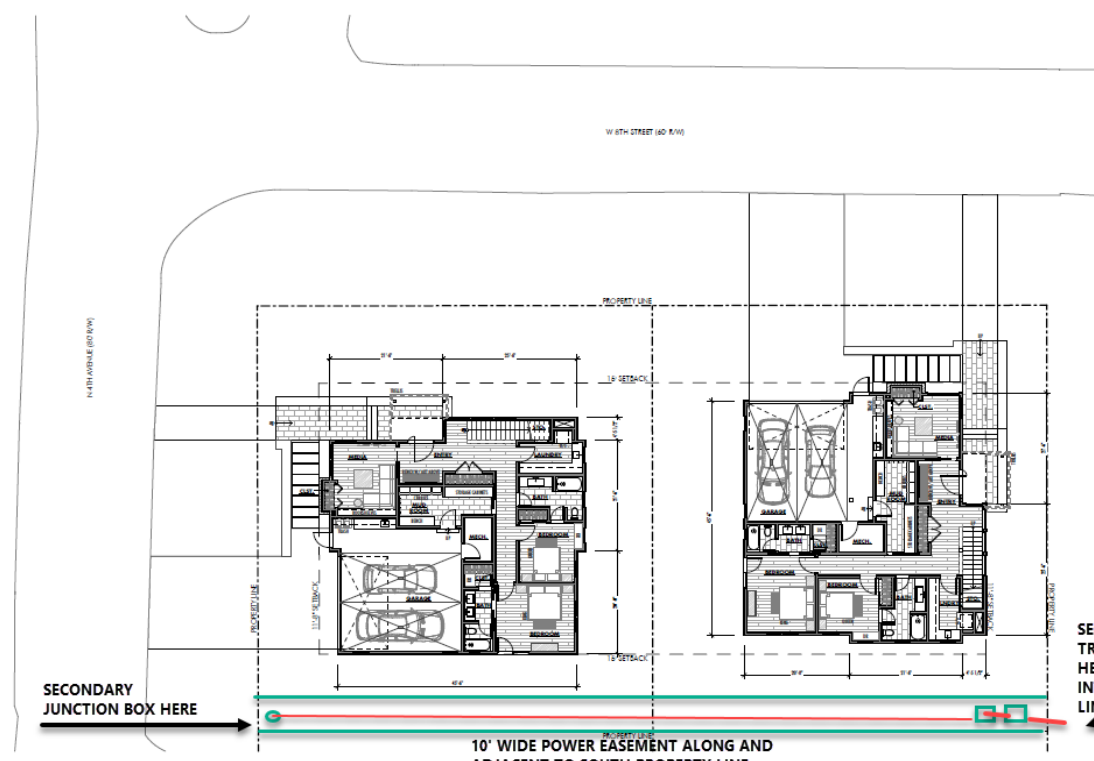
# 780 N. 4TH AVE. TOWNHOMES

780 N. 4th Ave., Ketchum, ID 83340

**WILLIAMS PARTNERS**  
 ARCHITECTS

P.O. BOX 4373  
 KETCHUM, IDAHO  
 83340  
 PH: 208.726.2020  
 FAX: 208.726.2019  
 WWW.WILLIAMS-PARTNERS.COM

**SECTER AND  
 TRANSFORMER  
 HERE TO  
 INTERCEPT  
 POWER  
 LINE**



**SECONDARY  
 JUNCTION BOX  
 HERE**

**10' WIDE POWER EASEMENT ALONG AND  
 ADJACENT TO SOUTH PROPERTY LINE**

FIRST FLOOR PLAN  
 10/15/15  
 north

**A 2.1**

T:\000014 - 000 Project 15-001\015 4TH AVE. TOWNHOMES.dwg

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

PO Box 130 • Ketchum, ID 83340 • Phone 208.726.9600 • [www.ccdisposal.com](http://www.ccdisposal.com)

July 5, 2022

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

Re: Sapp Townhomes

To Whom It May Concern,

Please let this letter serve as to the following:

Regular residential garbage/recycling service will apply to the project. Service will be provided at 8<sup>th</sup> Street & 4th Ave for the respective homes. Owner(s) of the property(s) will transport items to be collected from their residence to the street. Clear Creek Disposal will serve the properties at the edge of their respective Street for collection.

If you have any concerns, please call at your earliest convenience.

Respectfully,



Mike Goitiandia  
Clear Creek Disposal

.Sapp Townhomes





451 Alan Dr. Jerome Idaho 83338 • (208) 737-6300 FAX (208)737-6342  
[www.intgas.com](http://www.intgas.com)

Williams Partners Architects, P.C.  
Caleb Spangenberg AIA, NCARB  
120 Second Avenue, Suite 102  
Ketchum Idaho 83340  
(208) 726-0020

July 6, 2022

RE: SAAP Townhomes. 780 N 4<sup>th</sup> Ave., Ketchum Idaho 83340, Blaine County.

This letter is to serve as verification of the availability of natural gas currently to the above referenced project in Ketchum Idaho

The total estimated cost of extending our natural gas infrastructure and satisfying current tariffs to serve the above entity is the responsibility of the contractor/ owner of said project and must be paid in advance of construction.

Extensions of our natural gas mains and services will be provided and installed in accordance with our current tariffs, guidelines, policies and provisions on file with the Idaho Public Utilities Commission.

If you need further information regarding this project, please call me at 208-737-6314.

Sincerely,

*Lance D. McBride*

Lance D. McBride  
Energy Services Representative Sr.  
[lance.mcbride@intgas.com](mailto:lance.mcbride@intgas.com)  
208-737-6314



# SAPP TOWNHOMES

**Owner:**  
Sapp Family Holdings  
1100 Bellevue Way NE  
Suite 8A Box 551  
Bellevue, WA 98004

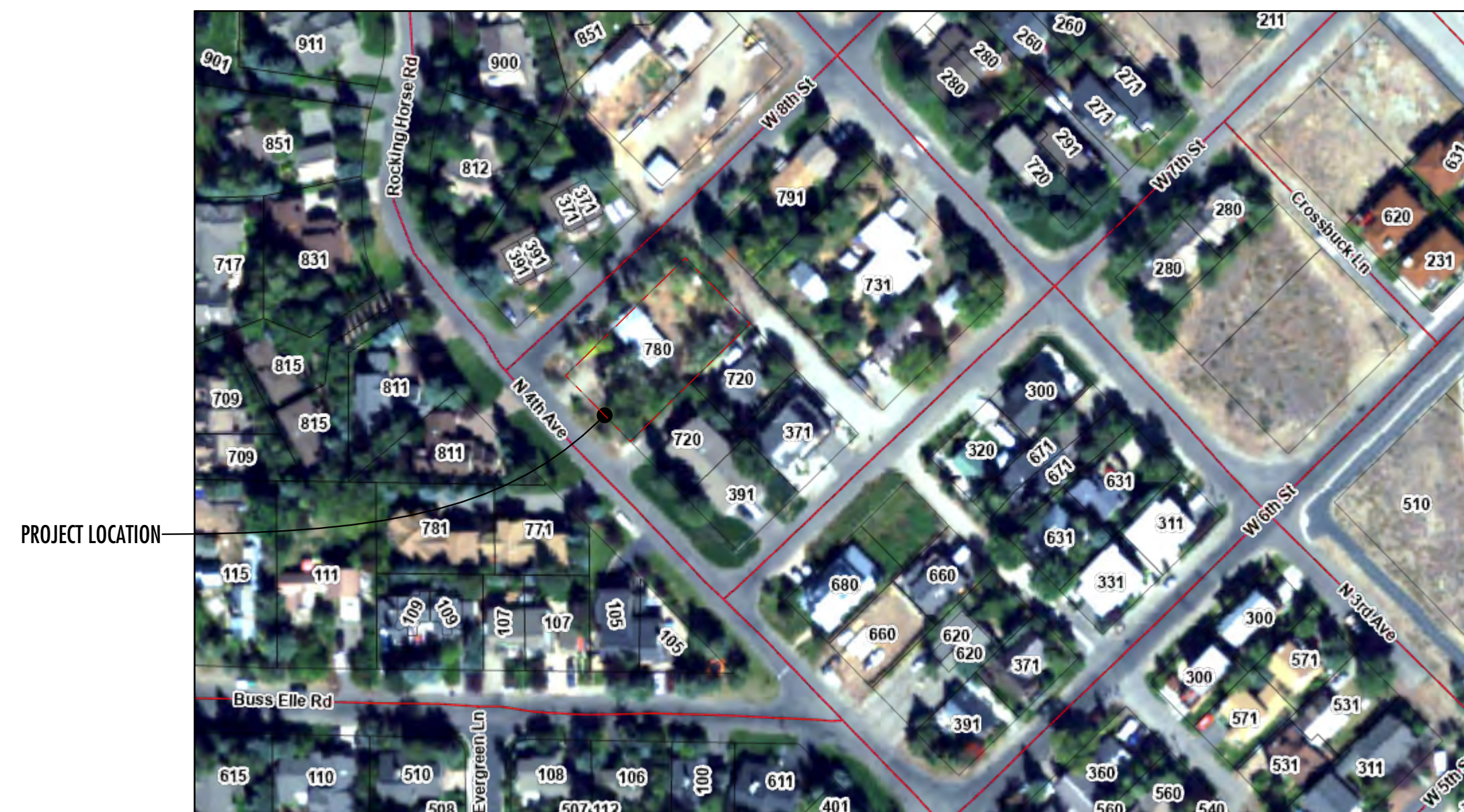
**Architect:**  
Williams | Partners Architects  
Jeff Williams: jeff@williams-partners.com  
Caleb Spangenberg: caleb@williams-partners.com  
P.O. Box 4373  
Ketchum, ID 83340  
Ph. 208.726.0020

**Civil Engineer:**  
Galena Engineering, INC.  
Sean Flynn  
317 N. River Street  
Hailey, ID 83333  
Ph. 208.788.1705

**Interior Designer:**  
Susan Witman Interior Design  
Susan Witman: susan@swidsunvalley.com  
323 Lewis St #1  
Ketchum, ID 83340  
Ph. 208.726.3639

**Landscape Architect:**  
NS Consulting, PLLC  
Nathan Shutte: nathanwshutte@gmail.com  
Ph. 208.320.2911

**General Contractor:**  
Magleby Construction  
511 East Ave, Ste 201  
Ketchum, ID 83340  
Ph. 208.725.3923



## Satellite View

Ketchum Lots 5 & N 1/2 of 6 BLK, Blaine County, Idaho

## DRAWING INDEX

### COVER SHEET

C S COVER SHEET

### SITE SURVEY

TOPO SITE SURVEY  
PLAT PRELIMINARY PLAT  
C.01 R.O.W. IMPROVEMENT

### CONSTRUCTION ACTIVITY PLAN

C P CONSTRUCTION ACTIVITY PLAN

### LANDSCAPE DRAWINGS

L1 GRADING & DRAINAGE PLAN  
L2 LANDSCAPE PLAN

### MATERIALS BOARD

A 0.1 EXTERIOR MATERIALS BOARD  
A 0.2 EXTERIOR MATERIALS & LIGHTING

### ARCHITECTURAL SITE PLAN

A 1.1 ARCHITECTURAL SITE PLAN

### PLANS

A 2.1 FLOOR PLANS  
A 2.2 FLOOR PLANS  
A 2.3 FLOOR PLANS

### BUILDING SECTIONS

A 3.1 BUILDING SECTIONS

### EXTERIOR ELEVATIONS

A 4.1 EXTERIOR ELEVATIONS

### 3D VIEWS

A 5.1 3D VIEWS  
A 5.2 3D VIEWS  
A 5.3 3D VIEWS

## PROJECT INFORMATION

LEGAL DESCRIPTION: KETCHUM LOTS 5 & N 1/2 OF LOT 6 BLK 72

PARCEL #: RPK0000072005A

ZONING: GR-L (GENERAL RESIDENTIAL LOW DENSITY)

CONSTRUCTION: TYPE VB

BUILDING AREA: **SUBLOT 1**  
FIRST FLOOR LIVING: 1,403 S.F.  
SECOND FLOOR LIVING: 1,577 S.F.

GARAGE/MECH: 675 S.F.

TOTAL LIVING: 2,980 S.F.  
TOTAL TOWNHOME: 3,655 S.F.

ROOF OVERHANG > 3': 94 S.F.  
BUILDING COVERAGE: 2,172 S.F.

BUILDING AREA: **SUBLOT 2**  
FIRST FLOOR LIVING: 1,403 S.F.  
SECOND FLOOR LIVING: 1,577 S.F.

GARAGE/MECH: 675 S.F.

TOTAL LIVING: 2,980 S.F.  
TOTAL TOWNHOME: 3,655 S.F.

ROOF OVERHANG > 3': 94 S.F.  
BUILDING COVERAGE: 2,172 S.F.

## PROJECT INFORMATION

SITE AREA: 0.28 ACRES (12,413 S.F.) PER SURVEY

CODES: 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)

BUILDING COVERAGE: 35%  
35% (= (2,172 + 2,172) / 12,413)

JURISDICTIONS: CITY OF KETCHUM PLANNING & BUILDING DEPARTMENTS  
CITY OF KETCHUM FIRE DEPARTMENT

# Sapp Townhomes

780 N. 4th Ave., Ketchum, ID 83340

## WILLIAMS PARTNERS

### ARCHITECTS

MAIL: P.O. B. 4373  
KETCHUM, IDAHO  
83340  
PHONE: 208.726.0020  
FAX: 208.726.0019  
WWW: WILLIAMS-PARTNERS.COM

DRAWINGS  
DATE: 7/22/2002  
ISSUED: KETCHUM DESIGN REVIEW

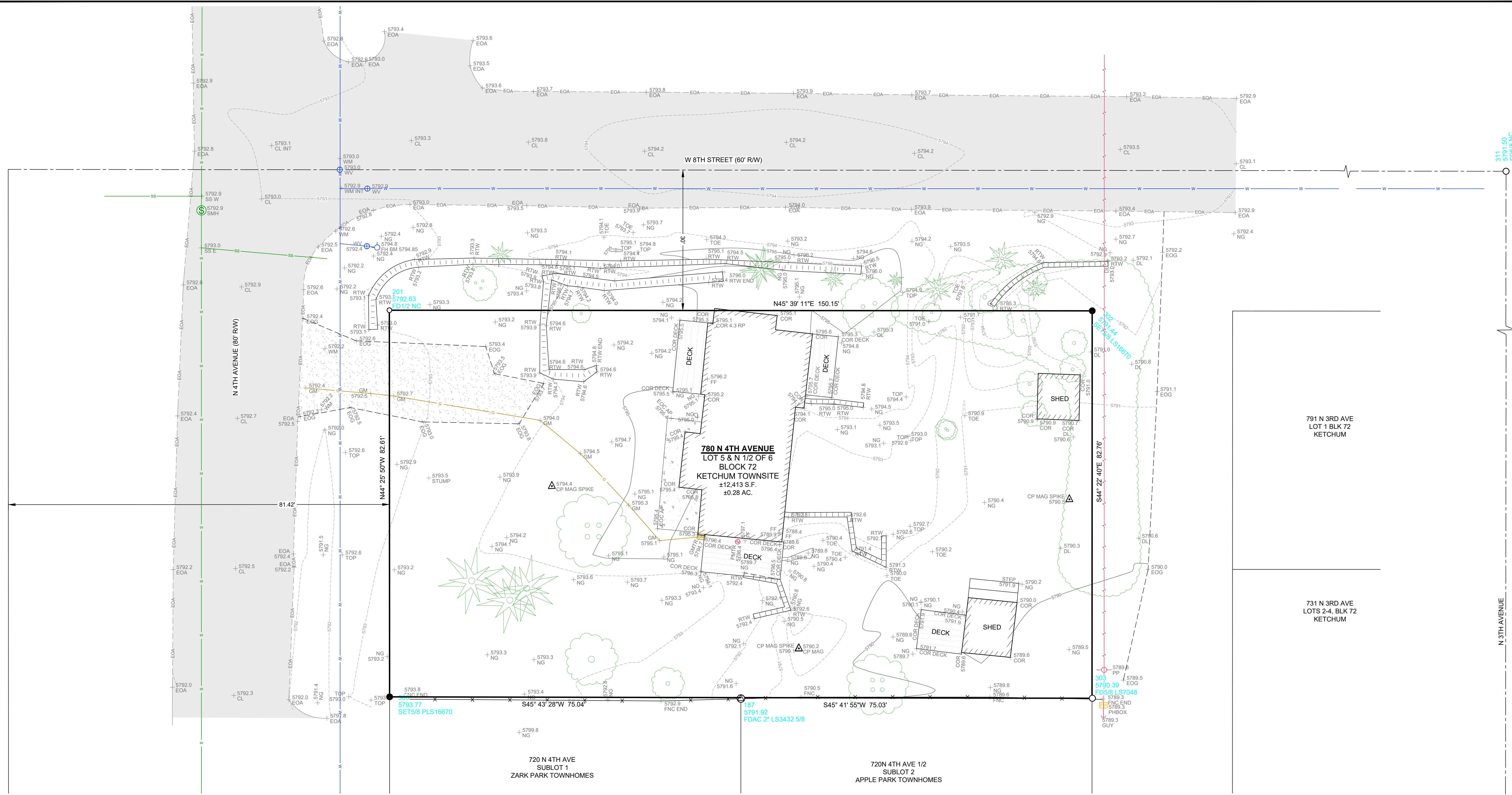
REVISIONS  
NUMBER: DATE:

# CS

COVER SHEET



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.

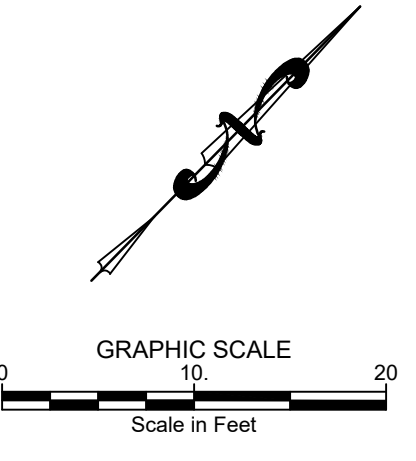


**LEGEND**

	Property Line		CT = Conifer Tree		AP = Angle Point
	Adjoiner's Lot Line		DT = Deciduous Tree		CL = Centerline
	Centerline of Right of Way		GM = Gas Main		COR = Corner
	FDAC = Found Aluminum Cap		GMTR = Gas Meter		EOA = Edge of Asphalt
	FD5/8 = Found 5/8" Rebar		PHBOX = Telephone Riser		FF = Finished Floor
	FD1/2 = Found 1/2" Rebar		CNTRL = Survey Control		INT = Intersection
	SET5/8 = Set 5/8" Rebar		SS = Sewer Service		NC = No Cap
	5' Contour Interval		PP = Power Pole		NG = Natural Ground
	1' Contour Interval		GUY = Guywire		TOE = Toe of Slope
	DL = Dripline of Vegetation		SS = Sewer Service		TOP = Top of Slope
	FNC = Fence Line		SMH = Sewer Manhole		WM = Watermain
	Building		SS = Sewer Service		
	Asphalt		SS = Sewer Service		
	Concrete Pad		SS = Sewer Service		
	Deck		SS = Sewer Service		
	Gravel Drive		SS = Sewer Service		
	RTW = Loose Boulder Retaining Wall		SS = Sewer Service		
	EOG = Edge Of Gravel		SS = Sewer Service		

**NOTES**

- The purpose of this map is to show topographical information as it existed on the date the field survey was performed. Changes may have occurred to site conditions since survey date (10/18/2021).
- Boundary information is based on found centerline and lot corner monumentation. Please refer to the Official Map of the Village of Ketchum, Instrument No. 302967, records of Blaine County, Idaho.
- Underground utility locations are based on above ground appearances, utilities visible at the time of the survey, and City maps. Utilities should be located prior to any excavation.
- Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this map and may affect items shown hereon. It is the responsibility of the client to determine the significance of the Title Policy information and determine whether it should be included. If the client desires for the information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.
- Benchmark is top nut of the fire hydrant at the intersection of 8th Street and 4th Avenue, elevation = 5794.85. Vertical Datum is NAVD 1988.



**A TOPOGRAPHIC MAP SHOWING**  
**LOT 5, AND N1/2 OF LOT 6, BLOCK 72, KETCHUM**  
 LOCATED WITHIN SECTION 13, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
 PREPARED FOR MAGLEBY CONSTRUCTION



DESIGNED BY \_\_\_\_\_  
 IDV \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_  
 SMF/MEP \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_

**GALENA**  
**ENGINEERING, INC.**  
 Civil Engineers & Land Surveyors  
 317 N. River Street  
 Hailey, Idaho 83433  
 (208) 768-1705  
 email: galena@galena-engineering.com

PURPOSE:	NO.	DATE	BY	REVISIONS
<b>TOPO</b>				



# A PLAT SHOWING SAPP TOWNHOMES

WHERE IN LOT 5 & THE N1/2 OF LOT 6, BLOCK 72, IS SUBDIVIDED INTO TOWNHOME SUBLOTS 1 & 2 AS SHOWN HEREON  
LOCATED WITHIN SECTION 13, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
JULY 2022

SCALE: 1" = 20'



### LEGEND

- Property Line
- Proposed Lot Line
- Adjoiner's Lot Line
- Centerline of Right of Way
- Fence Line
- Survey Tie Line
- GIS Tie Line
- Building Setback, Width as Shown
- Water Main Line
- Sewer Main Line
- Sewer Service Line
- 5' Contour Interval
- 1' Contour Interval
- Proposed Building
- Found Aluminum Cap on 5/8" Rebar by LS3432
- Found 5/8" Rebar
- Found 1/2" Rebar
- Set 5/8" Rebar, P.L.S. 16670
- Calculated Point, Nothing Set
- Manhole
- Water Valve
- Fire Hydrant

### SURVEY NARRATIVE & NOTES

1. The purpose of this survey is to show the monuments found and set during the boundary retracement of Lot 5 & the N1/2 of Lot 6, Block 72, Ketchum Townsite and subdivide it to create Sublots 1 & 2 of Sapp Townhomes, as shown hereon. The boundary shown is based on found centerline and lot corner monuments and the Official Map of the Village of Ketchum, Instrument No. 302967, records of Blaine County, Idaho. All found monuments have been accepted. Additional documents used in the course of this survey include the Plat of Zark Park Townhomes, Instrument Number 425489, the Plat showing BR2 Townhomes, Instrument Number 440458, the Plat showing Apple Park Townhomes, Instrument Number 663014, the Plat showing Zark Park Subdivision, Instrument Number 348073, and the Plat showing Apple Park Subdivision, Instrument Number 355698, all records of Blaine County, Idaho.
2. The distances shown are measured. Refer to the above referenced documents for previous record data.
3. Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this map and may affect items shown hereon. It is the responsibility of the client to determine the significance of the Title Policy information and determine whether it should be included. If the client desires this information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.
4. Unless otherwise shown hereon, 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.
5. All utilities shall be installed underground.
6. All townhome unit owners shall have mutual reciprocal easements for existing and future water, cable tv, sewage, telephone, natural gas and electrical lines over, under, and across their townhouses and sublots for the repair, maintenance, and replacement thereof.
7. Garage space shall not be converted to living space or uses other than parking of vehicles and household storage.
8. The townhome sublots shown hereon are considered as one (1) land lot. coverage requirements and other bulk regulations per the City of Ketchum ordinances apply to the sublots as one parcel.
9. The owner/subdivider is Sapp Family Holdings, LLC, 1100 Bellevue Way, NE Suite 8A, Box 551, Bellevue, Washington 98004. The surveyor/representative is Mark Phillips, Galena Engineering, Inc., 317 N. River St., Hailey, ID 83333.
10. The current zoning is GR-L. Refer to the City of Ketchum Zoning Ordinance for specific information about this zone.

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

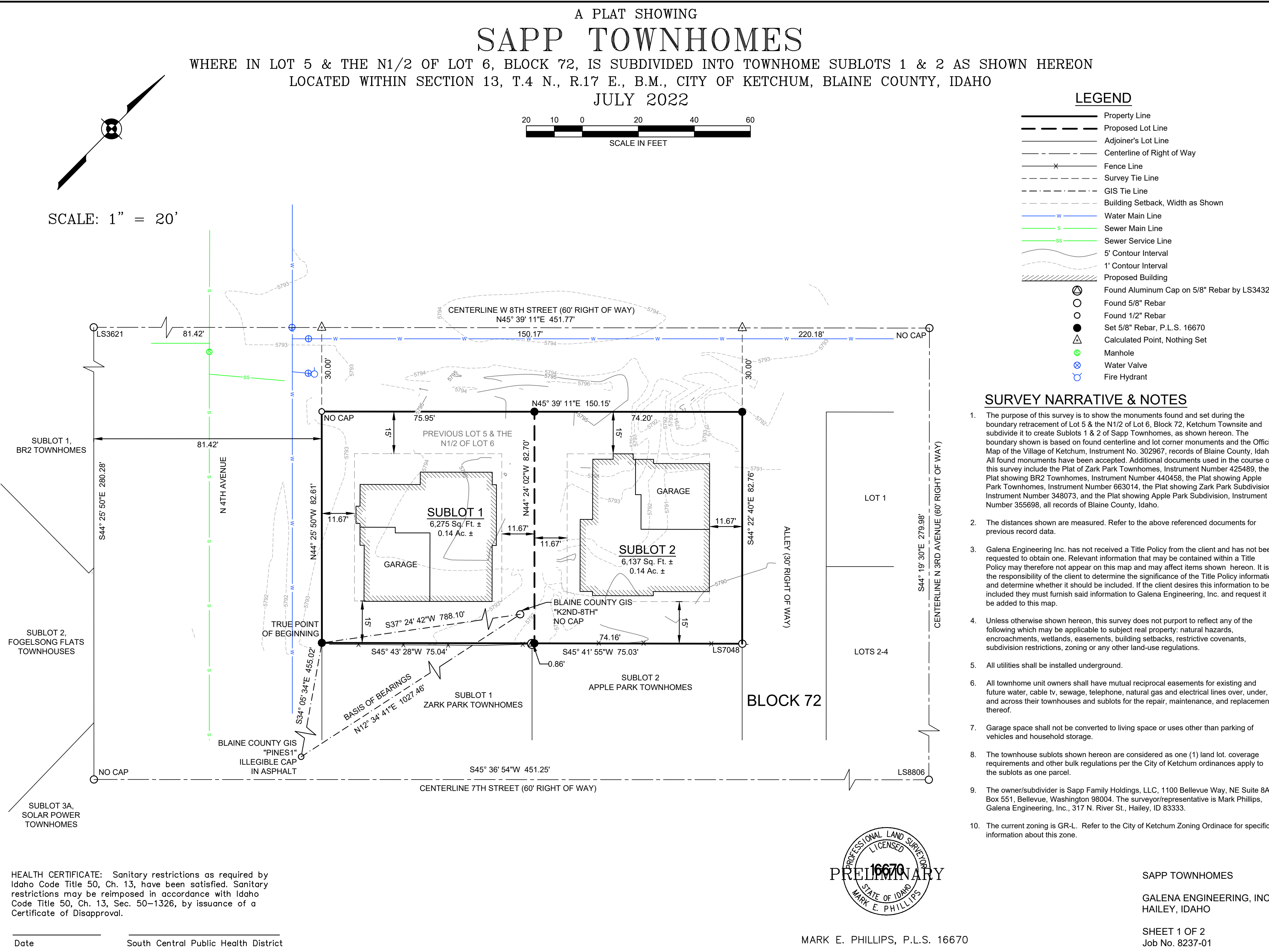


MARK E. PHILLIPS, P.L.S. 16670

SAPP TOWNHOMES

GALENA ENGINEERING, INC.  
HAILEY, IDAHO

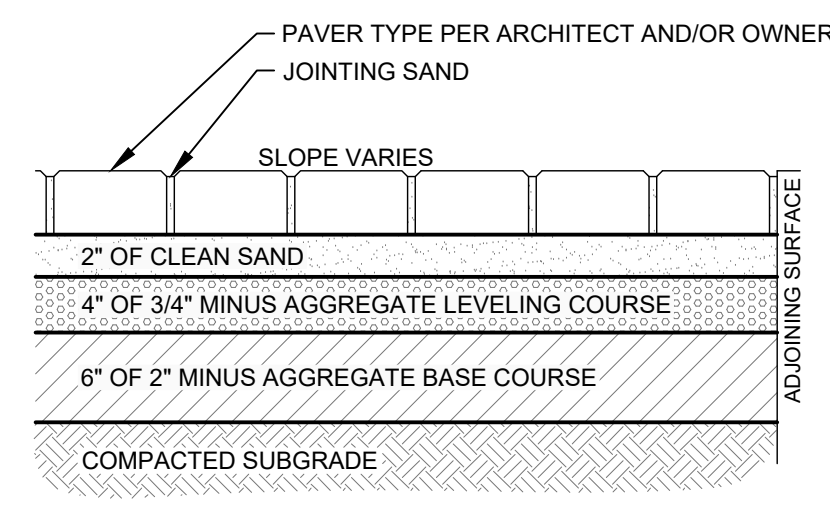
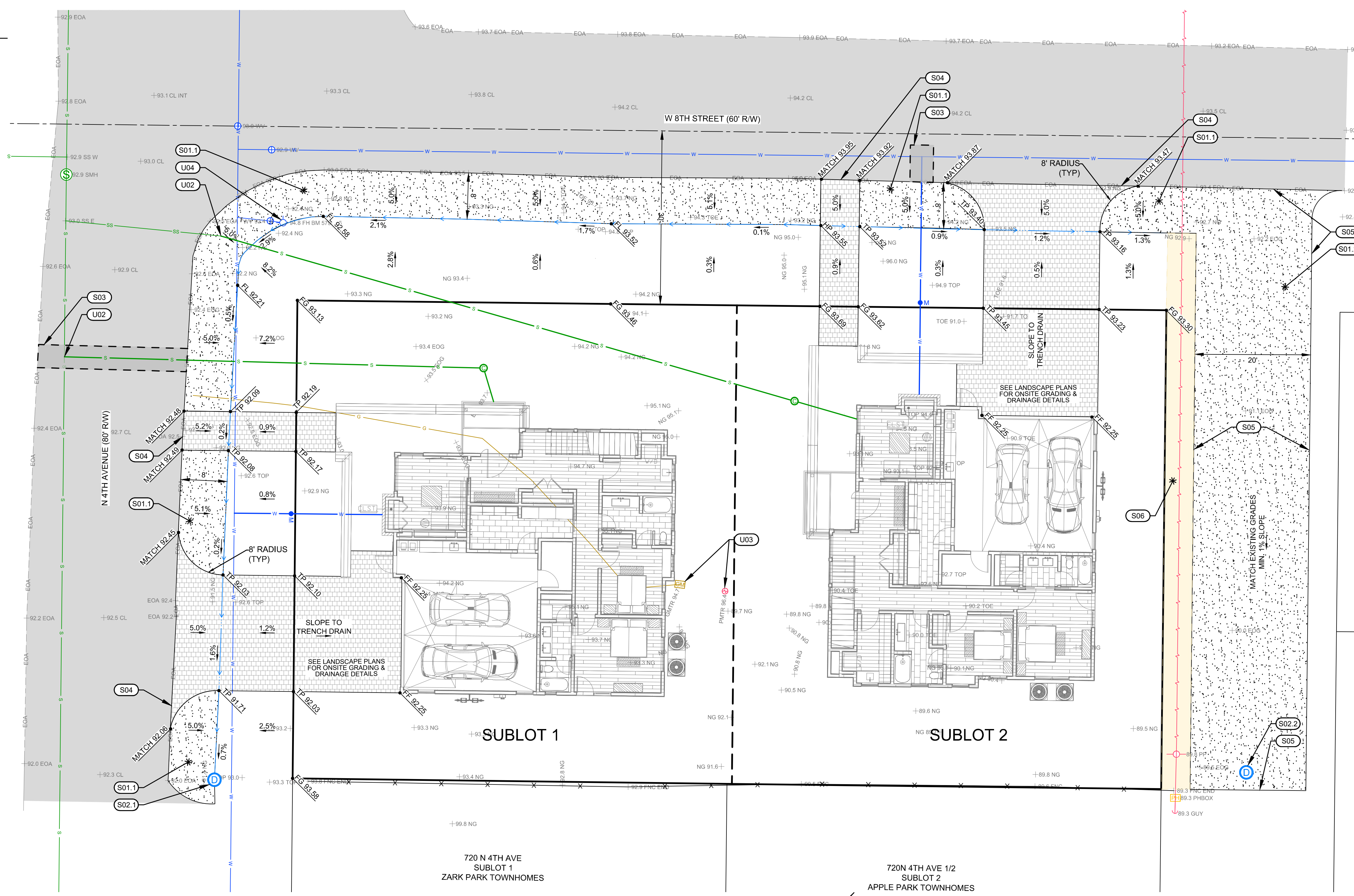
SHEET 1 OF 2  
Job No. 8237-01





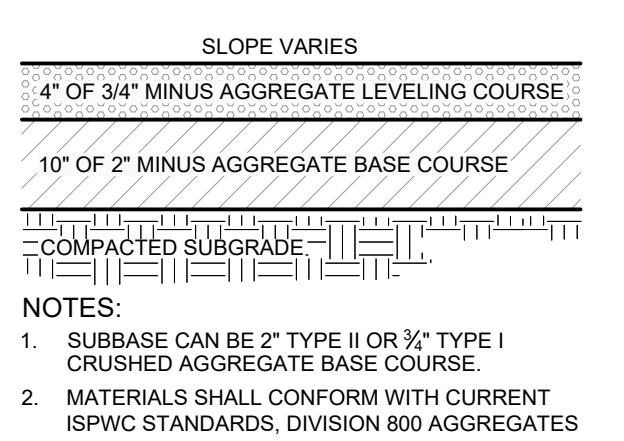
**CONSTRUCTION NOTES**

- 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.
- CONSTRUCTION OF WATER SERVICES AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW), IDAPA 58 01 08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.
- CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.
- CONTRACTOR TO COORDINATE SIZING AND INSTALLATION OF WATER METER DIRECTLY WITH THE CITY OF KETCHUM.
- ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANS/NF STD. 61 COMPLIANT.
- ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL COMPLY WITH THE LOW LEAD ACT REQUIRING ALL MATERIALS TO HAVE A LEAD CONTENT EQUAL TO OR LESS THAN 0.25%.
- THE CONTRACTOR SHALL USE ANS/NF STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER LINES.
- 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). CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PRIVATE PROPERTIES THROUGHOUT CONSTRUCTION, OR MUST OTHERWISE COORDINATE ACCESS WITH THE PROPERTY OWNER(S) THROUGH THE CITY ENGINEER.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A MATERIALS TESTING COMPANY DURING CONSTRUCTION TO VERIFY ALL COMPACTION AND MATERIAL PLAN AND SPECIFICATION REQUIREMENTS ARE MET. QUALITY CONTROL DOCUMENTATION OF TESTING FOR WORK IN RIGHT-OF-WAY MEETING CITY OF KETCHUM CODE SECTION 12.04.040 (CONCRETE, AGGREGATE BASE COMPACTION, ASPHALT COMPACTION) WILL BE NECESSARY FOR CERTIFICATE OF OCCUPANCY.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A SITE SURVEY BY GALENA ENGINEERING, DATED 10/26/2021.

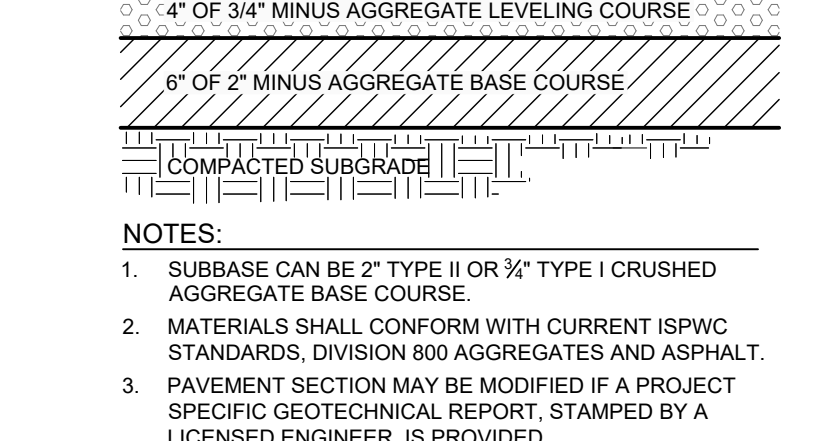


- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
  - MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
  - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

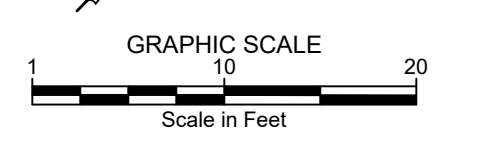
**3 STANDARD PAVER DETAIL**  
N.T.S.



**1 TYPICAL GRAVEL SECTION**  
N.T.S.



**2 STREET ASPHALT SECTION**  
N.T.S.



**SITE IMPROVEMENT KEY NOTES**

- S01.1 CONSTRUCT 8" WIDE GRAVEL SHOULDER PER CITY OF KETCHUM STANDARD. SEE DETAIL 1 / C1.00
- S02.1 CONSTRUCT 20" WIDE GRAVEL ROADWAY PER CITY OF KETCHUM STANDARD. SEE DETAIL 1 / C1.00
- S02.2 CONSTRUCT LANDSCAPE DRYWELL-1. RIM = 5791.50 SEE DETAIL 4 / C2.00
- S02.3 CONSTRUCT LANDSCAPE DRYWELL-2. RIM = 0.10' BELOW FOG OF GRAVEL. SEE DETAIL 4 / C2.00
- S03 SAWCUT EXISTING ASPHALT FOR UTILITY TIE-INS. REPLACE ASPHALT PER DETAIL 2 / C1.00
- S04 SAWCUT EXISTING ASPHALT TO PROVIDE CLEAN EDGE AT PAVEMENT TIE-IN.
- S05 MATCH EXISTING LINES & GRADES. MAINTAIN EXISTING DRAINAGE PATTERNS.
- S06 CLEAR & GRUB EXISTING VEGETATION. GRADE SMOOTH TO MATCH EXISTING FLOW PATTERNS.

**UTILITY CONSTRUCTION KEY NOTES**

- U01 CONNECT NEW WATER SERVICE TO EXISTING CITY OF KETCHUM WATER MAIN.
- U02 CONNECT NEW SEWER SERVICE TO EXISTING SERVICE STUB OR MAIN.
- U03 RELOCATE EXISTING UTILITIES. COORDINATE RELOCATION WITH CORRESPONDING UTILITY FRANCHISE.
- U04 RESET EXISTING FIRE HYDRANT HEIGHT TO MATCH FINISHED GRADE.

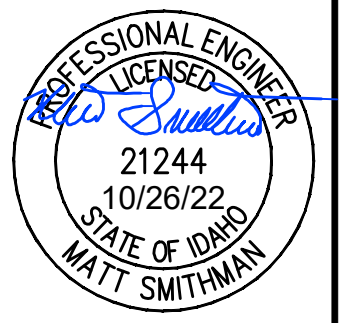
**LEGEND**

EXISTING ITEMS		PROPOSED ITEMS	
---	Property Line	---	Proposed Lot Line
---	Adjoiner's Lot Line	---	Gravel Shoulder & Roadway
---	CL = Centerline	---	Pavers, see Detail 3 / C1.00
---	FNC = Fence Line	---	FL = Flow Line of Ditch
---	Asphalt	---	Drywell
---	EA = Edge of Asphalt	---	Waterline, 1" PVC Service
---	EA = Edge of Asphalt	---	Water Meter
---	EA = Edge of Asphalt	---	Sewer Service Line, 4" PVC Gravity
---	EA = Edge of Asphalt	---	Cleanout
---	EA = Edge of Asphalt	---	GM = Gas Main
---	EA = Edge of Asphalt	---	GMTR = Gas Meter
---	EA = Edge of Asphalt	---	PHBOX = Telephone Riser
---	EA = Edge of Asphalt	---	PMTR = Power Meter
---	EA = Edge of Asphalt	---	Overhead Power Line
---	EA = Edge of Asphalt	---	PP = Power Pole
---	EA = Edge of Asphalt	---	GUWY = Guywire
---	EA = Edge of Asphalt	---	SS = Sewer Service
---	EA = Edge of Asphalt	---	SMH = Sewer Manhole
---	EA = Edge of Asphalt	---	WM = Water Main
---	EA = Edge of Asphalt	---	FH = Fire Hydrant
---	EA = Edge of Asphalt	---	WV = Water Valve

**REVISIONS**

NO.	DATE	BY	REVISIONS

**RIGHT OF WAY IMPROVEMENT PLAN**  
**SAPP TOWNHOMES**  
LOCATED WITHIN SECTION 13, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
PREPARED FOR WILLIAMS PARTNERS ARCHITECTS, P.C.



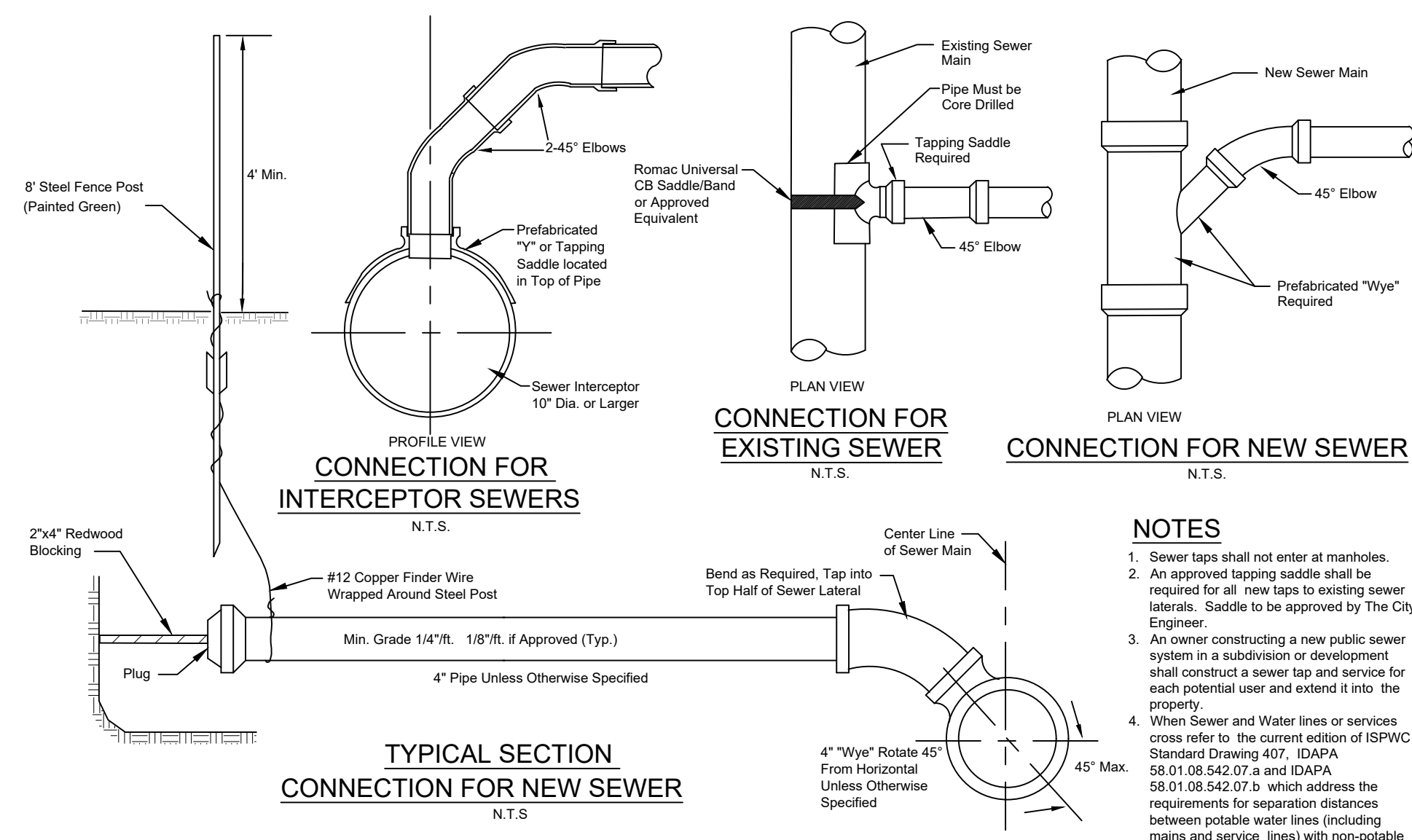
MS DESIGNED BY  
MS DRAWN BY  
JL CHECKED BY

**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 PERMIT  
C1.00

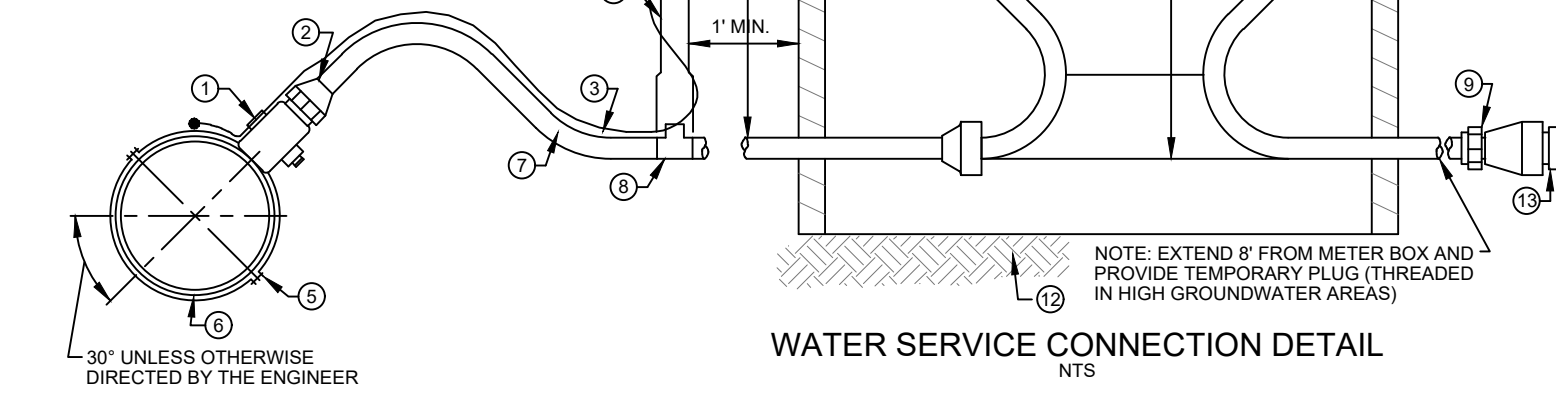
REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any project or extension of this project except by agreement in writing with Galena Engineering, Inc.



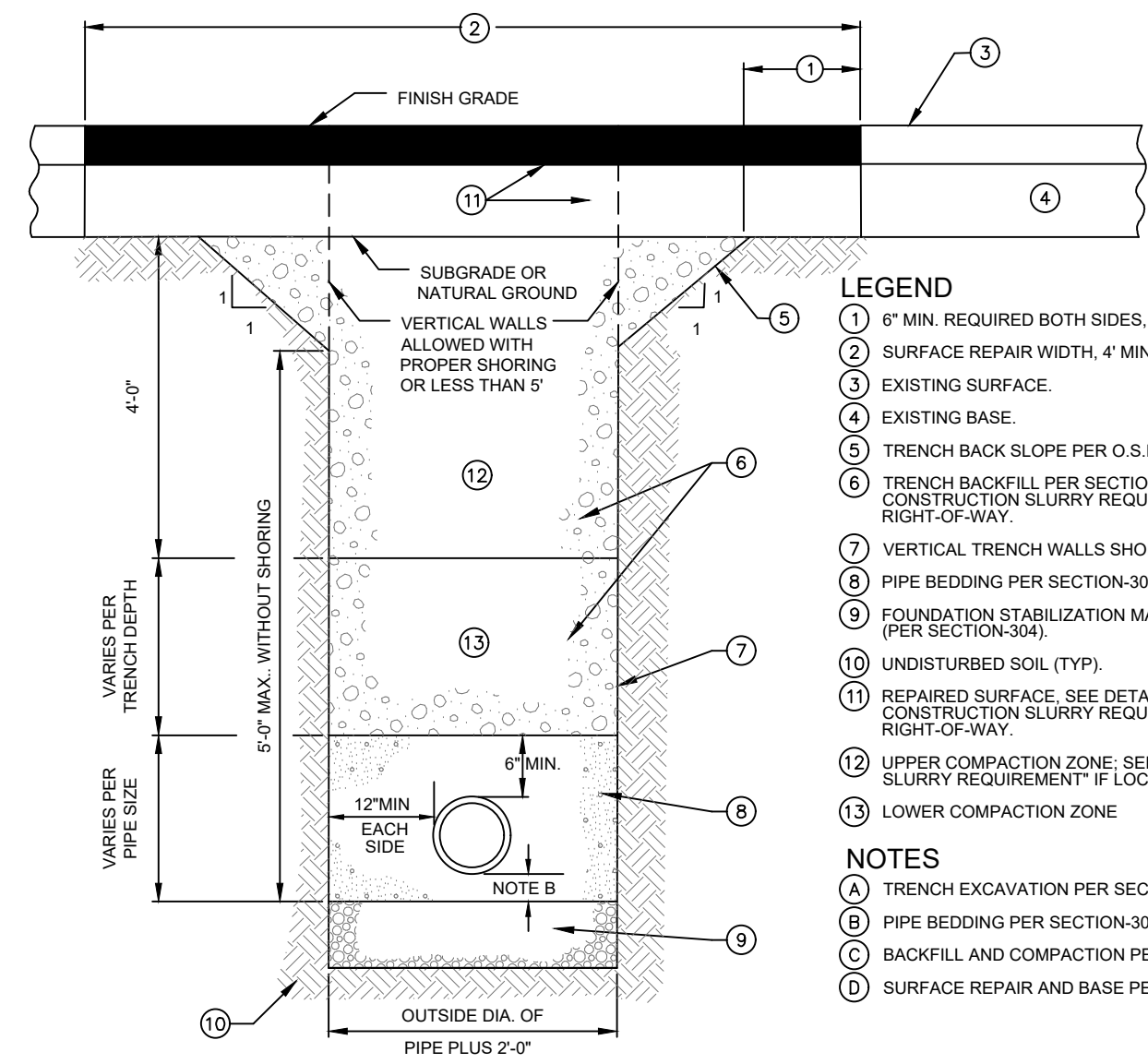


- NOTES**
- Sewer taps shall not enter at manholes.
  - An approved tapping saddle shall be required for all new taps to existing sewer laterals. Saddle to be approved by The City Engineer.
  - An owner constructing a new public sewer system in a subdivision or development shall construct a sewer tap and service for each potential user and extend it into the property.
  - When Sewer and Water lines or services cross refer to the current edition of ISPWC Standard Drawing 407, IDAPA 58.01.08.542.07 a and IDAPA 58.01.08.542.07 b, which address the requirements for separation distances between potable water lines (including mains and service lines) with non-potable lines.

- NOTES:**
- ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS
  - NO GALVANIZED PIPE OR YELLOW BRASS FITTINGS TO BE USED
  - SERVICE PIPE: ULTRA HIGH MOLECULAR WEIGHT POLYETHYLENE PIPE SDR 9, CLASS 200 IN IRON PIPE SIZE (DRISCO PIPE 800 ULTRA LINE) 1"
  - SADDLE COUPLINGS: USED FOR CONNECTION OF ALL SERVICE LINES TO PVC MAIN. SERVICE SADDLES: EPOXY COATED STEEL WITH STAINLESS STEEL BAND AND MUELLER THREADS, TYPE IPS.
  - NO SERVICE CONNECTIONS WITHIN 18 INCHES OF THE PIPE ENDS. STAGGER MULTIPLE CONNECTIONS MADE ON THE SAME JOINT OF PIPE ALONG THE CIRCUMFERENCE AND SEPARATED BY A MINIMUM OF 18 INCHES OR 2.5X PIPE Ø. MAXIMUM TWO (2) SERVICE CONNECTIONS PER STRICK OF PIPE.
  - ELEVATION SET OF METER LID PER LOCAL REQUIREMENTS.



- LEGEND**
- CORP STOP WITH COMPRESSION COUPLING FORD MODEL F-1100 OR APPROVED EQUAL
  - MUELLER H-15072
  - NO. 12 COPPER FINDER WIRE. SEE SD-514 FOR SPLICING
  - MUELLER 18" DIA OPENING LID OR APPROVED EQUAL. 2" DIA HOLE IN LID FOR RADIO READ UNIT. LIDS AND FRAMES LOCATED IN PAVED OR GRAVEL AREAS WHICH WILL RECEIVE VEHICULAR TRAFFIC SHALL BE H-20 RATED, D&L SUPPLY D-6016 RING WITH SOLID LID OR APPROVED EQUAL
  - STAINLESS STEEL SADDLE.
  - WATER MAIN.
  - 1" SERVICE LINE, 200 PSI POLY PIPE WITH INSERTS (TYP.) NO SPLICING IS ALLOWED.
  - FORD MODEL B-111 RESILIENT SEAT, CURB BALL VALVE OR APPROVED EQUAL
  - DOUBLE PURPOSE COUPLING
  - STANDARD KETCHUM STYLE VALVE BOX WITH ERIE STYLE LID AND ATTACHED ROD
  - 18" DIA. X 72" DEEP MUELLER THERMA COIL METER VAULT OR APPROVED EQUAL NOTCH FOR SERVICE LATERALS.
  - FIRM UNDISTURBED EARTH. (SET TILE ON 2" X 22" DIAMETER PRECAST CONCRETE BLOCK IF OVER EXCAVATION OCCURS)
  - PROVIDE TEMPORARY PLUG (THREADED IN HIGH WATER AREAS).



- LEGEND**
- 6" MIN. REQUIRED BOTH SIDES. SAWCUT REQUIRED.
  - SURFACE REPAIR WIDTH 4" MINIMUM.
  - EXISTING SURFACE.
  - EXISTING BASE.
  - TRENCH BACK SLOPE PER O.S.H.A. OR SUITABLE SHORING.
  - TRENCH BACKFILL PER SECTION-305, OR SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
  - VERTICAL TRENCH WALLS SHORING PER O.S.H.A.
  - PIPE BEDDING PER SECTION-305 (SEE SD-302).
  - FOUNDATION STABILIZATION MAY VARY PER SOIL TYPE AND STABILITY (PER SECTION-304).
  - UNDISTURBED SOIL, (TYP.)
  - REPAIRED SURFACE. SEE DETAILS 1 AND 2. SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
  - UPPER COMPACTION ZONE. SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
  - LOWER COMPACTION ZONE.
- NOTES**
- TRENCH EXCAVATION PER SECTION-301.
  - PIPE BEDDING PER SECTION-305.
  - BACKFILL AND COMPACTION PER SECTION-306.
  - SURFACE REPAIR AND BASE PER DETAIL 3/C20

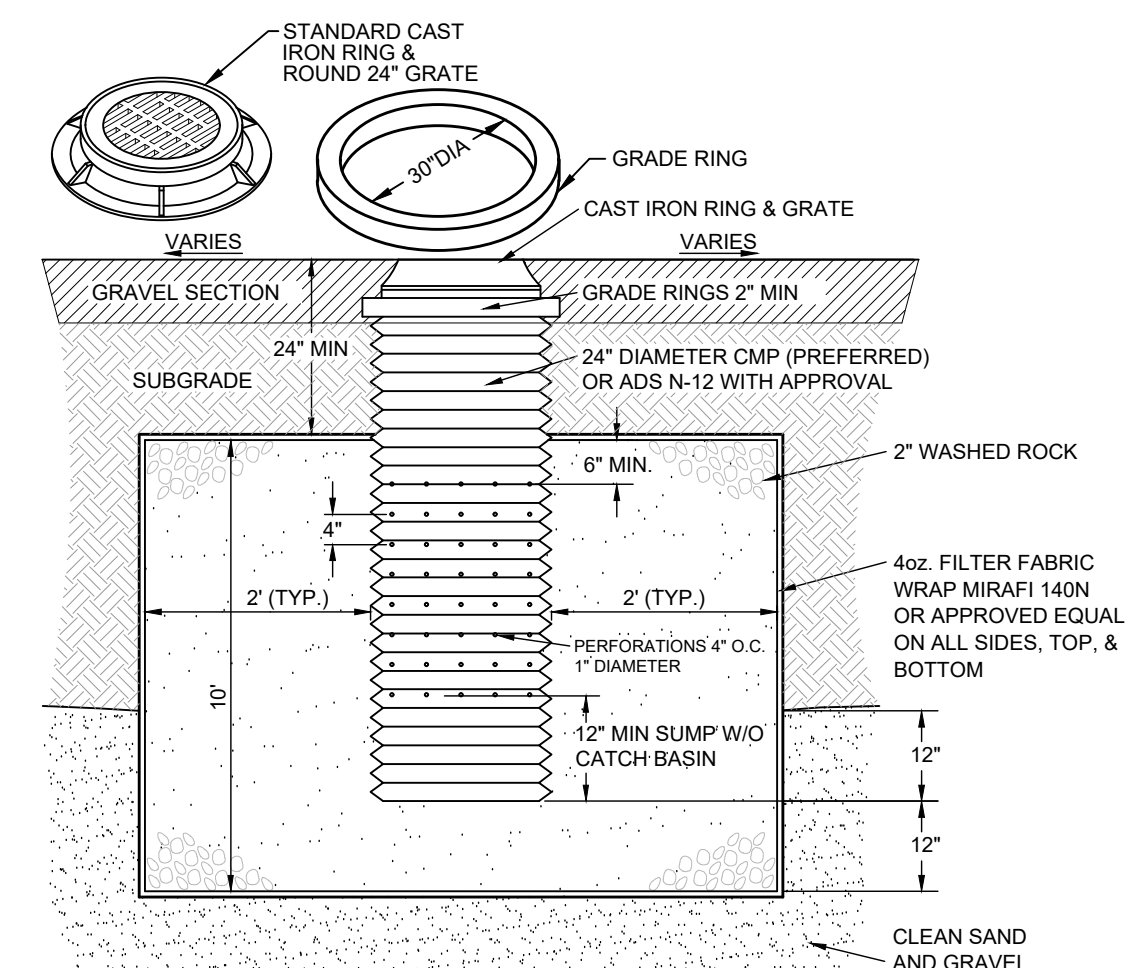
**KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT**

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 (4" MINUS) 2600 LBS.  
SAND 800 LBS.  
PORTLAND CEMENT 94 LBS.  
WATER 11 GAL. (MAX.)

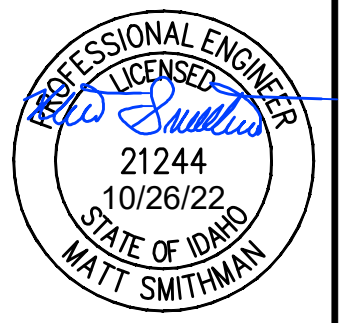
WATER CONTENT IS MAXIMUM AND MAY BE REDUCING DOWNWARD. CARES SHALL BE TAKEN TO ASSURE THAT EXCESS WATER IS NOT PRESENT IN THE MIXING DRUM PRIOR TO CHARGING THE MIXER WITH MATERIALS. THOROUGH MIXING WILL BE REQUIRED PRIOR TO DISCHARGE.

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.



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

**RIGHT OF WAY IMPROVEMENT DETAILS**  
**SAPP TOWNHOMES**  
LOCATED WITHIN SECTION 13, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
PREPARED FOR WILLIAMS PARTNERS ARCHITECTS, P.C.



MS DESIGNED BY  
MS DRAWN BY  
JL CHECKED BY

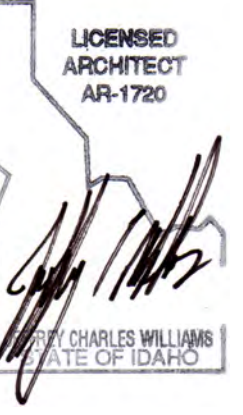
**GALENA ENGINEERING, INC.**  
Civil Engineers & Land Surveyors  
317 N. River Street  
Halley, Idaho 83333  
(208) 768-1705  
email: galena@galena-engineering.com

NO.	DATE	ISSUE FOR PERMIT	REVISIONS

C2.00



**OWNERSHIP OF DOCUMENTS:**  
 THE INSTRUMENTS OF SERVICE HEREBY ARE SOLELY FOR USE WITH RESPECT TO THIS PROJECT. WILLIAMS | PARTNERS ARCHITECTS, P.C. AND THE ARCHITECTS' CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.



# Sapp Townhomes

780 N. 4th Ave., Ketchum, ID 83340

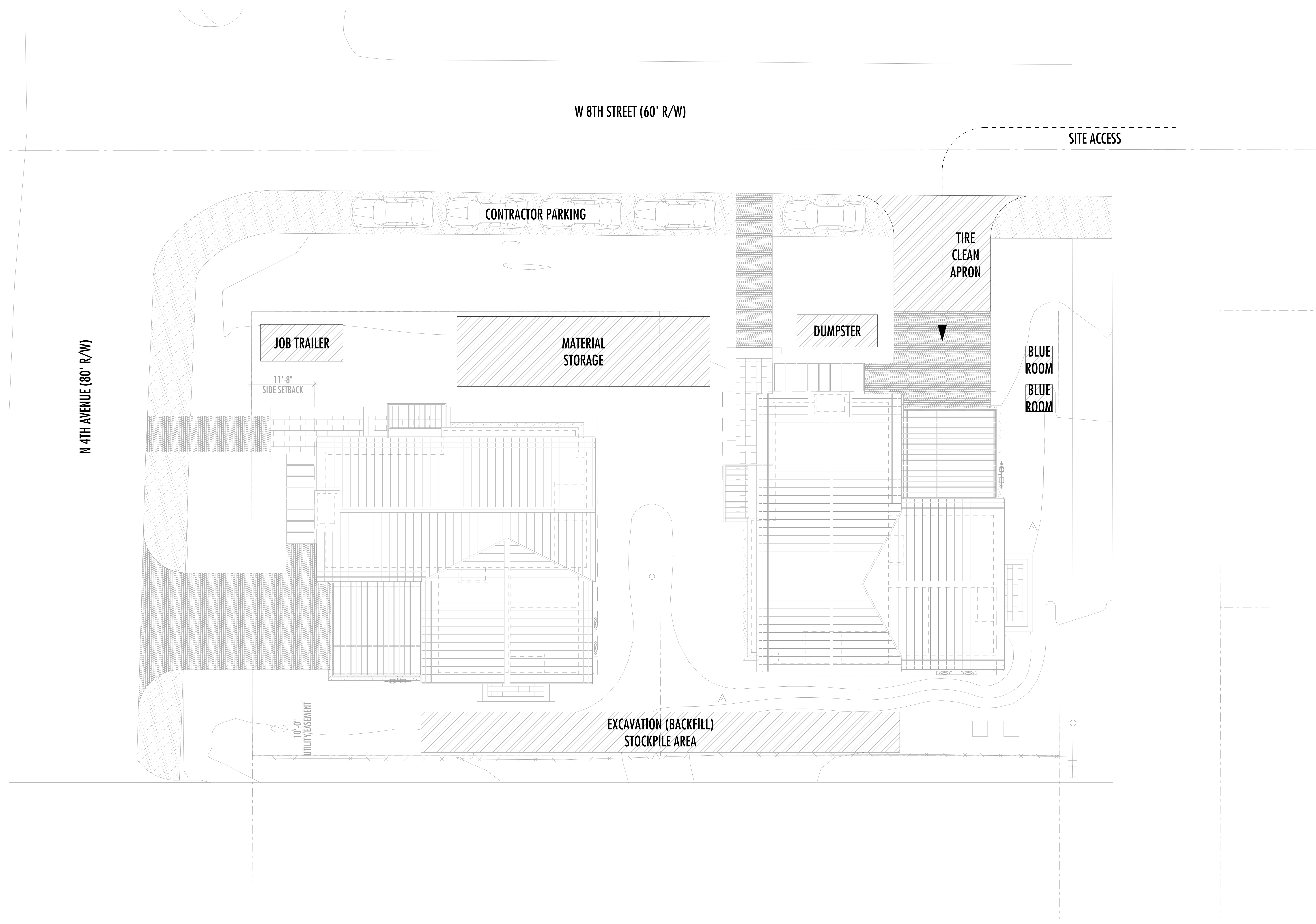
**WILLIAMS | PARTNERS**

**ARCHITECTS**

MAIL P.O.B. 4373  
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 PHONE 208.726.0020  
 FAX 208.726.0019  
 WWW WILLIAMS-PARTNERS.COM

DRAWINGS  
 DATE: 7/22/2002  
 ISSUED: KETCHUM DESIGN REVIEW

REVISIONS  
 NUMBER: DATE:



W 8TH STREET (60' R/W)

SITE ACCESS

N 4TH AVENUE (80' R/W)

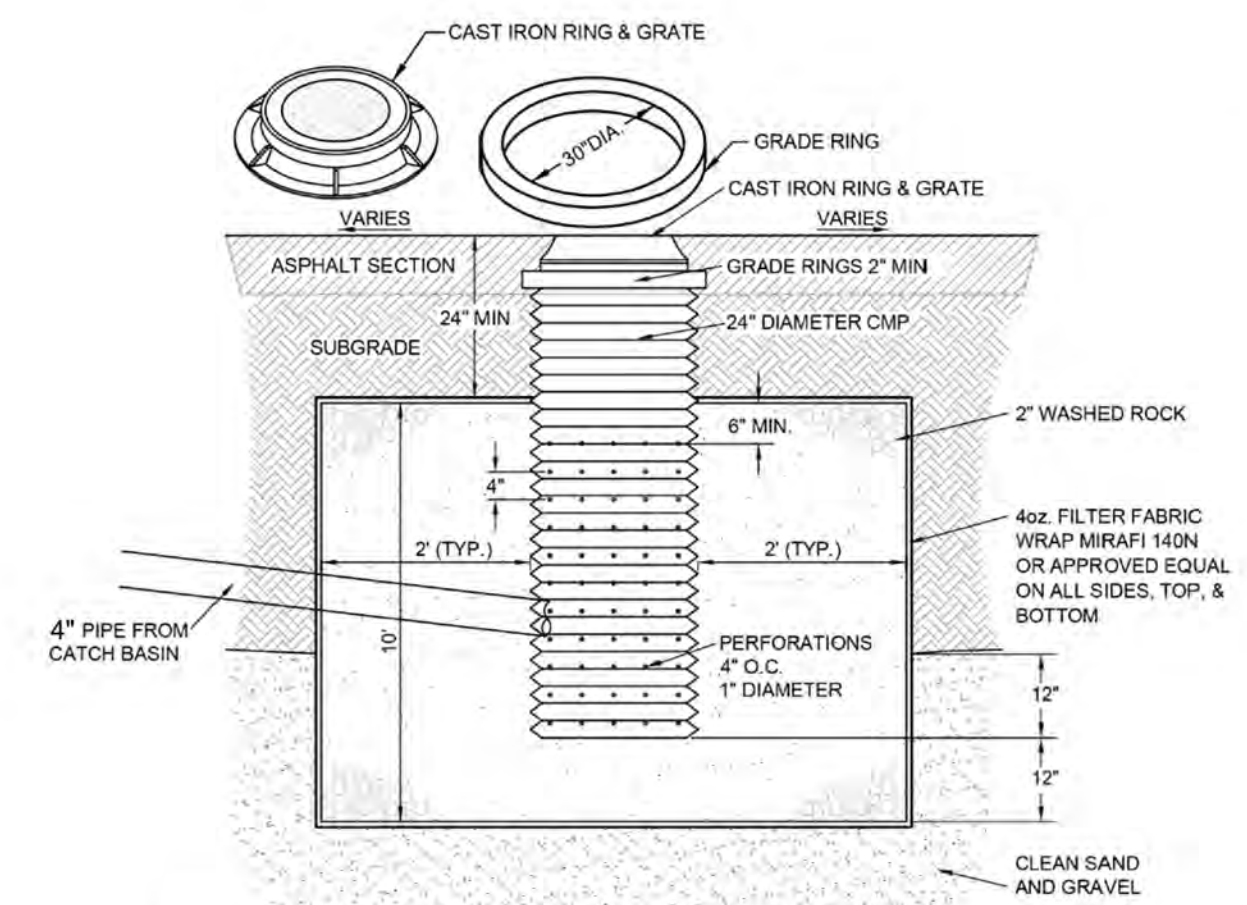
CONSTRUCTION ACTIVITY PLAN  
 SCALE: 1/8" = 1'-0"  
 1 north







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

**DRYWELL DETAIL**

**LEGEND**

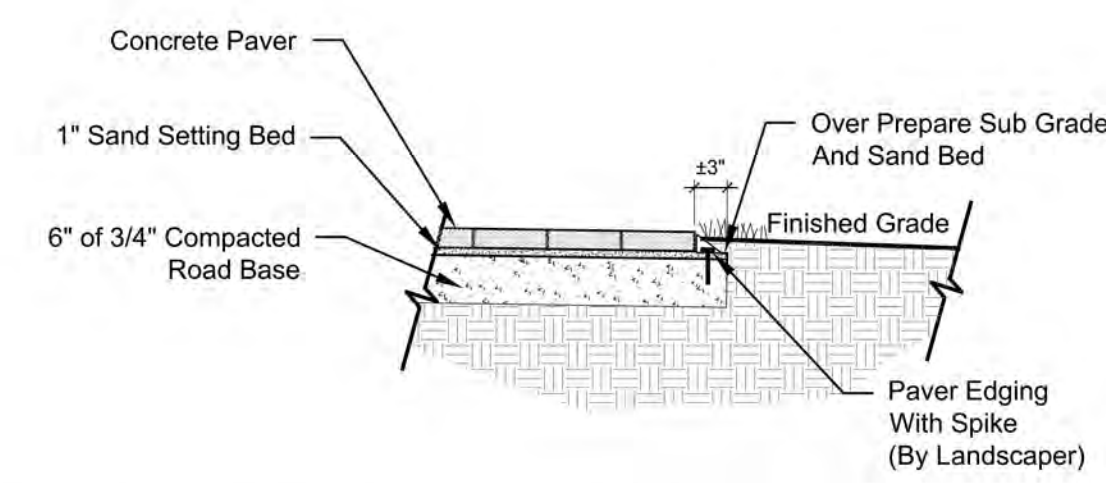
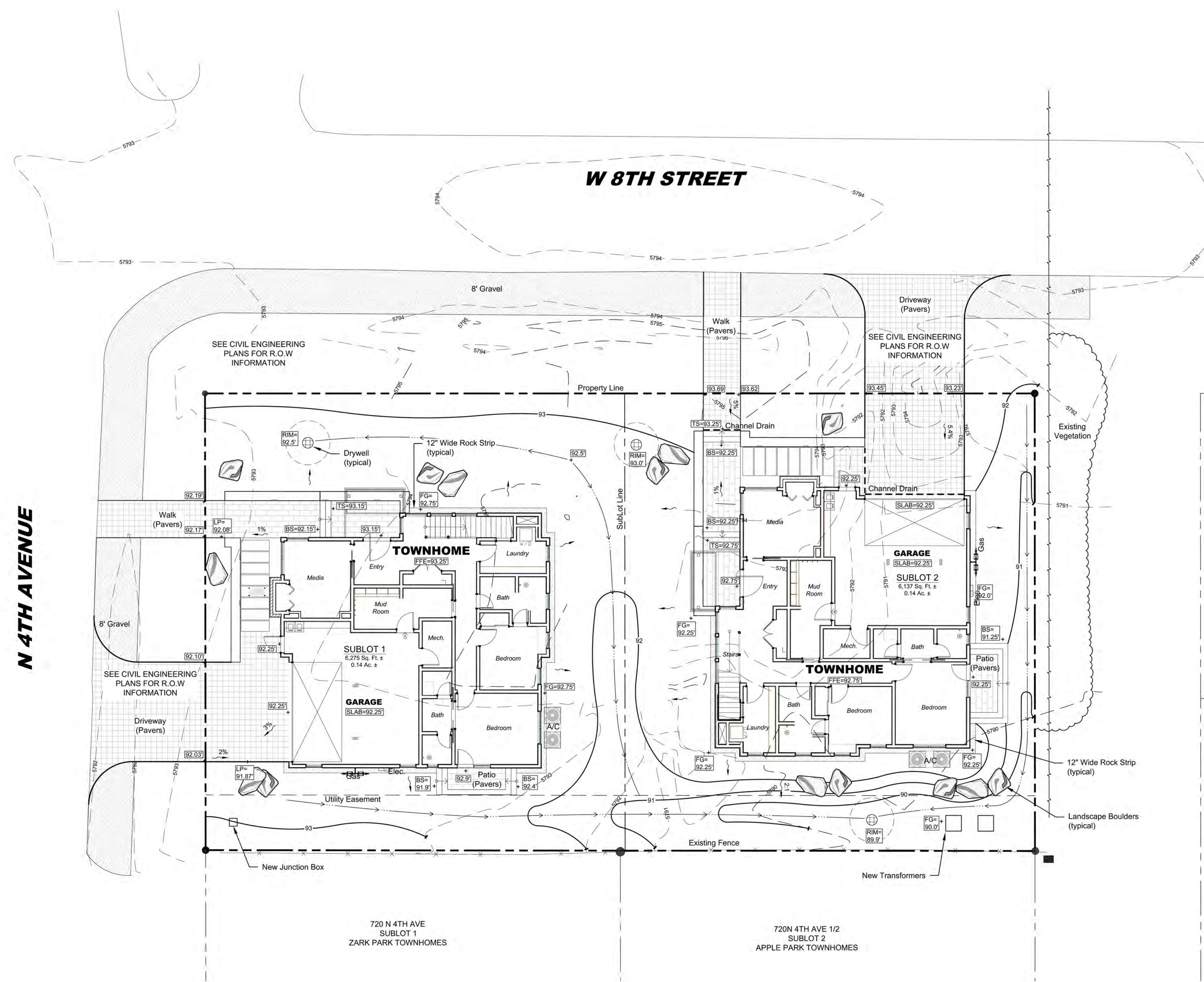
- Property Line**  
(Per Survey)
- Existing 1' Contour**  
(Per Survey)
- Proposed 1' Contour**
- Proposed Spot Elevation**
- Proposed Drainage Direction & Slope**
- Drywell**  
(24" x 8')
- Proposed Drainage Swale**
- Landscape Boulders**
- Concrete Pavers**

**GRADING NOTES**

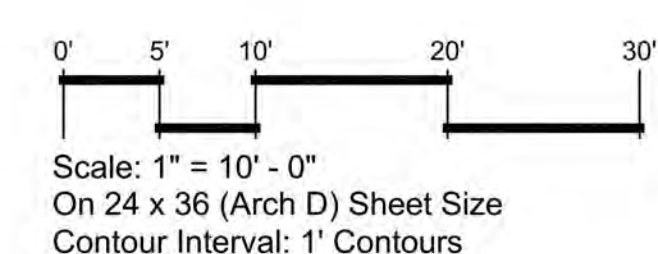
1. Landscape architect shall review grading on site prior to completion.
2. All drainage is to be retained on site.
3. The site is under 1 acre of disturbance so a SWPPP Plan is not required. However minor erosion control Best Management Practices (BMP's) will be used as needed to protect the project from storm water discharge.

**GRADING ABBREVIATIONS**

<b>FEE</b>	<b>FINISHED FLOOR ELEVATION</b>
<b>SLAB</b>	<b>GARAGE SLAB ELEVATION</b>
<b>FG</b>	<b>FINISHED GRADE</b>
<b>RIM</b>	<b>RIM ELEVATION</b>
<b>TS</b>	<b>TOP OF STEP</b>
<b>BS</b>	<b>BOTTOM OF STEP</b>
<b>LP</b>	<b>LOW POINT</b>
<b>HP</b>	<b>HIGH POINT</b>



**PAVER DRIVEWAY SECTION**



PROJECT 780 N. 4TH AVE. TOWNHOMES

Ketchum, Idaho 83340

DOCUMENT DATE  
July 22, 2022

DRAWN BY  
Nathan Schutte

REVISION  
No. Date Remark

**DESIGN REVIEW**

**GRADING & DRAINAGE PLAN**

**L1**





### PLANT LEGEND

symbol	quan	description	planted size
	3	<b>Evergreen Trees</b> Sub Alpine Fir - <i>Abies lasiocarpa</i>	10'
	1	<b>Deciduous Trees</b> Autumn Blaze Maple - <i>Acer x freemanii 'Jeffersred'</i>	3" Cal.
	3	<b>Accent Trees</b> Titianian Maple - <i>Acer tataricum</i>	B & B
	52	<b>Shrubs</b> Peking Cotoneaster - <i>Cotoneaster lucidus</i> Diablo Ninebark - <i>Physocarpus opulifolius 'Diablo'</i> Common Snowberry - <i>Symphoricarpos albus</i> Mountain Spirea - <i>Spiraea splendens</i> Honeysuckle Bush - <i>Diervilla lonicer</i> American Cranberrybush - <i>Viburnum trilobum</i>	5 Gal.
	106	<b>Ornamental Grasses</b> Reed Grass - <i>Calamagrostis x s. 'Karl Foerster'</i> Flame Grass - <i>Miscanthus sinensis</i> Blue Oat Grass - <i>Helictotrichon sempervirens</i>	1 Gal.
	6,150 sq ft	<b>Low Maintenance Grasses</b> Scottish Link Mix	Hydroseed

### LEGEND

- Property Line**  
(Per Survey)
- Existing 1' Contour**  
(Per Survey)
- Proposed 1' Contour**
- Drywell**  
(24" x 8')
- Proposed Wall Lighting**  
(See Architectural Plans For Fixture Information)
- Landscape Boulders**
- Concrete Pavers**
- Existing Trees**  
(To Remain)
- Existing Trees**  
(To Be Removed)

### LANDSCAPE NOTES

- All disturbed areas shall be revegetated and irrigated with an automatic underground irrigation system.
- Planting beds shall have 3" of cover of bark or mulch.
- All flower and forb areas to receive 12" of planting mix soil.

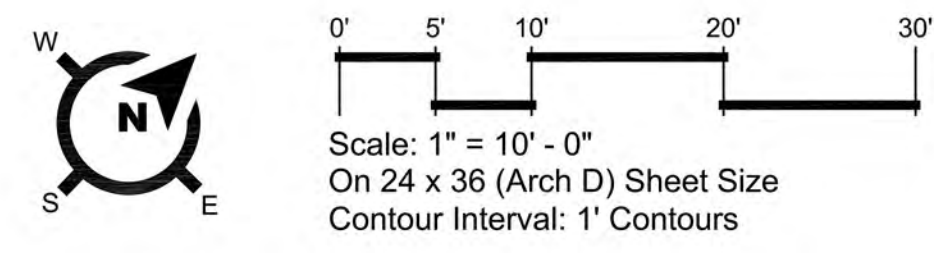
### IRRIGATION NOTES

- Irrigation system shall be an automatically controlled underground system with low water use heads, a smart controller, and rain/freeze sensor for a water wise system.
- Rotator heads to be used in natural grass areas and drip irrigation shall be installed adjacent to buildings in planting beds and around tree plantings in natural areas.
- Irrigation systems shall not be placed against pavement, or placed such that they spray water onto the pavement.
- No irrigation heads to be installed in Right of Way.

### SNOW STORAGE

Driveways & Entry Walks	1,850 sq.ft.
Provided Snow Storage Areas:	620 sq.ft.

35% Provided Snow Storage



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PROJECT  
**780 N. 4TH AVE. TOWNHOMES**

Ketchum, Idaho 83340

DOCUMENT DATE  
July 22, 2022

DRAWN BY  
Nathan Schutte

REVISION  
No. Date Remark

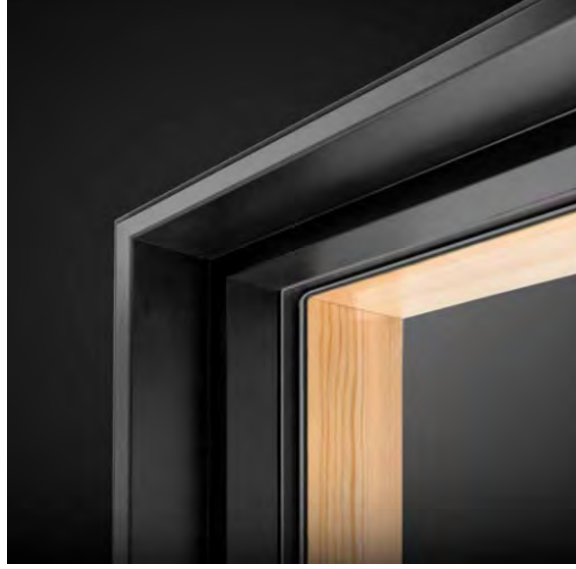
### DESIGN REVIEW


### LANDSCAPE PLAN




# MATERIALS BOARD CONTINUED

	<b>SOFFIT</b> ELEMENT Soffit	<u>MATERIAL</u> Wood	<u>COLOR / FINISH</u> Natural / Warm Brown	<u>NOTES</u> Accent down lighting in overhangs (Coordinate with siding selection)
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	<b>WINDOWS</b> ELEMENT Window Exterior Window Interior Glazing	<u>MATERIAL</u> Clad Wood Glass	<u>COLOR / FINISH</u> Black Semi-transparent stain Transparent	<u>NOTES</u> Loewen or similar
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	<b>STONE</b> ELEMENT Site Walls & Veneer Walls	<u>MATERIAL</u> Stone	<u>COLOR / FINISH</u> Grey with gold accents	<u>NOTES</u> Select Stone Silvertip Limestone
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	<b>ROOF</b> ELEMENT Sloped Roof	<u>MATERIAL</u> Bonderized (Sheet Metal)	<u>COLOR / FINISH</u> Grey	<u>NOTES</u> Sanding Seam Metal Roof
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	<b>ROOF</b> ELEMENT Flat Roof	<u>MATERIAL</u> EPDM Membrane (Ballasted Roof)	<u>COLOR / FINISH</u> Tan/Grey	<u>NOTES</u>
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# MATERIALS BOARD

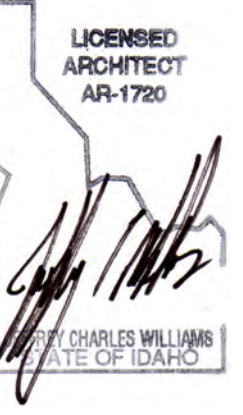
	<b>PAVERS</b> ELEMENT Entry / Walkway / Terrace	<u>MATERIAL</u> Concrete Pavers	<u>COLOR / FINISH</u> Grey	<u>NOTES</u> Select Stone Bridgeport Granite
---	---	------------------------------------	-------------------------------	---

	<b>METALS</b> ELEMENT Fascia Flashing / parapet caps Steel Columns / Beams	<u>MATERIAL</u> Metal (24 Gauge) Metal (24 Gauge) Per Plan	<u>COLOR / FINISH</u> Matte Black Matte Black Matte Black	<u>NOTES</u> Hemmed edges Tnemec Paint
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	<b>SIDING [A]</b> ELEMENT Siding	<u>MATERIAL</u> Wood	<u>COLOR / FINISH</u> Brown	<u>NOTES</u> 1x6 Horizontal Delta Millworks Western Red Cedar
--	--	-------------------------	--------------------------------	---

	<b>SIDING [B]</b> ELEMENT Siding	<u>MATERIAL</u> Wood	<u>COLOR / FINISH</u> Charred Black w/ Brown Undertones	<u>NOTES</u> 1x6 Vertical Delta Millworks Western Red Cedar
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# Sapp Townhomes

780 N. 4th Ave., Ketchum, ID 83340

**WILLIAMS | PARTNERS**

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DATE: 7/22/2002  
ISSUED: KETCHUM DESIGN REVIEW

REVISIONS  
NUMBER: DATE:

# A 0.1

MATERIALS BOARD



# MATERIALS BOARD CONTINUED



## TRELLIS ELEMENT

### MATERIAL

### COLOR / FINISH

### NOTES

Trellis at Terraces

Wood and Steel

Brown and Black

# EXTERIOR LIGHTING

## WALL SCONCES [A]

SEE ARCHITECTURAL FLOOR PLANS FOR LOCATIONS

**DESCRIPTION**

Model #12 provides downlight or uplight. Model #12 provides downlight or uplight. Mount on a standard 4" x 4" and connect directly to 120V line voltage. Mount on a standard 4" x 4" and connect directly to 120V line voltage. Mount on a standard 4" x 4" and connect directly to 120V line voltage. Mount on a standard 4" x 4" and connect directly to 120V line voltage.

Category	Type
Lighting	Wall Sconce
Material	Aluminum
Finish	Black
Mounting	Standard

**WESTWOOD 912-2**

50W (max.) PAR30  
Voltage  
Line Voltage  
Watt  
IP65

**PHOTOMETRIC DATA**

Beam Angle	Beam Diameter @ 10'	Beam Diameter @ 20'	Beam Diameter @ 30'	Beam Diameter @ 40'	Beam Diameter @ 50'	Beam Diameter @ 60'	Beam Diameter @ 70'	Beam Diameter @ 80'	Beam Diameter @ 90'	Beam Diameter @ 100'
10°	1.75'	3.5'	5.25'	7.0'	8.75'	10.5'	12.25'	14.0'	15.75'	17.5'
15°	2.63'	5.25'	7.88'	10.5'	13.13'	15.75'	18.38'	21.0'	23.63'	26.25'
20°	3.5'	7.0'	10.5'	14.0'	17.5'	21.0'	24.5'	28.0'	31.5'	35.0'
25°	4.38'	8.75'	13.13'	17.5'	21.88'	25.75'	29.63'	33.5'	37.38'	41.25'
30°	5.25'	10.5'	15.75'	21.0'	26.25'	31.5'	36.38'	41.25'	46.13'	51.0'
35°	6.13'	12.25'	18.38'	24.5'	30.63'	36.38'	42.25'	48.13'	54.13'	60.0'
40°	7.0'	14.0'	21.0'	28.0'	35.0'	42.25'	49.38'	56.25'	63.38'	70.5'
45°	7.88'	15.75'	23.63'	31.5'	39.38'	47.38'	55.63'	63.63'	71.63'	79.75'
50°	8.75'	17.5'	26.25'	35.0'	43.75'	52.5'	61.63'	70.63'	79.63'	88.75'
55°	9.63'	19.25'	28.88'	38.5'	48.13'	57.38'	66.63'	75.63'	84.63'	97.75'
60°	10.5'	21.0'	31.5'	42.0'	52.5'	62.38'	71.63'	80.63'	89.63'	106.75'
65°	11.38'	22.75'	34.13'	45.5'	56.88'	67.38'	76.63'	85.63'	94.63'	115.75'
70°	12.25'	24.5'	36.75'	49.0'	61.25'	72.38'	81.63'	90.63'	99.63'	124.75'
75°	13.13'	26.25'	39.38'	52.5'	65.63'	77.38'	86.63'	95.63'	104.63'	133.75'
80°	14.0'	28.0'	42.0'	56.0'	70.0'	82.38'	91.63'	100.63'	109.63'	142.75'
85°	14.88'	29.75'	44.63'	59.5'	74.38'	87.38'	96.63'	105.63'	114.63'	151.75'
90°	15.75'	31.5'	47.25'	63.0'	78.75'	92.38'	101.63'	110.63'	119.63'	160.75'
95°	16.63'	33.25'	49.88'	66.5'	83.13'	97.38'	106.63'	115.63'	124.63'	169.75'
100°	17.5'	35.0'	52.5'	70.0'	87.5'	102.38'	111.63'	120.63'	129.63'	178.75'

**NOTE:** Actual quality factor may adversely affect the performance of this product. Use only name brand lamps from reputable lamp manufacturers.

**NOTES AND FORMULAS:**

- Beam diameter is to 50% of maximum footcandle, rounded to the nearest half foot.
- Footcandle values are initial. Actual equipment light loss factors where necessary.
- Beam length data shown. Contact lamp manufacturers to obtain detailed specifications for their lamps.

**UNUSUAL INFORMATION**

Beam Angle	10°	15°	20°	25°	30°	35°	40°	45°	50°	55°	60°	65°	70°	75°	80°	85°	90°	95°	100°
Beam Diameter @ 10'	1.75'	2.63'	3.5'	4.38'	5.25'	6.13'	7.0'	7.88'	8.75'	9.63'	10.5'	11.38'	12.25'	13.13'	14.0'	14.88'	15.75'	16.63'	17.5'
Beam Diameter @ 20'	3.5'	5.25'	7.0'	8.75'	10.5'	12.25'	14.0'	15.75'	17.5'	19.25'	21.0'	22.75'	24.5'	26.25'	28.0'	29.75'	31.5'	33.25'	35.0'
Beam Diameter @ 30'	5.25'	7.88'	10.5'	13.13'	15.75'	18.38'	21.0'	23.63'	26.25'	28.88'	31.5'	34.13'	36.75'	39.38'	42.0'	44.63'	47.25'	49.88'	52.5'
Beam Diameter @ 40'	7.0'	10.5'	14.0'	17.5'	21.0'	24.5'	28.0'	31.5'	35.0'	38.5'	42.0'	45.5'	49.0'	52.5'	56.0'	59.5'	63.0'	66.5'	70.0'
Beam Diameter @ 50'	8.75'	13.13'	17.5'	21.88'	26.25'	30.63'	35.0'	39.38'	43.75'	48.13'	52.5'	56.88'	61.25'	65.63'	70.0'	74.38'	78.75'	83.13'	87.5'
Beam Diameter @ 60'	10.5'	15.75'	21.0'	26.25'	31.5'	36.38'	41.25'	46.13'	51.0'	55.88'	60.75'	65.63'	70.5'	75.38'	80.25'	85.13'	90.0'	94.88'	99.75'
Beam Diameter @ 70'	12.25'	18.38'	24.5'	30.63'	36.75'	42.88'	49.0'	55.13'	61.25'	67.38'	73.5'	79.63'	85.75'	91.88'	98.0'	104.13'	110.25'	116.38'	122.5'
Beam Diameter @ 80'	14.0'	21.0'	28.0'	35.0'	42.0'	49.0'	56.0'	63.0'	70.0'	77.0'	84.0'	91.0'	98.0'	105.0'	112.0'	119.0'	126.0'	133.0'	140.0'
Beam Diameter @ 90'	15.75'	23.63'	31.5'	39.38'	47.25'	55.13'	63.0'	70.88'	78.75'	86.63'	94.5'	102.38'	110.25'	118.13'	126.0'	133.88'	141.75'	149.63'	157.5'
Beam Diameter @ 100'	17.5'	26.25'	35.0'	43.75'	52.5'	61.25'	70.0'	78.75'	87.5'	96.25'	105.0'	113.75'	122.5'	131.25'	140.0'	148.75'	157.5'	166.25'	175.0'

## STEP LIGHTING [B]

SEE ARCHITECTURAL FLOOR PLANS FOR LOCATIONS

**DESCRIPTION**

Model #11 provides downlight or uplight. Model #11 provides downlight or uplight. Mount on a standard 4" x 4" and connect directly to 120V line voltage. Mount on a standard 4" x 4" and connect directly to 120V line voltage. Mount on a standard 4" x 4" and connect directly to 120V line voltage. Mount on a standard 4" x 4" and connect directly to 120V line voltage.

Category	Type
Lighting	Step Light
Material	Aluminum
Finish	Black
Mounting	Standard

**WINONA 912-2**

50W (max.) PAR30  
Voltage  
Line Voltage  
Watt  
IP65

**POWER SUPPLY / DIMMING**

Dimming driver required for 0-10V dimming control.

Read all instructions before installation. Do not make live connections!

**WIRING & DIMMING**

Connect STEP WHITE wire to power NEUTRAL.  
Connect STEP BLACK wire to power HVC.  
Connect STEP GREEN wire to power GROUND.

**DIMMING INSTALLATION:**

The dimming driver is designed to be 0-10V dimming specification (0-10V) and is compatible with common 0-10V dimmers and dimming systems. Do NOT connect line voltage to dimming control wires.

Connect STEP WHITE wire to power NEUTRAL.  
Connect STEP BLACK wire to power HVC.  
Connect STEP GREY wire to POSITIVE INPUT of Dimming Control.  
Connect STEP GREY wire to NEGATIVE INPUT of Dimming Control.

**WINONA 912-2**

50W (max.) PAR30  
Voltage  
Line Voltage  
Watt  
IP65

**LED lighting facts**

Light Output (Lumens)	70
Watts	3.45
Lumens per Watt (lm/W)	20
Color Accuracy	88
Beam Angle	10°
Beam Diameter @ 10'	1.75'
Beam Diameter @ 20'	3.5'
Beam Diameter @ 30'	5.25'
Beam Diameter @ 40'	7.0'
Beam Diameter @ 50'	8.75'
Beam Diameter @ 60'	10.5'
Beam Diameter @ 70'	12.25'
Beam Diameter @ 80'	14.0'
Beam Diameter @ 90'	15.75'
Beam Diameter @ 100'	17.5'

# Sapp Townhomes

780 N. 4th Ave., Ketchum, ID 83340

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N 4TH AVENUE (80' R/W)

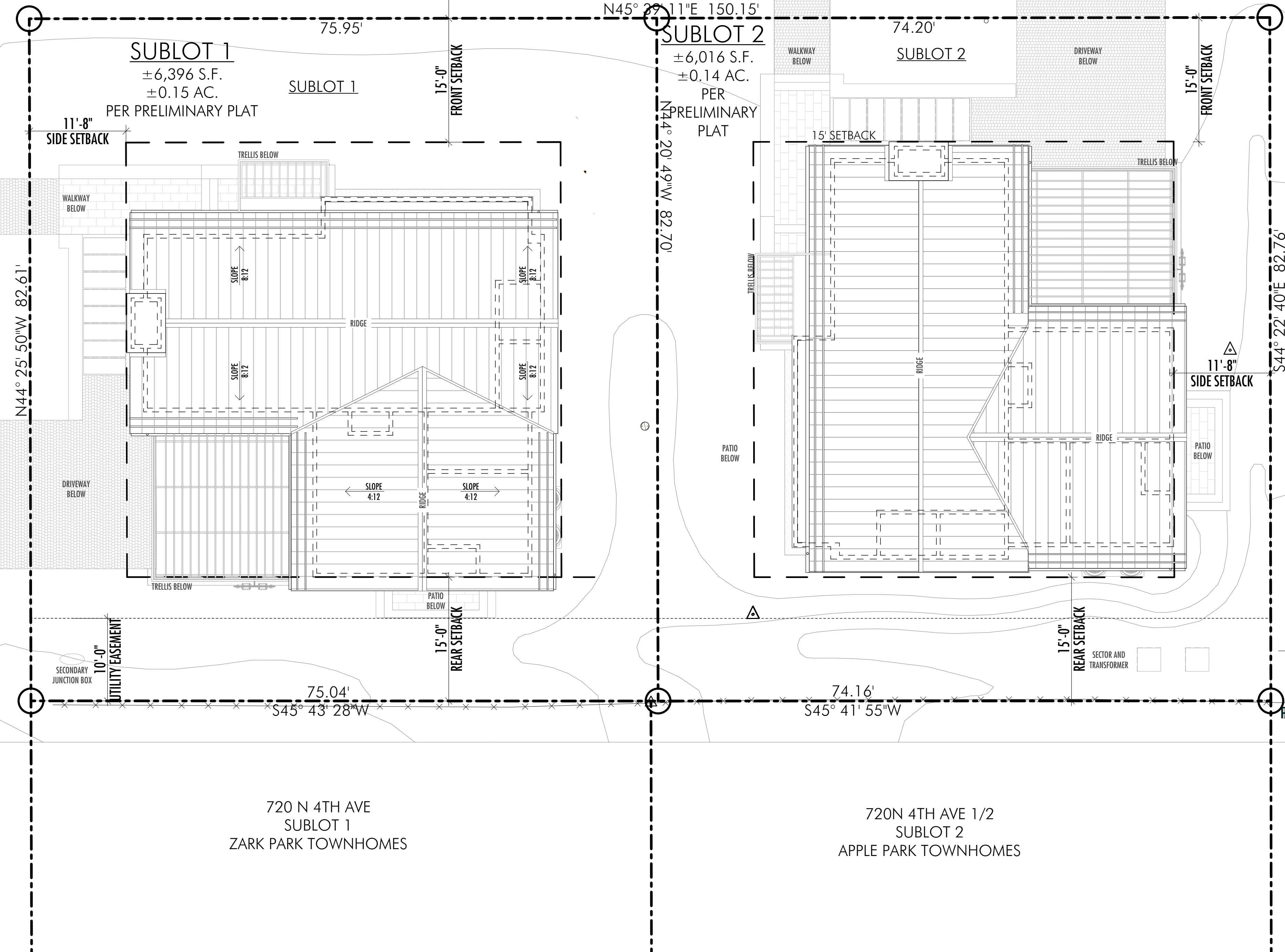
W 8TH STREET (60' R/W)

8" GRAVEL PER CITY OF KETCHUM STANDARD

**SUBLOT 1**  
±6,396 S.F.  
±0.15 AC.  
PER PRELIMINARY PLAT

**SUBLOT 2**  
±6,016 S.F.  
±0.14 AC.  
PER PRELIMINARY PLAT

**SUBLOT 2**



720 N 4TH AVE  
SUBLOT 1  
ZARK PARK TOWNHOMES

720N 4TH AVE 1/2  
SUBLOT 2  
APPLE PARK TOWNHOMES

791 N 3RD AVE  
LOT 1 BLK 72  
KETCHUM

731 N 3RD AVE  
LOTS 2-4, BLK 72  
KETCHUM

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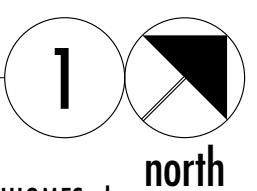
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ARCHITECTURAL SITE PLAN  
SCALE: 1/8" = 1'-0"



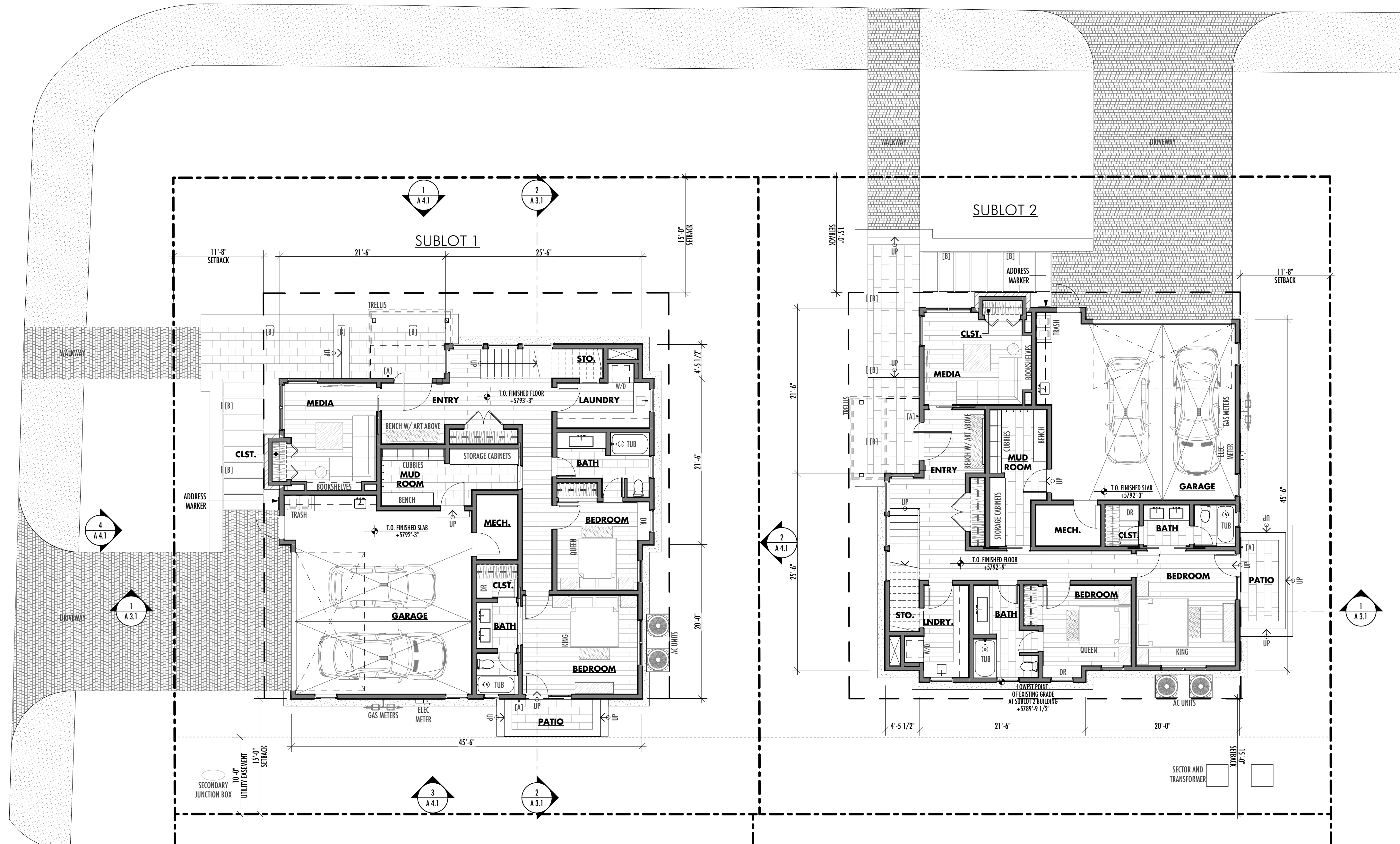
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ARCHITECTURAL SITE PLAN

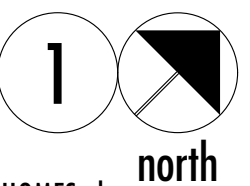


N 4TH AVENUE (80' R/W)

W 8TH STREET (60' R/W)



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



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PLANS

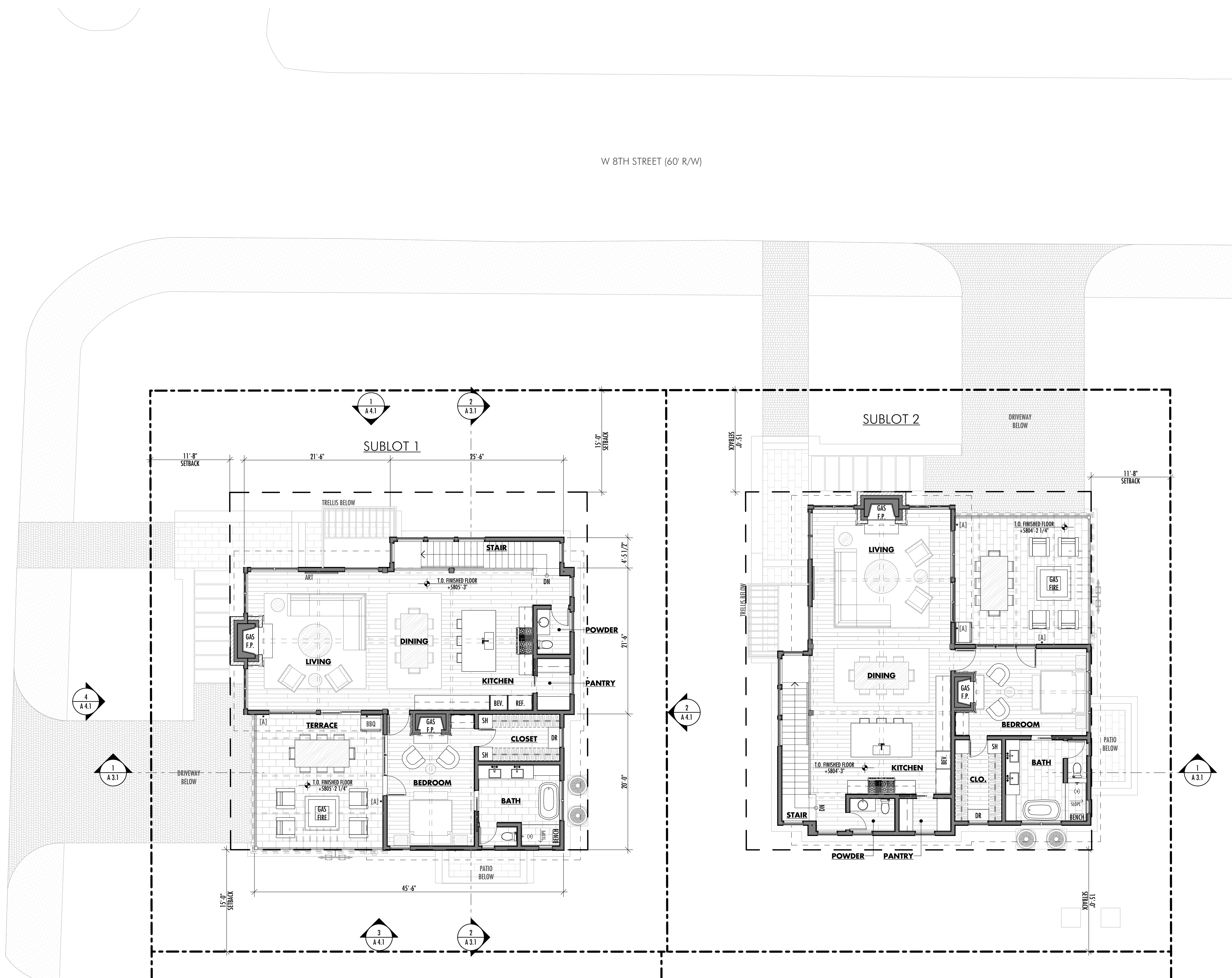
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N 4TH AVENUE (80' R/W)

W 8TH STREET (60' R/W)



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

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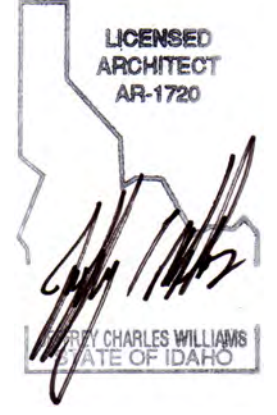
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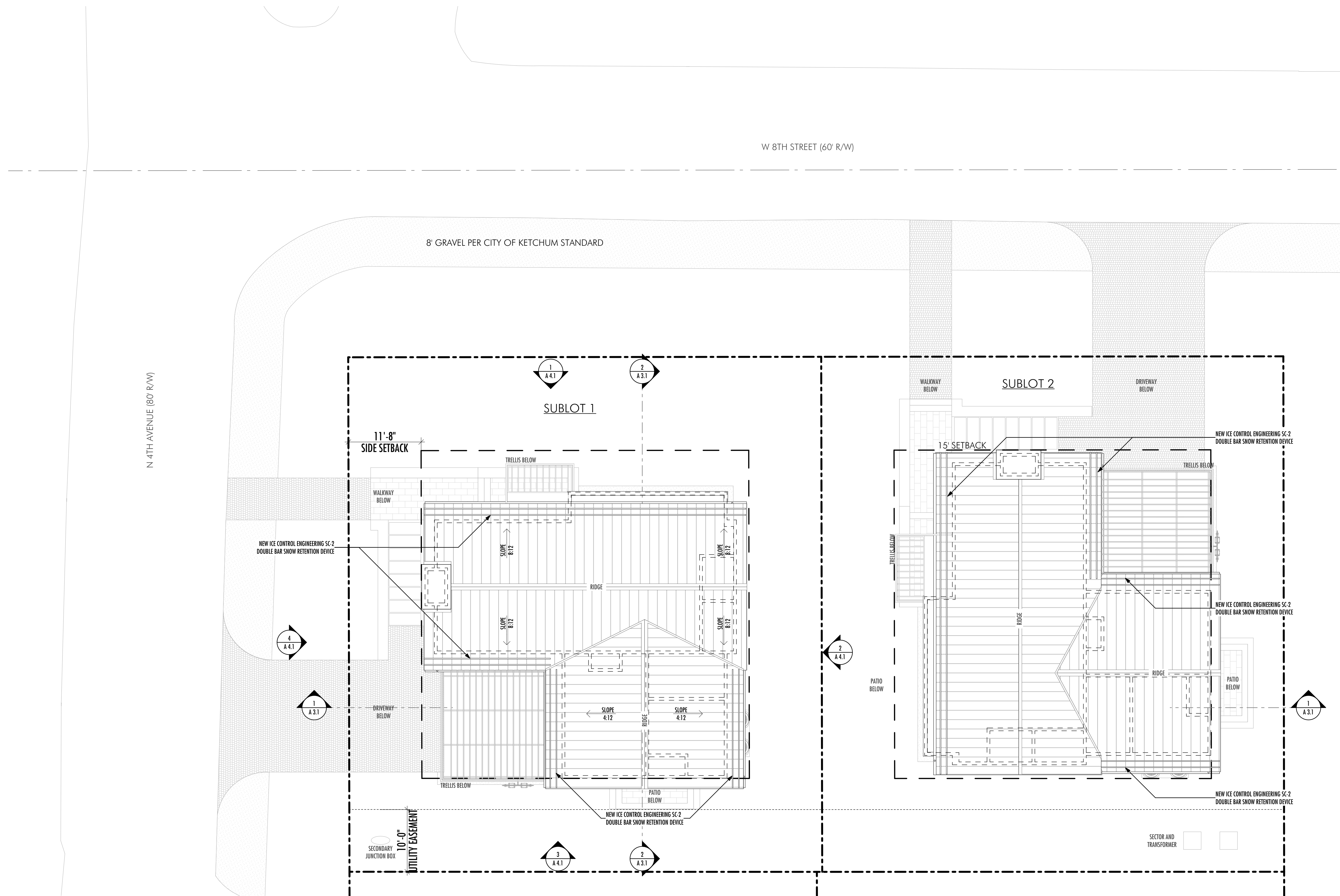
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N 4TH AVENUE (80' R/W)

W 8TH STREET (60' R/W)

8' GRAVEL PER CITY OF KETCHUM STANDARD

SUBLOT 1

SUBLOT 2

10'-0" UTILITY EASEMENT  
SECONDARY JUNCTION BOX

SECTOR AND TRANSFORMER

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

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# Sapp Townhomes

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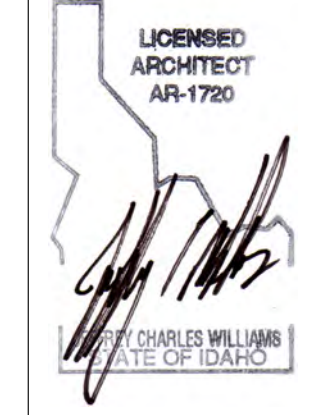
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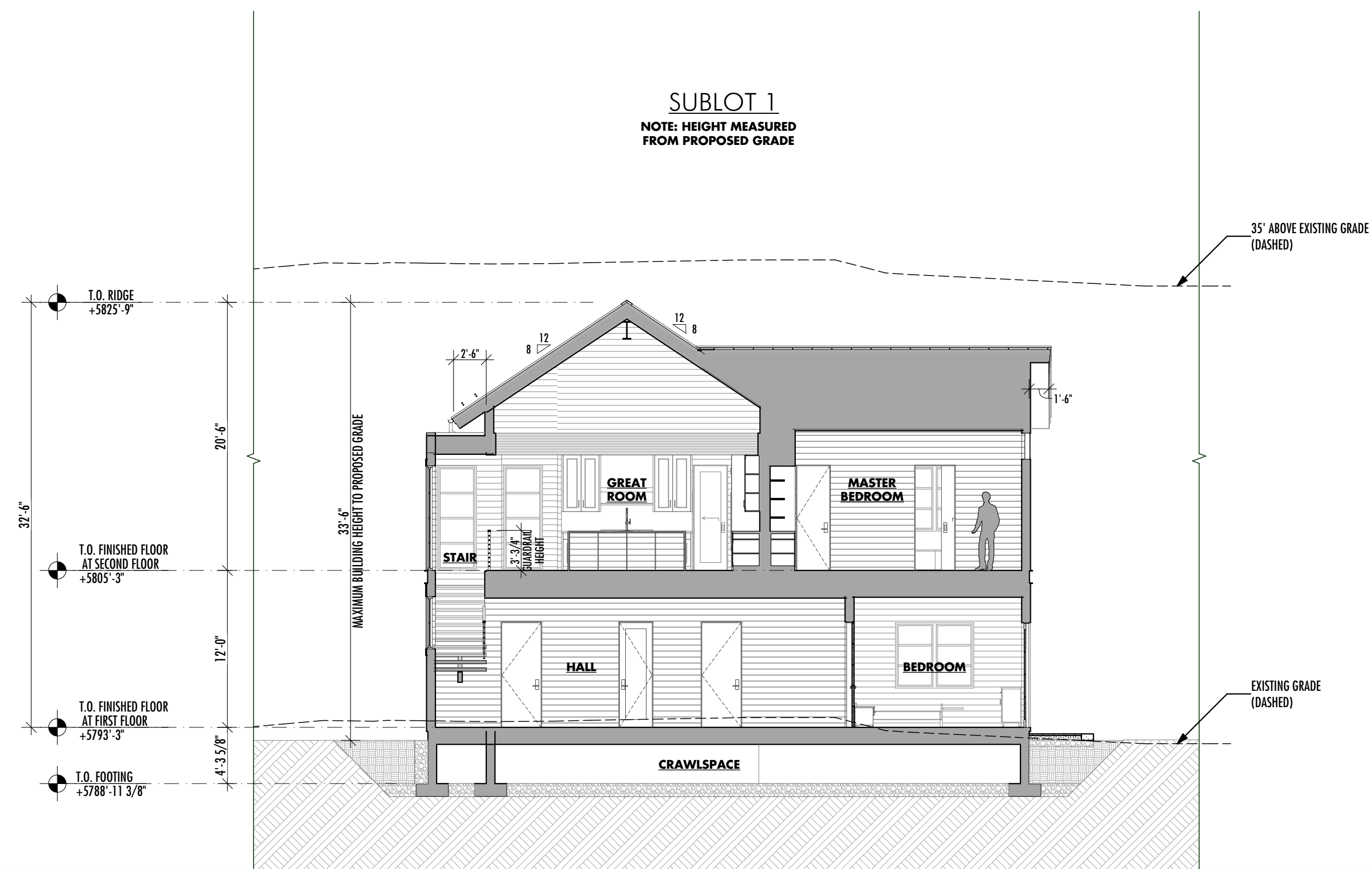
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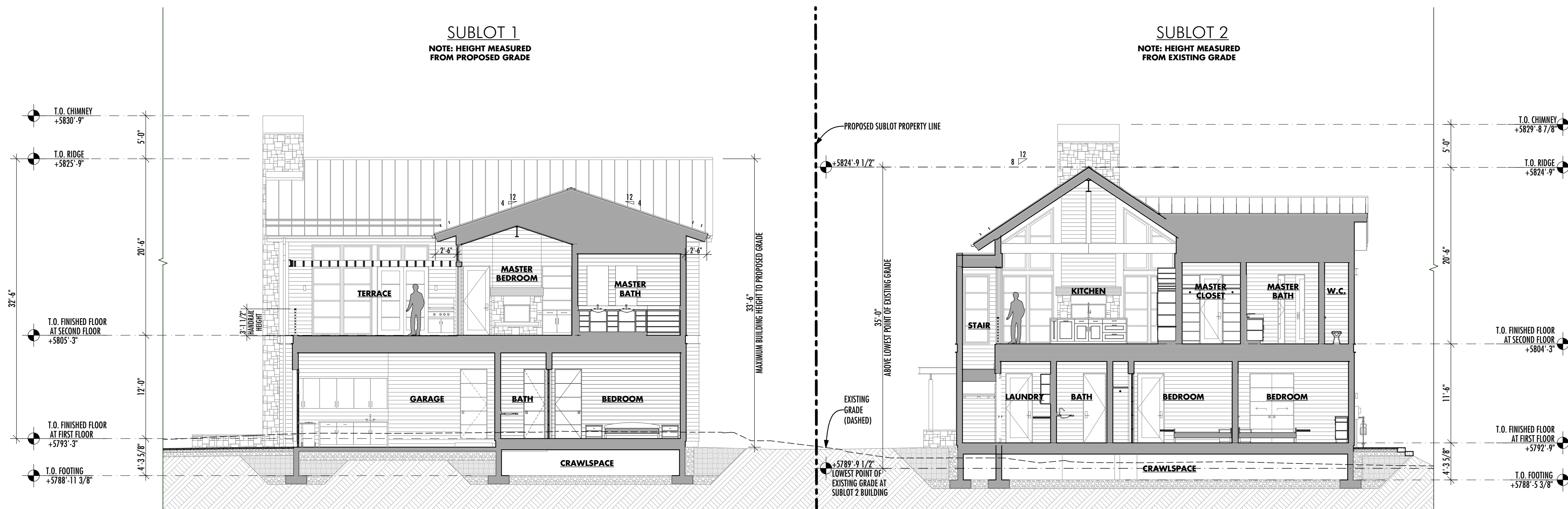
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**BUILDING SECTION B**  
SCALE: 1/8" = 1'-0" **2**



**BUILDING SECTION A**  
SCALE: 1/8" = 1'-0" **1**

# Sapp Townhomes

780 N. 4th Ave., Ketchum, ID 83340

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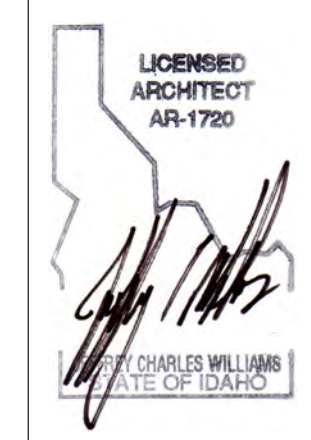
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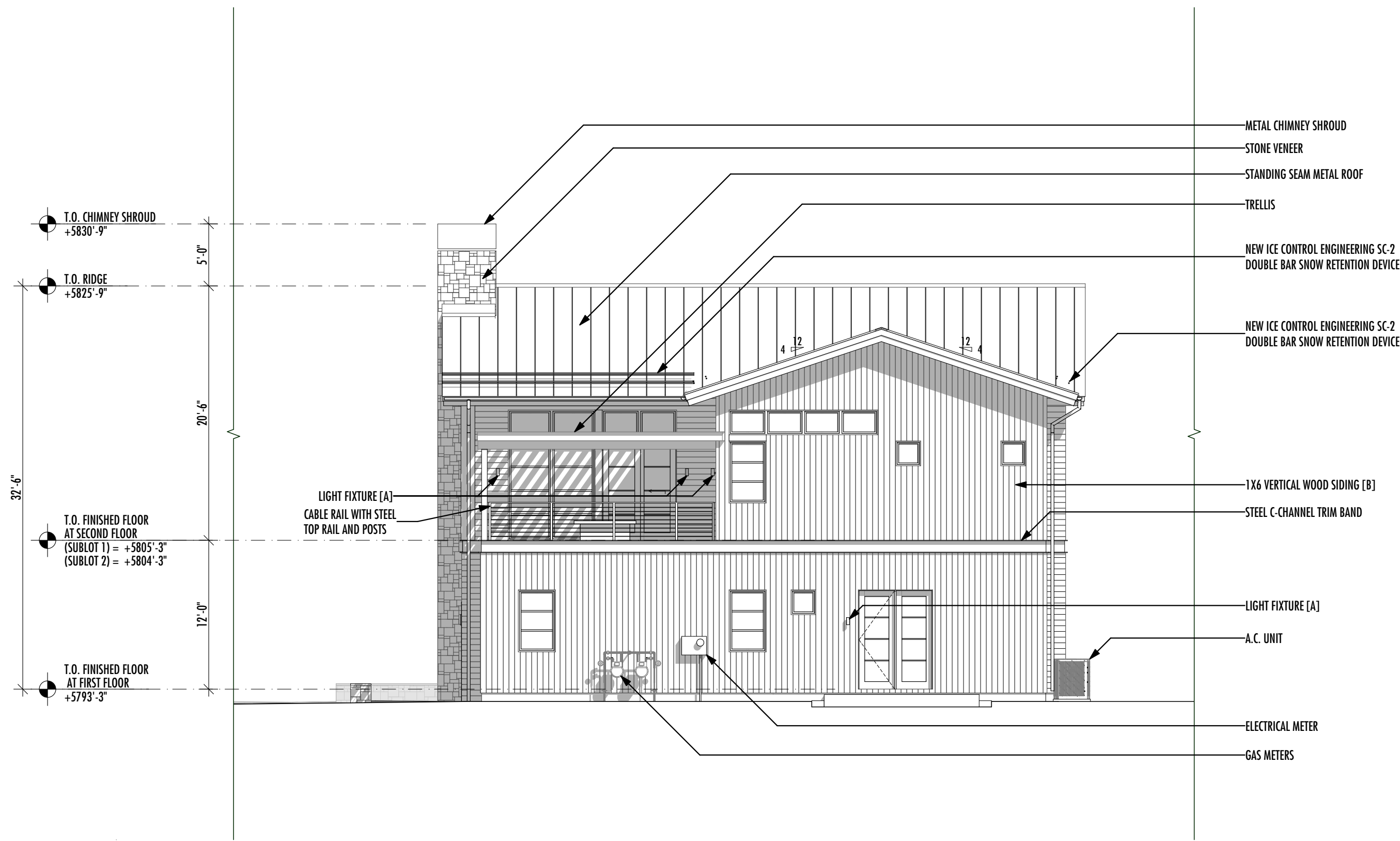
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BUILDING SECTIONS

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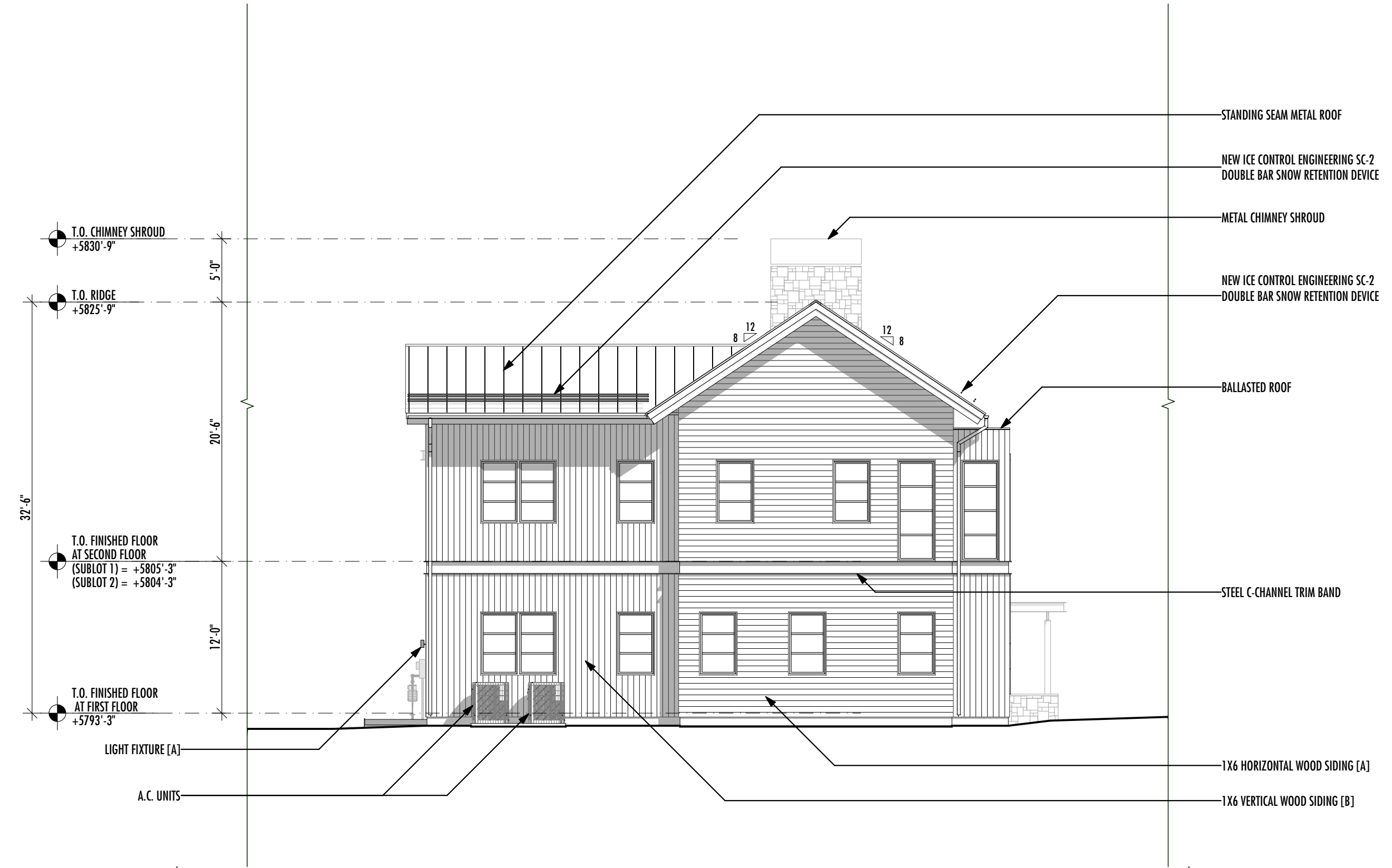






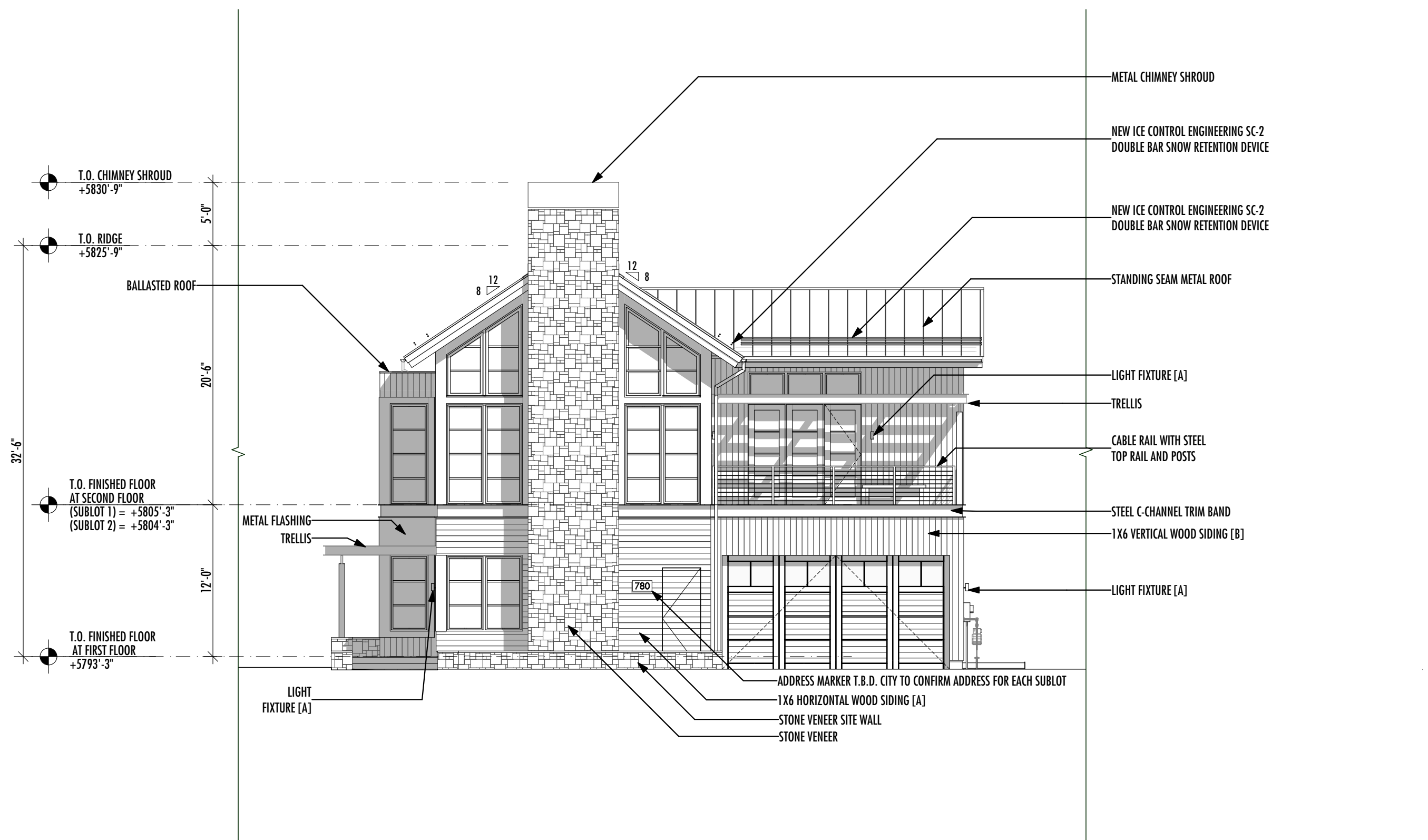
NOTE: BOTH BUILDINGS ARE IDENTICAL (EXCEPT FOR HEIGHTS AS NOTED)

ELEVATION D  
SCALE: 1/8" = 1'-0" 3



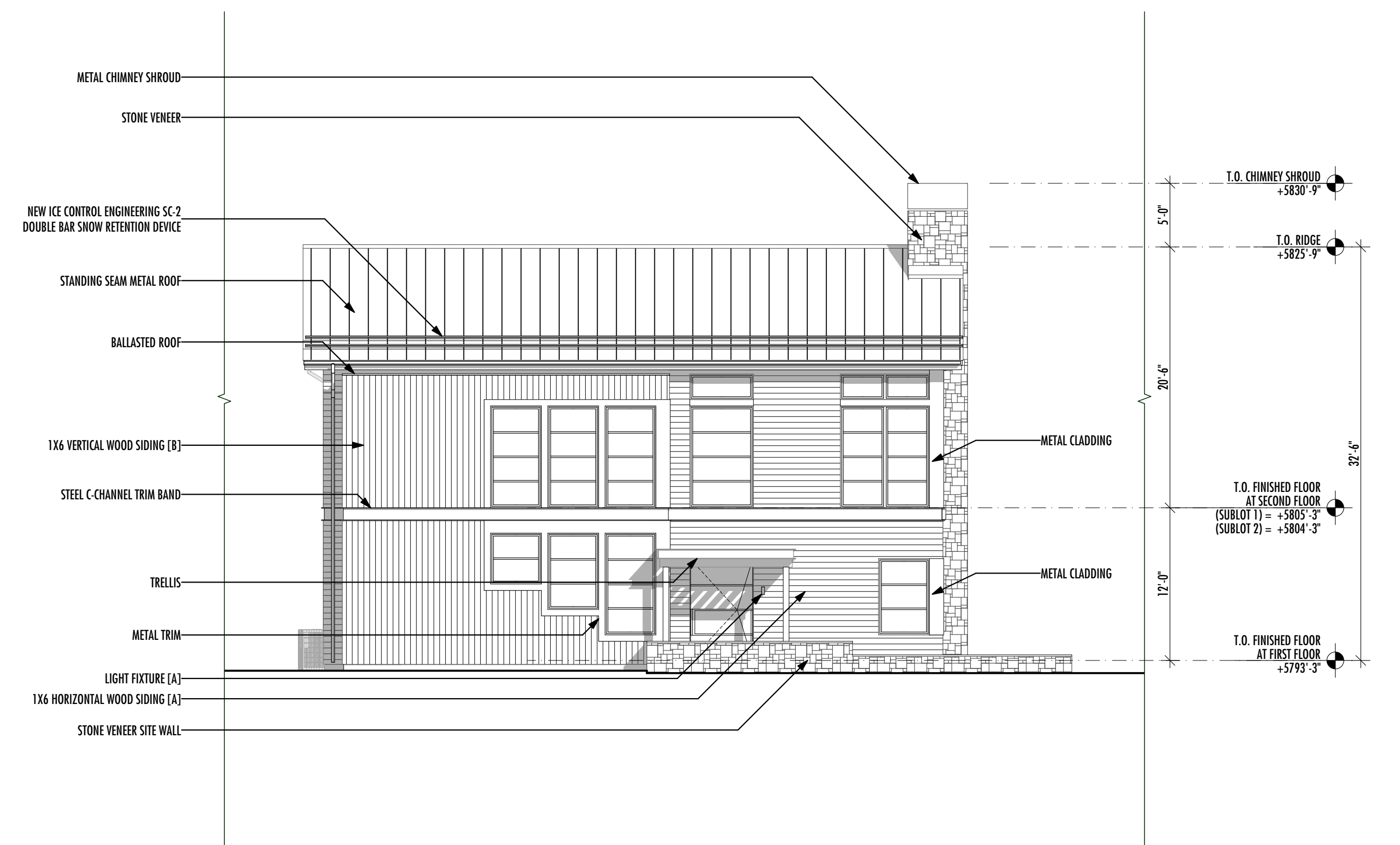
NOTE: BOTH BUILDINGS ARE IDENTICAL (EXCEPT FOR HEIGHTS AS NOTED)

ELEVATION B  
SCALE: 1/8" = 1'-0" 2



NOTE: BOTH BUILDINGS ARE IDENTICAL (EXCEPT FOR HEIGHTS AS NOTED)

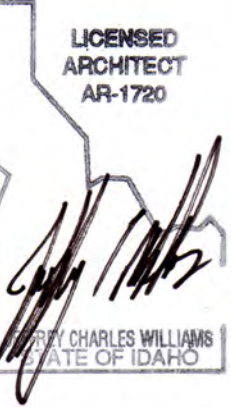
ELEVATION C  
SCALE: 1/8" = 1'-0" 4



NOTE: BOTH BUILDINGS ARE IDENTICAL (EXCEPT FOR HEIGHTS AS NOTED)

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

OWNERSHIP OF DOCUMENTS:  
THE INSTRUMENTS OF SERVICE HEREIN ARE SOLELY FOR USE WITH RESPECT TO THIS PROJECT. WILLIAMS PARTNERS ARCHITECTS, P.C. AND THE ARCHITECTS CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.



# Sapp Townhomes

780 N. 4th Ave., Ketchum, ID 83340

## WILLIAMS PARTNERS

ARCHITECTS  
MAIL P.O.B. 4373  
KETCHUM, IDAHO 83340  
PHONE 208.726.0020  
FAX 208.726.0019  
WWW.WILLIAMS-PARTNERS.COM

DRAWINGS  
ISSUED: 7/22/2002  
KETCHUM DESIGN REVIEW

REVISIONS  
NUMBER: DATE:

# A 4.1



LANDSCAPE PLANTING DEPICTED IN RENDERINGS IS AN ARTISTIC REPRESENTATION. REFER TO LANDSCAPE PLAN L2 FOR PROPOSED PLANTING SPECIES.



SOUTHWEST VIEW 4



WEST VIEW 3

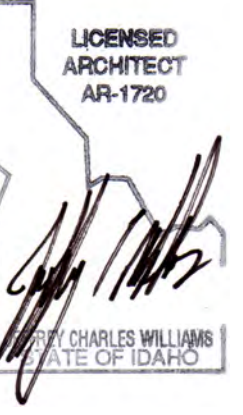


NORTHWEST VIEW 2



NORTH VIEW 1

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# Sapp Townhomes

780 N. 4th Ave., Ketchum, ID 83340

**WILLIAMS | PARTNERS**

**ARCHITECTS**

MAIL P.O.B. 4373  
KETCHUM, IDAHO  
83340  
PHONE 208.726.0020  
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DRAWINGS  
DATE: 7/22/2002  
ISSUED: KETCHUM DESIGN REVIEW

REVISIONS  
NUMBER: DATE:

**A 5.1**



LANDSCAPE PLANTING DEPICTED IN RENDERINGS IS AN ARTISTIC REPRESENTATION. REFER TO LANDSCAPE PLAN L2 FOR PROPOSED PLANTING SPECIES.



WEST AERIAL VIEW 4



EAST VIEW 3



SOUTHEAST VIEW 2



SOUTH VIEW 1

**OWNERSHIP OF DOCUMENTS:**  
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# Sapp Townhomes

780 N. 4th Ave., Ketchum, ID 83340

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WWW WILLIAMS-PARTNERS.COM

DRAWINGS  
DATE: 7/22/2002  
ISSUED: KETCHUM DESIGN REVIEW

REVISIONS  
NUMBER: DATE:

**A 5.2**



LANDSCAPE PLANTING DEPICTED IN RENDERINGS IS AN ARTISTIC REPRESENTATION. REFER TO LANDSCAPE PLAN L2 FOR PROPOSED PLANTING SPECIES.



EAST AERIAL VIEW

2



NORTH AERIAL VIEW

1

**OWNERSHIP OF DOCUMENTS:**  
THE INSTRUMENTS OF SERVICE HEREIN ARE SOLELY FOR USE WITH RESPECT TO THIS PROJECT. WILLIAMS | PARTNERS ARCHITECTS, P.C. AND THE ARCHITECTS' CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.



# Sapp Townhomes

780 N. 4th Ave., Ketchum, ID 83340

**WILLIAMS PARTNERS**

**ARCHITECTS**

MAIL P.O.B. 4373  
KETCHUM, IDAHO  
83340  
PHONE 208.726.0020  
FAX 208.726.0019  
WWW WILLIAMS-PARTNERS.COM

DATE: 7/22/2002  
ISSUED: KETCHUM DESIGN REVIEW

REVISIONS  
NUMBER: DATE:

**A 5.3**





City of Ketchum  
Planning & Building

OFFICIAL USE ONLY	
Application Number:	P22 052A
Date Received:	7/28/22
By:	[Signature]
Fee:	\$525 per v 2 \$1050
Approved Date:	
By:	

### Subdivision Application

Submit completed application to the Planning and Building Department electronically to [planningandzoning@ketchumidaho.org](mailto:planningandzoning@ketchumidaho.org). Once your application has been received, we will review it and contact you with the next steps. 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](http://www.ketchumidaho.org) and click on Municipal Code.

APPLICANT INFORMATION			
Name of Proposed Subdivision: Sapp Townhomes			
Owner of Record: Sapp Family Holdings LLC			
Address of Owner: 1100 Bellevue Way, NE Suite 8A, Box 551, Bellevue, WA 98004			
Representative of Owner: Sean Flynn			
Legal Description: Lots 5 & the N1/2 of Lot 6, Block 72, Ketchum Townsite			
Street Address: 780 N 4th Ave., Ketchum, ID 83340			
SUBDIVISION INFORMATION			
Number of Lots/Parcels: 2			
Total Land Area: 12,413 Sq. Ft.			
Current Zoning District: GR-L (General Residential - Low)			
Proposed Zoning District: GR-L (General Residential - Low)			
Overlay District: N/A			
TYPE OF SUBDIVISION			
Condominium <input type="checkbox"/>	Land <input type="checkbox"/>	PUD <input type="checkbox"/>	Townhouse <input checked="" type="checkbox"/>
Adjacent land in same ownership in acres or square feet: N/A			
Easements to be dedicated on the final plat:			
Mutual Reciprocal Easements			
Briefly describe the improvements to be installed prior to final plat approval:			
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 to <a href="mailto:planningandzoning@ketchumidaho.org">planningandzoning@ketchumidaho.org</a>			

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*

07/22/2022


Applicant Signature

Date

**Instrument # 684667**

HAILEY, BLAINE, IDAHO  
07-20-2021 1:45:21 PM No. of Pages: 3  
Recorded for: TITLEONE - TWIN FALLS  
JOLYNN DRAGE Fee: \$15.00  
Ex-Officio Recorder Deputy: JB  
Electronically Recorded by Simplifile

**Sun Valley Title**

 A TitleOne Company

Order Number: 21418772

**Warranty Deed**

For value received,

**Mary Helen Terra-Berns, as Personal Representative of the Estate of Jean M. Terra, deceased**

the grantor, does hereby grant, bargain, sell, and convey unto

**Sapp Family Holdings, LLC, an Idaho limited liability company**

whose current address is 1100 Bellevue Way NE Suite 8A, Box 551 Bellevue, WA 98004

the grantee, the following described premises, in Blaine County, Idaho, to wit:

**See Exhibit A, attached hereto and incorporated herein.**

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

Remainder of page intentionally left blank.



Dated: July 13, 2021

Estate of Jean M. Terra, deceased

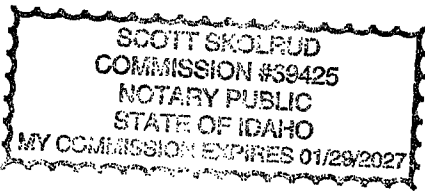
Mary Helen Terra-Berns, P.R.  
By: Mary Helen Terra-Berns, Personal Representative

State of Idaho, County of Kootenai, ss.

On this 15<sup>th</sup> day of July, 2021, before me, the undersigned, a notary public in and for said state, personally appeared Mary Helen Terra-Berns known or identified to me to be the person whose name is subscribed to the within instrument, as the personal representative of the estate of Jean M. Terra and acknowledged to me that he/she executed the same as such personal representative of the estate of Jean M. Terra

- [Signature]

Notary Public  
Residing In: Coeur d'Alene  
My Commission Expires: 01-29-2027  
(seal)



**EXHIBIT A**  
**LEGAL DESCRIPTION OF THE PREMISES**

Lot 5 and the North 1/2 of Lot 6, Block 72 of the VILLAGE OF KETCHUM, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded as Instrument No. 302967, records of Blaine County, Idaho.



Sun Valley Title  
Authorized Agent for:  
Title Resources Guaranty Company

---

**SCHEDULE A**

**Name and Address of Title Insurance Company:** Title Resources Guaranty Company  
8111 LBJ Freeway, Ste. 1200  
Dallas, TX 75251

**File Number:** 21418772

**Policy Number:** 2470-O-21418772

**Date of Policy:** July 20, 2021 at 1:45PM

**Amount of Insurance:** \$1,400,000.00

**Premium:** \$3,855.00

**Property Address Reference:** 780 N 4th Ave, Ketchum, ID 83340

1. **Name of Insured:**  
Sapp Family Holdings, LLC
2. **The estate or interest in the land that is insured by this policy is:**  
Fee Simple
3. **Title is vested in:**  
Sapp Family Holdings, LLC, an Idaho limited liability company
4. **The Land referred to in this policy is described as follows:**  
See Attached Schedule C

Sun Valley Title  
By:

Nick Busdon, Authorized Signatory

**SCHEDULE B**  
**Exceptions from Coverage**

File Number: 21418772  
Policy Number: 2470-O-21418772

**This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:**

1. Rights or claims of parties in possession not shown by the public records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims to title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices to such proceedings whether or not shown by the records of such agency, or by the public records.
7. Taxes, including any assessments collected therewith, for the year 2021 which are a lien not yet due and payable.
8. Water and sewer charges, if any, for the City of Ketchum. Paid Current.
9. Easements, reservations, restrictions, and dedications as shown on the official plat of Ketchum Townsite.
10. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded January 23, 1953 as Instrument No. [101927](#).
11. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded May 9, 1953 as Instrument No. [102348](#).
12. Right of way for ditches, tunnels, telephone, and distribution lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code.
13. Terms, conditions, easements and, obligations, if any, contained in an Agreement for a Well by and between George Castle and Annette Castle, husband and wife, James Terra and Jean Terra, husband and wife, Clayton Stewart and Bernice Stewart, husband and wife and Ronald F. Johnson and Janette Johnson, husband and wife.  
Recorded: November 1, 1957  
Instrument No: [110151](#)
14. A Deed of Trust to secure an indebtedness in the amount shown below and any other obligations secured thereby:  
Amount: \$840,000.00  
Trustor/Grantor: Sapp Family Holdings, LLC, an Idaho limited liability company  
Trustee: Kevin P Moran, Attorney at Law  
Beneficiary: Seattle Funding Group, Ltd., a Washington corporation  
Dated: July 15, 2021  
Recorded: July 20, 2021  
Instrument No.: 684668

**SCHEDULE C**  
**Legal Description**

Lot 5 and the North 1/2 of Lot 6, Block 72 of the VILLAGE OF KETCHUM, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded as Instrument No. 302967, records of Blaine County, Idaho.

TOWNHOME DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
SAPP TOWNHOMES

THIS DECLARATION is made this \_\_\_\_ day of \_\_\_\_\_ 2022, by SAPP FAMILY HOLDINGS, LLC, an Idaho limited liability company, hereinafter referred to as "Declarant".

RECITALS:

A. Property Covered. Declarant is the owner of certain real property described as Ketchum Lots 5 & N ½ of 6, Block 72, City of Ketchum, Blaine County, Idaho. The property is located at 780 N 4<sup>th</sup> Ave in the City of Ketchum, Blaine County, Idaho.

B. Intention of Declarant. The property has been approved by the City of Ketchum, State of Idaho, for a townhome subdivision, referred to as the "Sapp Townhomes", consisting of Ketchum Lots 5 & N ½ of 6, Block 72, City of Ketchum, Blaine County, Idaho, according to the official plat thereof, recorded as Instrument No. \_\_\_\_\_ records of Blaine County, Idaho, as converted into Sublot 1 and Sublot 2 (hereinafter "sublots"), as set forth on the plat attached hereto as Exhibit "A" and made a part hereof, which shall hereinafter be referred to collectively as the "townhome development project" or the "project". Declarant intends to provide for townhome ownership of the property, as improved, under Section 16.04 of the Subdivision Ordinance of the City of Ketchum, which provides for ownership of individual townhome sublots, and ownership and maintenance of the townhome sublots and townhome units by the individual Owners. It is the intention of Declarant to sell and convey each individual townhome subplot, together with the improvements thereon, in the townhome development project to various individuals or entities. The project consists of the sublots, the individual sublots and townhomes thereon. Such sales and conveyances of the individual townhome sublots and townhomes, shall be subject to the protective restrictions, covenants and conditions contained in this Declaration which are for the mutual benefit of the townhome development project and the present and future Owners of the individual townhome sublots and townhomes, and are intended to preserve the value, desirability and attractiveness of the townhome development project, to create and protect the highest quality development of the property and to ensure proper maintenance thereof.

C. Type of Ownership. The townhome development project will provide a means for ownership in fee simple of separate interests in townhome sublots and townhome units.

DECLARATION

NOW, THEREFORE, Declarant hereby declares that the townhome development project is, and shall hereafter be, held, sold, conveyed, encumbered, hypothecated, leased, used, occupied and improved subject to the following covenants, conditions, restrictions and equitable servitudes, imposed in furtherance of a plan for the development, improvement and sale of the units in the townhome development project, and to enhance the value, desirability and attractiveness of the property. The restrictions set forth herein shall run with the property within the townhome development project, and shall be binding upon all persons having or acquiring any interest in such property, or any part thereof,

and inure to the benefit of every portion of such property and any interest therein; and shall inure to the benefit of and be binding upon Declarant, its successors in interest, and may be enforced by Declarant, by any Owner or its successors in interest.

The covenants, conditions and restrictions contained in this Declaration are IN ADDITION TO any other land use restrictions, zoning ordinances, laws, rules and decisions of other governmental authorities and governmental and judicial authorities, including the City of Ketchum and the County of Blaine, Idaho. This Declaration does not supplement any such land use restrictions which are enforced, and must be satisfied, independent of this Declaration.

## ARTICLE I

### Definitions

Unless the context requires otherwise, the following words and phrases when used in these Restrictions shall have the meanings hereinafter specified:

1.01 DECLARANT shall mean Sapp Family Holdings, an Idaho Limited Liability Company.

1.02 DECLARATION shall mean this instrument as it may be amended and supplemented from time to time.

1.03 IMPROVEMENT shall mean all structures and appurtenances thereof of every type and kind, including, but not limited to, buildings, outbuildings, garages, driveways, parking areas, fences, screening walls, retaining walls, stairs, decks, landscaping, hedges, windbreaks, planted trees and shrubs, poles, signs, exterior air conditioning, utility meters, water softener fixtures or equipment, and fire suppression system.

1.04 OWNER shall mean, (1) the person or persons, or other legal entity or entities, including Declarant, holding individually or in the aggregate fee simple interest in a townhome; or, as the case may be (2) the purchaser of a townhome.

1.05 PERSON shall mean a natural individual or any entity with the legal right to hold title to real property.

1.06 PLAT shall mean the final Plat for the Sapp Townhomes.

1.07 RECORD, RECORDED AND RECORDATION shall mean, with respect to any documents, the recordation of such documents in the office of the County Recorder of the County of Blaine, State of Idaho (which may also be referred to herein as "file" or "filed").

1.08 RESTRICTIONS shall mean this Declaration, as it may be amended from time to time.

1.09 SUPPLEMENTAL DECLARATION shall mean a supplemental declaration of covenants, conditions and restrictions which shall be recorded for the purposes of setting forth additional covenants, conditions, and restrictions on the property.

1.10 TOWNHOME DEVELOPMENT PROJECT shall mean and refer to the real property described in Recital A above, and as further defined in Section 16.04, Subsection 16.04.020, of the Subdivision Ordinance of the City of Ketchum, Idaho.

1.11 TOWNHOME SUBLOT shall mean and refer to any one (1) of the parcels that constitute a portion of the townhome development project as defined in Section 16.04, Subsection 16.04.020, Townhouses, of the Subdivision Ordinance of the City of Ketchum, Idaho.

1.12 TOWNHOME UNIT shall mean a townhome unit as defined in Section 16.04 of the Subdivision Ordinance of the City of Ketchum, Idaho.

## ARTICLE II

### Nature and Incidents of Townhome Ownership

2.01 Estates of Owner. The townhome development project is hereby divided into Sublot 1 and Sublot 2 as set forth in Exhibit "A" attached hereto and made a part hereof.

The ownership interests of each Owner shall consist of fee simple interest in the townhome subplot and the townhome unit and all other improvements built upon the particular townhome subplot as described in the deed to the particular Owner.

2.02 Sublot Numbers, Location and Description. Each townhome subplot is identified by an assigned number as Townhome Sublot 1 and Townhome Sublot 2.

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

2.04 Inseparability. No part of a townhome subplot or of the legal rights comprising ownership of a townhome unit may be separated from any other part thereof during the period of townhome ownership prescribed herein, so that each townhome unit shall always be conveyed, devised, encumbered and otherwise affected only as a complete townhome. Every gift, devise, bequest, transfer, encumbrance, conveyance or other disposition of a townhome unit or any part thereof shall be presumed to be a gift, devise, bequest, transfer, encumbrance or conveyance, respectively, of the entire townhome unit and townhome subplot, together with all appurtenant rights created by law or by this Declaration and the inseparability restrictions set forth herein.

2.05 Partition Not Permitted. No Owner may bring any action for partition of the townhome sublots or townhome units.

2.06 Owner's Right to Sublots. Each Owner shall have the exclusive right to use and enjoy each respective subplot.

2.07 Taxes and Assessments. Each Owner shall execute such instruments and take such actions as may be reasonably required to obtain separate real property tax assessments of the interest of each Owner in each townhome subplot/townhome unit. Each Owner shall pay the taxes or assessments assessed against his respective townhome subplot/unit.

2.08 Utilities. Each subplot shall contain its own water and sewage under and across each respective subplot and, therefore, no reciprocal easement shall exist between the sublots for these utilities.

2.09 Encroachments. It is the intent of Declarant that each subplot and townhome thereon exists independently of each other. In the event, for any reason, it is necessary for an Owner of a



townhome/sublot to encroach on to the sublot of the other Owner for any reason, such encroachment can occur only upon written consent of the sublot Owner upon which the encroachment will occur. Such consent shall not be unreasonably withheld.

2.10 Alterations. No improvements, alterations, repairs, change of paint colors, excavations, changes in grade or other work which in any way alters the exterior of any Sublot or the improvements located thereon from its natural or improved state as of completion of the construction of the original improvements shall be made or done without the prior written consent of the Owner of the adjoining Sublot. No building, fence, wall, residence or other structure shall be constructed or erected, altered, made or done without the prior written consent of the Owner of the adjoining Sublot. Such consent shall not be unreasonably withheld. In the event an Owner fails to consent, modify or disapprove, in writing, an application submitted within thirty (30) days after plans and specifications in writing have been submitted to such Owner, approval will be deemed denied.

2.11 Roof Snow Loads. The Owners are informed and acknowledge, to maintain structural integrity in each unit, each unit's roof must be shoveled to remove snow when each unit's roof contains seventy (70) pounds per square foot, as determined by local agencies. The Owners of each unit specifically assume the responsibility to undertake removal of the snow from the roof when the above described snow conditions exist.

### ARTICLE III

#### Description of a Townhome

Every contract for the sale of a townhome sublot/unit, and every other instrument affecting title to a townhome sublot/unit, may describe that townhome by the number shown on the townhome map and to this Declaration as such appears on the records of the County Recorder, Blaine County, Idaho, in the following fashion:

"Townhome sublot \_\_\_\_\_ and townhome unit \_\_\_\_\_ as shown on the townhome map for the Sapp Townhomes, appearing in the records of Blaine County, Idaho, as Instrument No. \_\_\_\_\_ as defined and described in the Declaration of Covenants, Conditions and Restrictions for the Sapp Townhomes, recorded in the records of Blaine County, Idaho, as Instrument No. \_\_\_\_\_."

### ARTICLE IV

#### Mechanic's Lien Rights

No labor performed or services or materials furnished with the consent of or at the request of an Owner or his agent, or his contractor or subcontractor, shall be the basis for the filing of a lien against the townhome of any other Owner, or against any part thereof, or against any other property or any other Owner, unless such other Owner has expressly consented to or requested the performance of such labor or furnishings of such materials or services.

### ARTICLE V

5.01 Insurance. Each Owner shall separately insure their respective townhome unit and other improvements on his or her townhome sublot, or any part of it, against loss by fire or other casualty

deemed appropriate by the Owner, in an amount as near as practical to the full insurable replacement value (without deduction for depreciation). Additionally, each Owner shall carry personal liability and property damage liability insurance with respect to his or her townhome unit in a minimum limit of \$650,000.00. No such policy shall lapse, be cancelled or the coverage reduced except after ten (10) days written notice to the other party. Each Owner may insure his or her personal property against loss.

Due to the close proximity of each townhome and respective subplot to the other, each Owner will indemnify and hold harmless the other Owner from any loss, damage or claim which may result from an Owner's failure to maintain adequate fire and casualty insurance on his or her townhome unit.

## ARTICLE VI

### General Restrictions

All real property within the townhome development project shall be held, used and enjoyed subject to the following limitation and restrictions:

6.01 External Fixtures. No television or radio poles, antennae, flag poles, clotheslines or other external fixtures other than those originally installed by Declarant shall be constructed, erected or maintained on or within the townhome development project.

6.02 Insurance Rates. Nothing shall be done or kept in the townhome development project which will increase the rate of insurance, nor shall anything be done or kept in the Sapp Townhomes which would result in the cancellation of insurance on the townhome development project, or which would be in violation of any law.

6.03 No Further Subdividing. No subplot or townhome may be further subdivided, nor may any easement or other interest therein less than the whole be conveyed by the Owner thereof; provided, however, that nothing herein shall be deemed to prevent or require approval for the transfer or sale of any townhome to more than one (1) person to be held by them as tenants in common, joint tenants, tenants by entirety or as community property.

6.04 Signs. After the sale of all sublots within the property, no sign of any kind shall be displayed to the public view, except such signs of customary and reasonable dimensions which may be displayed on or from a residence advertising that the residence is for sale or lease. "For sale" or "For Lease" signs shall not be more than one (1) foot by two (2) feet, with plain white and black block letters.

6.05 Animals. No animals of any kind shall be raised, bred or kept in any townhome for commercial purposes. Domestic cats and dogs may be kept in a townhome, provided that no cat or dog is a nuisance to the other townhome owners; they shall not be allowed to run at large, chase wild animals or bark/meow excessively. Dogs shall be kept within each townhome Owner's property at all times except when they are under the control of the Owner or on a leash.

6.06 Nuisance. No rubbish or debris of any kind shall be placed or permitted to accumulate upon any property within the townhome development project and no odors shall be permitted to arise therefrom so as to render any such property or any portion thereof unsanitary, unsightly, offensive or detrimental to any other property in the vicinity thereof or to its occupants. No noise or other nuisance shall be permitted to exist or operate upon any such property so as to be offensive or detrimental to any other property in the vicinity thereof or to its occupants. Without limiting the generality of any of the

foregoing provisions, horns, whistles, bells or other sound devices (other than security devices used exclusively for security purposes) shall not be located, used or placed on any such property.

6.07 Permitted Uses. The townhome development project shall be used for residential purposes only.

6.08 Leases. Nothing in this Declaration shall prevent an Owner from leasing or renting his townhome; provided, however, any lease or rental agreement must be in writing and must specify that its terms shall be subject in all respects to the provisions of this Declaration. Any failure by the tenant to comply with the terms of this Declaration shall be a default under the lease or rental agreement. If any lease does not contain the foregoing provisions, such provisions shall nevertheless be deemed to be part of the lease and binding upon the unit Owner and the tenant by reason of their being stated in this Declaration. Other than as stated herein, there is no restriction on the right of any unit Owner to lease or otherwise rent his unit. Notwithstanding any agreement between the Owner and the prospective tenant to the contrary, the leasing or rental of a unit shall not operate to relieve the Owner of the primary responsibility for compliance with all provisions of this Declaration.

6.09 Repair of Buildings. No improvement upon any property within the townhome development project shall be permitted to fall into disrepair, and each such improvement shall at all times be kept in good condition and repair and adequately painted.

6.10 Improvements and Alterations. There shall be no excavation or construction or alteration which in any way alters the exterior appearance of any improvement within the townhome development project, nor removal of any improvement in the townhome development project (other than repair or rebuilding pursuant to Section 6.09 hereof), without the written consent of the other Owner, and any such improvements and alterations shall be subject to local building regulations.

6.11 Drainage. There shall be no interference with the established drainage pattern over any property within the townhome development project. For the purposes thereof, "established drainage" is defined as the drainage which exists at the time the Declaration is enacted, or upon the completion of the townhome development project.

6.12 No Hazardous Activities. No activities shall be conducted on any property and no improvements constructed on any property which are or might be unsafe or hazardous to any person or property. Without limiting the generality of the foregoing, no firearms shall be discharged upon any property; and no open fires shall be lighted or permitted on any property except in a contained barbecue unit while attended and in use for cooking purposes.

6.13 Use of Driveway and Parking Spaces. No articles shall be stored or remain in the driveway area, including, but not limited to, automobiles, motorcycles, other vehicles of any kind, boats and bicycles, furniture and furnishings. Refuse, garbage, trash and recycling containers shall be kept at all times within the garage of each individual townhome. Parking spaces may be used only for the parking of operable passenger and business vehicles. Use of parking spaces for parking trailers or recreational vehicles shall not be permitted. Improperly parked vehicles may be removed at the risk and expense of the Owner thereof.

6.14 No Temporary Structures. No tent or shack or other temporary building, improvement or structure shall be placed upon any property.

6.15 No Mining and Drilling. No property shall be used for the purpose of mining, quarrying, drilling, boring or exploring for or removing water, oil, gas or other hydrocarbons, minerals, rocks, stones, gravel or earth.

## ARTICLE VII

### Miscellaneous

#### 7.01 Amendment.

A. By Owners. The provisions of this Declaration may be amended by an instrument in writing signed and acknowledged by unanimous agreement of the Owners in the townhome development project, such an amendment shall be effective upon its recordation with the Blaine County Recorder.

B. Validity. Notwithstanding any other provision of this Declaration, no amendment of this Declaration shall operate to defeat and render invalid the rights of the beneficiary under any recorded deed of trust upon a townhome made in good faith and for value; provided that after the foreclosure of any such deed of trust such townhome shall remain subject to this Declaration, as amended.

7.02 Notices. Any notice permitted or required to be delivered as provided herein shall be in writing and may be delivered either personally or by mail. If delivery is made by mail, it shall be deemed to have been delivered seventy-two (72) hours after a copy of the same has been deposited in the United States mail, postage prepaid, addressed to any person at the address given by such person to the Association for the purpose of service of such notice, or to the residence of such person if no address has been given to the Association. Such address may be changed from time to time by notice in writing to the Association.

7.03 Interpretation. The provisions of this Declaration shall be liberally construed to effectuate their purpose of creating a uniform plan for the operation and future development of the townhome development project. All provisions affecting any townhome project in the townhome development project shall be construed so as to be in conformance with the laws of the State of Idaho, City of Ketchum, and all other governmental regulatory agencies. This Declaration shall be construed and governed under the laws of the State of Idaho.

#### 7.04 Enforcement and Non-Waiver.

A. Right of Enforcement. An Owner of any townhome within the townhome development project shall have the right to enforce any or all of the provisions of the Restrictions upon any property within the townhome development project and the Owners thereof.

B. Violations and Nuisance. Every act or omission whereby any provision of the townhome development project Restrictions is violated in whole or in part is hereby declared to be a nuisance and may be enjoined or abated, whether or not the relief sought is for negative or affirmative action by Declarant or an Owner of a townhome within the project.

C. Violation of the Law. Any violation of any state, municipal or local law, ordinance or regulation pertaining to the ownership, occupation or use of any property within the townhome development project is hereby declared to be a violation of the Restrictions thereof and subject to any or all of the enforcement procedures set forth in said Restrictions.

D. Remedies Cumulative. Each remedy provided by the townhome development project Restrictions is cumulative and non-exclusive.

E. Non-Waiver. The failure to enforce any of the provisions of the townhome development project Restrictions at any time shall not constitute a waiver of the right thereafter to enforce any such provisions or any other provisions of said Restrictions.

7.05 Construction.

A. Restrictions Construed Together. All of the provisions of the townhome development project Restrictions shall be liberally construed together to promote and effectuate the fundamental concepts of the townhome development project as set forth in the preamble of this Declaration.

B. Restrictions Severable. Notwithstanding the provisions of the foregoing paragraph A, each of the provisions of the townhome development project shall be deemed independent and severable, and the invalidity or partial invalidity of any provision or portion thereof shall not affect the validity or enforceability of any other provision.

C. Singular Includes Plural. Unless the context requires a contrary construction, the singular shall include the plural and the plural the singular; and the masculine, feminine or neuter shall include the masculine, feminine and neuter.

D. Captions. All captions and titles used in this Declaration are intended solely for convenience or reference and shall not affect that which is set forth in any of the provisions hereof.

7.06 Owner's Obligations Continue. All obligations of the Owner under and by virtue of the provisions of this Declaration shall continue, notwithstanding that he may have leased or rendered said interest as provided herein, but the Owner of a townhome shall have no obligation for expenses or other obligations accrued after he conveys such townhome.

IN WITNESS WHEREOF, Declarant has executed this Declaration the day and year first above written.

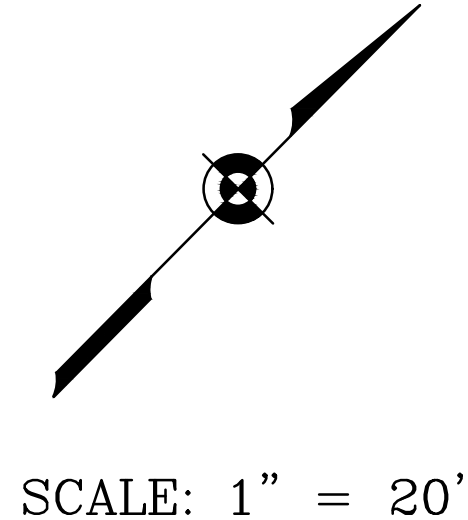
Sapp Family Holdings, LLC

By \_\_\_\_\_

Layne Sapp, Member

# A PLAT SHOWING SAPP TOWNHOMES

WHERE IN LOT 5 & THE N1/2 OF LOT 6, BLOCK 72, IS SUBDIVIDED INTO TOWNHOME SUBLOTS 1 & 2 AS SHOWN HEREON  
LOCATED WITHIN SECTION 13, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
JULY 2022



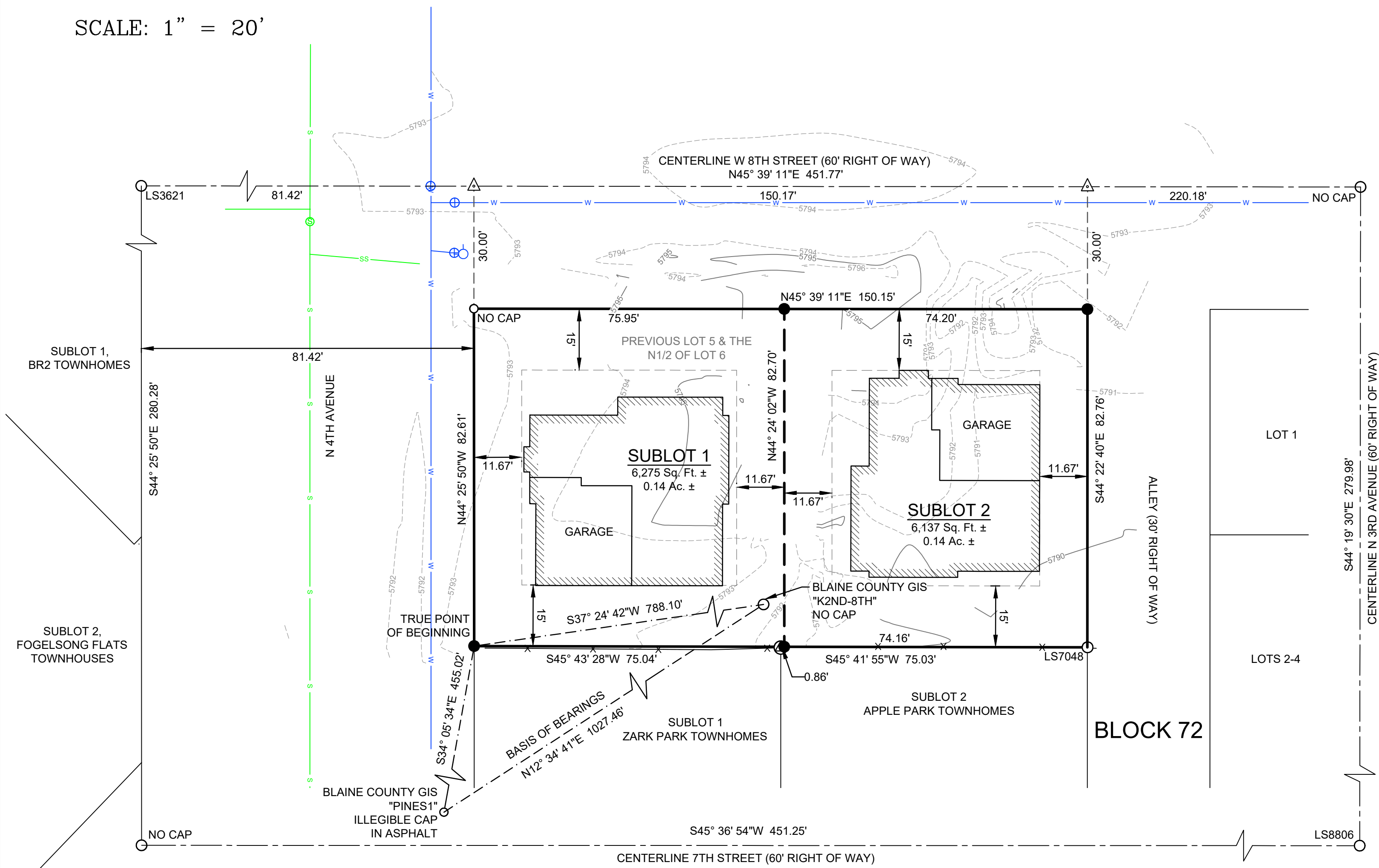
SCALE: 1" = 20'

### LEGEND

- Property Line
- Proposed Lot Line
- Adjoiner's Lot Line
- Centerline of Right of Way
- Fence Line
- Survey Tie Line
- GIS Tie Line
- Building Setback, Width as Shown
- Water Main Line
- Sewer Main Line
- Sewer Service Line
- 5' Contour Interval
- 1' Contour Interval
- Proposed Building
- Found Aluminum Cap on 5/8" Rebar by LS3432
- Found 5/8" Rebar
- Found 1/2" Rebar
- Set 5/8" Rebar, P.L.S. 16670
- Calculated Point, Nothing Set
- Manhole
- Water Valve
- Fire Hydrant

### SURVEY NARRATIVE & NOTES

1. The purpose of this survey is to show the monuments found and set during the boundary retracement of Lot 5 & the N1/2 of Lot 6, Block 72, Ketchum Townsite and subdivide it to create Sublots 1 & 2 of Sapp Townhomes, as shown hereon. The boundary shown is based on found centerline and lot corner monuments and the Official Map of the Village of Ketchum, Instrument No. 302967, records of Blaine County, Idaho. All found monuments have been accepted. Additional documents used in the course of this survey include the Plat of Zark Park Townhomes, Instrument Number 425489, the Plat showing BR2 Townhomes, Instrument Number 440458, the Plat showing Apple Park Townhomes, Instrument Number 663014, the Plat showing Zark Park Subdivision, Instrument Number 348073, and the Plat showing Apple Park Subdivision, Instrument Number 355698, all records of Blaine County, Idaho.
2. The distances shown are measured. Refer to the above referenced documents for previous record data.
3. Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this map and may affect items shown hereon. It is the responsibility of the client to determine the significance of the Title Policy information and determine whether it should be included. If the client desires this information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.
4. Unless otherwise shown hereon, 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.
5. All utilities shall be installed underground.
6. All townhome unit owners shall have mutual reciprocal easements for existing and future water, cable tv, sewage, telephone, natural gas and electrical lines over, under, and across their townhomes and sublots for the repair, maintenance, and replacement thereof.
7. Garage space shall not be converted to living space or uses other than parking of vehicles and household storage.
8. The townhome sublots shown hereon are considered as one (1) land lot. coverage requirements and other bulk regulations per the City of Ketchum ordinances apply to the sublots as one parcel.
9. The owner/subdivider is Sapp Family Holdings, LLC, 1100 Bellevue Way, NE Suite 8A, Box 551, Bellevue, Washington 98004. The surveyor/representative is Mark Phillips, Galena Engineering, Inc., 317 N. River St., Hailey, ID 83333.
10. The current zoning is GR-L. Refer to the City of Ketchum Zoning Ordinance for specific information about this zone.



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

SAPP TOWNHOMES  
GALENA ENGINEERING, INC.  
HAILEY, IDAHO  
SHEET 1 OF 2  
Job No. 8237-01

**CERTIFICATE OF OWNERSHIP**

This is to certify that the undersigned is the owner in fee simple of the following described parcel of land:

A parcel of land located within Section 13, T.4N., R.17E., B.M., City of Ketchum, Blaine County, Idaho, more particularly described as follows:

LOT 5 & THE N1/2 OF LOT 6, BLOCK 72, KETCHUM TOWNSITE

The easements indicated hereon are not dedicated to the public, but the right to use said easements is hereby reserved for the public utilities and for any other uses indicated hereon and no permanent structures are to be erected within the lines of said easements.

I do hereby certify that all lots in this plat will be eligible to receive water service from an existing water distribution system and that the existing water distribution system has agreed in writing to serve all of units shown within this plat.

It is the intent of the owner to hereby include said land in this plat.

\_\_\_\_\_  
Sapp Family Holdings, LLC, an Idaho Limited Liability Company  
BY: Rueben Ortega, Registered Agent

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, a Notary Public in and for said State, personally appeared Rueben Ortega, known or identified to me to be a Registered Agent of the limited liability company that executed the foregoing instrument, and acknowledged to me that such limited liability company executed the same.

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

\_\_\_\_\_  
Notary Public in and for said State  
Residing in \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

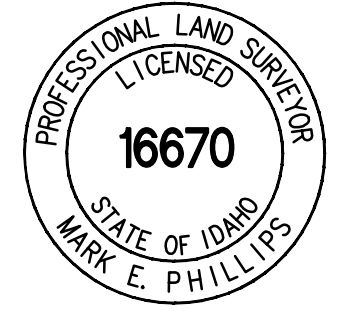
**PROJECT ENGINEER'S CERTIFICATE**

I, the undersigned, project engineer for Sapp Townhomes, certify that the subdivision is in accordance with the City of Ketchum Subdivision standards.

\_\_\_\_\_  
Sean M Flynn, PE 12497, Galena Engineering, INC

**SURVEYOR'S CERTIFICATE**

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



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

**BLAINE COUNTY SURVEYOR'S APPROVAL**

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

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

**KETCHUM CITY COUNCIL CERTIFICATE**

I, the undersigned, City Clerk, in and for the City of Ketchum, Blaine County, Idaho, do hereby certify that at a regular meeting of the City Council held on the \_\_\_\_ day of \_\_\_\_\_, 2022, this plat was duly accepted and approved.

\_\_\_\_\_  
Tara Fenwick, City Clerk, City of Ketchum

**KETCHUM CITY ENGINEER CERTIFICATE**

I, the undersigned, City Engineer in and for the City of Ketchum, Blaine County, Idaho, do hereby approve this plat on this \_\_\_\_ day of \_\_\_\_\_, 2022, and certify that it is in accordance with the City of Ketchum subdivision ordinance.

\_\_\_\_\_  
Sherri Newland, City Engineer, City of Ketchum

**KETCHUM CITY PLANNER CERTIFICATE**

I, the undersigned, Planner in and for the City of Ketchum, Blaine County, Idaho, do hereby approve this plat on this \_\_\_\_ day of \_\_\_\_\_, 2022, and certify that it is in accordance with the City of Ketchum subdivision ordinance.

\_\_\_\_\_  
Morgan Landers, City of Ketchum

**BLAINE COUNTY TREASURER'S APPROVAL**

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

\_\_\_\_\_  
Blaine County Treasurer

\_\_\_\_\_  
Date

**BLAINE COUNTY RECORDER'S CERTIFICATE**

SAPP TOWNHOMES

GALENA ENGINEERING, INC.  
HAILEY, IDAHO

SHEET 2 OF 2  
Job No. 8237-01



**City of Ketchum  
Planning & Building**

<b>IN RE:</b>	)	
	)	
<b>Sapp Townhomes</b>	)	<b>KETCHUM PLANNING &amp; ZONING COMMISSION</b>
<b>Design Review</b>	)	<b>FINDINGS OF FACT, CONCLUSIONS OF LAW, AND</b>
<b>Date: November 8, 2022</b>	)	<b>DECISION</b>
	)	
<b>File Number: 22-052</b>	)	

**PROJECT:** Sapp Townhomes

**APPLICATION TYPE:** Design Review

**FILE NUMBER:** P21-052

**ASSOCIATED APPLICATIONS:** Townhouse Subdivision Preliminary Plat (P22-052A)

**REPRESENTATIVE:** Caleb Spangenberg, Williams Partners Architects (Architect)

**OWNER:** Sapp Family Holdings, LLC

**LOCATION:** 780 N 4th Ave (Lot 5 and N ½ of Lot 6, Block 72, Ketchum Townsite)

**ZONING:** General Residential Low Density (GR-L)

**OVERLAY:** None

**RECORD OF PROCEEDINGS**

The City of Ketchum received the application for Design Review and Preliminary Plat on July 28, 2022. The Final Design and Preliminary Plat applications have been reviewed concurrently and were deemed complete on September 16, 2022, after one review for completeness. Following receipt of the complete application, staff routed the application materials to all city departments for review. Department comments were provided to the applicant on August 11, 2021. As of the date of this letter, all department comments have been resolved or addressed through conditions of approval recommended below.

A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on October 14, 2022. The public hearing notice was published in the Idaho Mountain Express the on October 19, 2022. A notice was posted on the project site and the city’s website on October 19, 2022. Story poles were documented on the project site as of October 3, 2022.



The Planning & Zoning Commission considered the Sapp Townhomes Design Review (Application File No. P22-052) and Townhouse Subdivision Preliminary Plat (Application File No. P22-052A) applications during their regular meeting on November 8, 2022. The development applications were considered concurrently and the associated public hearings were combined in accordance with Idaho Code §67-6522. After considering Staff’s analysis, the applicant’s presentation, and public comment, the Planning & Zoning Commission unanimously approved the Design Review (Application File No. P22-052) and unanimously recommended approval of the Townhouse Subdivision Preliminary Plat (Application File No. P22-052) application to the City Council.

**FINDINGS OF FACT**

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

**BACKGROUND**

The Applicant is proposing two new 3,655 square foot two-story detached townhomes with attached two-car garages (the “project”), located at 780 N 4th Ave (the “subject property”). The subject property is zoned General Residential – Low Density (GR-L) and currently contains one single-family dwelling unit. Detached townhomes are a permitted use within the GR-L zone district provided that all dimensional standards are met. The project proposes to demolish the existing single-family dwelling unit, vacate the lot line between Lots 5 and 6, subdivide the property into two townhouse sublots, and construct a new detached dwelling unit on each of the newly created sublots.

The existing single-family residence was constructed in 1961 making it more than 50 years old. However, the building is not listed on the city’s adopted Historic Building/Site List. Review by the Historic Preservation Commission is not required; however, a demolition permit cannot be issued for the existing residence until a 60 day waiting period has concluded.

The project will construct improvements to the right-of-way per the City of Ketchum improvement standards. The project proposes access to one subplot from N 4th Ave and access to the other subplot from 8th Street. The project proposes paver driveways with no snowmelt for both driveways. All improvements to the right-of-way have been preliminarily reviewed by the Streets Department and City Engineer with no comments on the proposed access and right-of-way improvements. Final review of the proposed improvements will be conducted by the City Engineer and Streets Department prior to issuance of a building permit.

**FINDINGS REGARDING COMPLIANCE WITH ZONING CODE AND DIMENSIONAL STANDARDS**

Ketchum Municipal Code Standards and Staff Comments			
No	N/A	KMC §	Standards and Staff Comments
<input type="checkbox"/>	<input type="checkbox"/>	<b>17.12.030</b>	<b>Minimum Lot Area and Lot Width</b>
		<b>Staff Comments</b>	<b>Required:</b> Minimum lot area of 8,000 square feet, minimum lot width average of 80 feet  <b>Existing:</b> Lot Area – 12,413 square feet per topographic survey submitted with project plans

			Lot Width – 82.61 feet along the front property line and 82.76 feet along the rear property line
<input type="checkbox"/>	<input type="checkbox"/>	<b>17.12.030</b>	<b>Lot Coverage</b>
		<b>Staff Comments</b>	<p><b>Permitted Lot Coverage: 35%</b></p> <p><b>Proposed:</b>  Total Lot Area – 12,413 SF  Building Coverage – 2,172 x 2 = 4,344 SF  Lot Coverage – 35%</p>
<input type="checkbox"/>	<input type="checkbox"/>	<b>17.12.030</b>	<b>Minimum Building Setbacks</b>
		<b>Staff Comments</b>	<p><b>Permitted:</b>  Front (N 4<sup>th</sup> Ave): 15 ft  Street Side (W 8<sup>th</sup> St): The greater of 1' for every 3' in building height, or 5' <sup>1</sup>  Interior Sublot Line: 0 feet  Side (south): The greater of 1' for every 3' in building height, or 5' <sup>1</sup>  Rear (Alley/east): The greater of 1' for every 3' in building height, or 15' <sup>1</sup>  - In measuring the rear yard of a principal building where the rear lot line abuts an alley, measurement may be made to the centerline of the alley, provided no building is located within the right-of-way of the alley.</p> <p>Building Height: Sublot 1 is 33.5 feet (11.2 foot setback required) and Sublot 2 is 35 feet (11-foot 8-inch setback required)</p> <p><b>Proposed:</b>  Front (N 4<sup>th</sup> Ave – subplot 1): 15 feet  Street Side (W 8<sup>th</sup> St): 21.5 feet to subplot 1 townhouse and 15 feet to subplot 2 townhouse  Interior Sublot Line: 10.2 feet to subplot 1 townhouse and 16.3 feet to subplot 2  Side (south): 14.9 feet to subplot 1 townhouse and 17 feet to subplot 2 townhouse  Rear (Alley/east): 11.72 to property line, 26.7 feet to centerline of the alley</p>
<input type="checkbox"/>	<input type="checkbox"/>	<b>17.12.030</b>	<b>Building Height</b>
		<b>Staff Comments</b>	<p><b>Permitted: 35 feet</b>  Height of building: The greatest vertical distance measured at any point from the roof to natural, existing, or finished grade, whichever is lowest. The maximum vertical distance from the lowest exposed finished floor to the highest point of the roof (regardless of vertical alignment) shall be no more than five feet greater than the maximum height permitted in the zoning district (see illustration B on file in the office of the City Clerk). No facade shall be greater than the maximum height permitted in the zoning district. (See definition of "facade" in this section and illustration B on file in the office of the City Clerk.) Facades which step up or down hillsides shall be set back from the lower facade a minimum of 50 percent of the height of the lower facade; except, that roof overhangs may extend up to three feet into this area (see illustration B on file in the office of the City Clerk). This building height provision shall apply to parapets, Boston roofs and any other portion of a building roof, but shall not apply to flagpoles, lightning rods, weather vanes, antennas or chimneys.</p> <p><b>Proposed:</b></p>

			<p>Sublot 1: As shown on Sheets A3.1 and A4.1, the total building height for Sublot 1 is 33.5 feet from the existing grade to the top of the roof.</p> <p>Sublot 2: As shown on Sheets A3.1 and A4.1, the total building height for Sublot 2 is 35</p>
<input type="checkbox"/>	<input type="checkbox"/>	<b>17.125.030H</b>	<b>Curb Cut</b>
		<b>Staff Comments</b>	<p><b>Permitted:</b> A maximum of thirty five percent (35%) of the linear footage of any street frontage may be devoted to access off street parking.</p> <p><b>Proposed:</b> The subject property has two street frontages, one along N 4<sup>th</sup> Ave and the other along 8<sup>th</sup> Street. Sublot 1 accesses the property from N 4<sup>th</sup> and subplot 2 accesses the property from 8<sup>th</sup> Street. 4<sup>th</sup> Ave Curb Cut: 82.6 linear feet of frontage, 20-foot driveway, 24% curb cut 8<sup>th</sup> Street Curb Cut: 150.17 linear feet of frontage, 20-foot driveways, 13% curb cut</p>
<input type="checkbox"/>	<input type="checkbox"/>	<b>17.125.040</b>	<b>Parking Spaces</b>
		<b>Staff Comments</b>	<p><b>Required:</b> Detached townhomes are considered multi-family dwelling units: Units up to 2,000 square feet require 1 parking space Units 2,001 square feet and above require 2 parking spaces</p> <p>The project proposes a total of 2 detached townhome units that are 3,655 square feet each, which requires 2 parking spaces each.</p> <p><b>Proposed:</b> As shown on Sheet A2.1, each detached townhome has a two-car garage, meeting all parking requirements for the development.</p>

FINDINGS REGARDING COMPLIANCE WITH DESIGN REVIEW STANDARDS

Improvements and Standards (KMC §17.96.060)				
Yes	No	N/A	KMC §	Standards and Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.A1 Streets</b>	<b>The applicant shall be responsible for all costs associated with providing a connection from an existing city street to their development.</b>
			<i>Commission Findings</i>	The project will remove all existing trees, shrubs and other obstructions within the right-of-way and construct street improvements per the city's requirements. All improvements to the right-of-way will be at the expense of the applicant.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.A2 Streets</b>	<b>All street designs shall be approved by the City Engineer.</b>
			<i>Commission Findings</i>	No new streets are proposed for the project, however, all required improvements to the right-of-way as shown on the project plans has been reviewed by the City Engineer. Final review of all improvements to the right-of-way will be completed prior to issuance of a building permit for the project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.060.B1 Sidewalks</b>	<b>All projects under 17.96.010(A) that qualify as a "Substantial Improvement" shall install sidewalks as required by the Public Works Department.</b>
			<i>Commission Findings</i>	KMC 17.124.140 outlines the zone districts where sidewalks are required when substantial improvements are made, which include the CC, all tourist zone districts, and all light industrial districts. The subject property is within the GR-L zone district, which is not a district where sidewalks are required per the development standards.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.060.B2 Sidewalks</b>	<b>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.</b>
			<i>Commission Findings</i>	This standard is not applicable as sidewalks are not required for the project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.060.B3 Sidewalks</b>	<b>Sidewalks may be waived if one of the following criteria is met:</b> <ol style="list-style-type: none"> <li>a. The project comprises an addition of less than 250 square feet of conditioned space.</li> <li>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.</li> </ol>
			<i>Commission Findings</i>	This standard is not applicable as sidewalks are not required for the project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.060.B4 Sidewalks</b>	<b>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.</b>
			<i>Commission Findings</i>	This standard is not applicable as sidewalks are not required for the project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.060.B5 Sidewalks</b>	<b>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.</b>
			<i>Commission Findings</i>	This standard is not applicable as sidewalks are not required for the project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.060.B6 Sidewalks</b>	<b>The City may approve and accept voluntary cash contributions in-lieu of the above described improvements, which contributions must be segregated by</b>

				<b>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.</b>
			<i>Commission Findings</i>	This standard is not applicable as sidewalks are not required for the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.C1 Drainage</b>	<b>All storm water shall be retained on site.</b>
			<i>Commission Findings</i>	Stormwater management was reviewed for the entire site during department review. The preliminary grading plan shows all stormwater being retained on site. The City Engineer will review the final grading and drainage plan at the time of building permit review.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.C2 Drainage</b>	<b>Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.</b>
			<i>Commission Findings</i>	Drainage improvements associated with improvements to the right of way have been designed for the full length of the property along both street frontages as shown in the project plans.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.C3 Drainage</b>	<b>The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.</b>
			<i>Commission Findings</i>	During department review, the Streets department and city engineer identified potential drainage improvements required in the alley. These improvements will be finalized during the building permit review process to ensure drainage of the surrounding area is properly managed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.C.4 Drainage</b>	<b>Drainage facilities shall be constructed per City standards.</b>
			<i>Commission Findings</i>	The proposed drainage improvements to the right-of-way are designed to meet city standards. Final design will be reviewed and approved by the City Engineer prior to issuance of a building permit.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.D1 Utilities</b>	<b>All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.</b>
			<i>Commission Findings</i>	The applicant is the responsible party for improvements and installation of utilities for the project. The applicant is responsible for all expenses related to these improvements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.D2 Utilities</b>	<b>Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.</b>
			<i>Commission Findings</i>	The project proposes to underground all utilities. A 10-foot utility easement is being dedicated through the subdivision process to accommodate the Idaho Power infrastructure required for the project. This meets the criteria for underground utilities as all new and existing structures within the project will be served with underground utilities.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.060.D3 Utilities</b>	<b>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.</b>
			<i>Commission Findings</i>	Extension of utilities is not required for the project; therefore, this standard does not apply.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.E1 Compatibility of Design</b>	<b>The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.</b>

			<i>Commission Findings</i>	<p>The property is located within an area often referred to as the north side of West Ketchum, on the border of West Ketchum and the outer edge of the Community Core. The surrounding properties primarily consist of single-family dwelling units or duplexes. Most properties are two stories with a more traditional pitched roof, however, there are some older one-story buildings. Some of the more recent projects to the southeast are three stories with a flat roof. Many of the buildings to the north and west are of an older vintage with a variety of colors and natural materials on the exterior of the buildings including natural wood or brown shades of siding and stucco to lighter shades of grey and beige.</p> <p>The project proposes a two-story building with sloped roofs and a mix of wood and stone siding. As shown on Sheet A0.1, the color palette for the project includes dark and light natural wood, stone chimney, black windows, and a dark metal nonreflective roof. The units are identical in size, and layout, however, the project proposes to orient one of the buildings toward N 4<sup>th</sup> Ave and the other toward 8<sup>th</sup> Street which creates a varied visual of the project along 8<sup>th</sup> Street where one does not see two identical buildings next to each other. The northwest view on Sheet A5.1 in the project plans shows this concept well. Staff believes this approach to the project is very desirable as it reduces the perceived mass of the two buildings side by side and creates varied undulation along the length of the block. Many of the projects proposed in this area over the last year have identical buildings side by side which can result in a monolithic feel of the buildings because there is no variation.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.060.E2 Compatibility of Design</b>	<b>Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.</b>
			<i>Commission Findings</i>	The subject property does not include significant landmarks; therefore, this standard does not apply.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.060.E3 Compatibility of Design</b>	<b>Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.</b>
			<i>Commission Findings</i>	The proposed project does not include an addition to an existing building; therefore, this standard does not apply. The existing building was built after 1940 and will be demolished as part of the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.F1 Architectural</b>	<b>Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.</b>
			<i>Commission Findings</i>	Both the existing residence and the new detached townhouse have pathways from the building to the street by the driveway and a separate sidewalk. As discussed above, sidewalks are not required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.F2 Architectural</b>	<b>The building character shall be clearly defined by use of architectural features.</b>
			<i>Commission Findings</i>	The building is intended to have a rustic mountain character defined by a pitched roof, covered entry, and rustic materials such as natural wood siding, and steel garage door. The project also proposes a tall stone chimney that defines the building and orients the buildings to their respective street frontages.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.F3 Architectural</b>	<b>There shall be continuity of materials, colors and signing within the project.</b>
			<i>Commission Findings</i>	The project proposes a consistent use of rustic natural materials including wood siding, steel accents, and black trimmed windows.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.F4 Architectural</b>	<b>Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.</b>
			<i>Commission Findings</i>	The project proposes some landscape walls around the walkway entrances to the individual units that are complimentary to the building. The project also proposes paver walkways and paver driveway that are of a material that compliments the primary building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.F5 Architectural</b>	<b>Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.</b>
			<i>Commission Findings</i>	The new detached townhouse is a two-story structure with pitched roofs. Each unit includes a fairly large cutout on the second level for a second level balcony. The building façade wall also steps back halfway along the building with a material change that accentuates the undulation.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.F6 Architectural</b>	<b>Building(s) shall orient towards their primary street frontage.</b>
			<i>Commission Findings</i>	The front property line is N 4 <sup>th</sup> Ave, however, the property is a corner lot so it fronts both N 4 <sup>th</sup> Ave and 8 <sup>th</sup> Street. Sublot 1 faces the street along N 4 <sup>th</sup> Ave and Sublot 2 fronts 8 <sup>th</sup> Street.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.F7 Architectural</b>	<b>Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.</b>
			<i>Commission Findings</i>	Garbage will be stored within the garage and no satellite receivers are anticipated.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.F8 Architectural</b>	<b>Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.</b>
			<i>Commission Findings</i>	The new detached townhouse proposes gutters and snow retention to ensure that snow does not slide onto adjacent properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.G1 Circulation Design</b>	<b>Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.</b>
			<i>Commission Findings</i>	The project provides pedestrian access to N 4 <sup>th</sup> Ave and 8 <sup>th</sup> Street. As these streets are considered residential streets, all pedestrian, equestrian and bicycle movements are contained within the street. There are no easements or pathways in the area requiring connectivity to the project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.060.G2 Circulation Design</b>	<b>Awnings extending over public sidewalks shall extend five (5') feet or more across the public sidewalk but shall not extend within two (2') feet of parking or travel lanes within the right of way.</b>
			<i>Commission Findings</i>	The project does not propose any encroachments into the right-of-way.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.060.G3 Circulation Design</b>	<b>Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.</b>
			<i>Commission Findings</i>	This standard does not apply as no new streets are proposed and sidewalks are not required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.G4 Circulation Design</b>	<b>Curb cuts and driveway entrances shall be no closer than twenty (20') feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right of way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.</b>

			<i>Commission Findings</i>	The project proposes two driveways, one from N 4 <sup>th</sup> Ave and one from 8 <sup>th</sup> Street. Neither of the proposed driveways are within 20 feet of the intersection.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.G5 Circulation Design</b>	<b>Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.</b>
			<i>Commission Findings</i>	Access for emergency vehicles, snowplows, garbage trucks, and delivery vehicles is from N 4 <sup>th</sup> Ave and 8 <sup>th</sup> Street. Bald Mountain Rd is classified as a residential street, requiring a minimum right-of-way of 60 feet. The right-of-way for N 4 <sup>th</sup> Ave is 80 feet. 8 <sup>th</sup> Street has a right-of-way of 60 feet. Final civil drawings for right-of-way improvements will be reviewed and approved by the City Engineer and Streets department prior to issuance of a building permit.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.H1 Snow Storage</b>	<b>Snow storage areas shall not be less than thirty percent (30%) of the improved parking and pedestrian circulation areas.</b>
			<i>Commission Findings</i>	Both sublots are required to provide their own snow storage. There is a total of 2,725 SF of driveway and pedestrian areas. The project proposes a total of 834 square feet of snow storage divided evenly between the two lots commensurate of driveway and pedestrian areas. This amounts to 30% of snow storage.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.H2 Snow Storage</b>	<b>Snow storage areas shall be provided on-site.</b>
			<i>Commission Findings</i>	As shown in the project plans, all snow storage is provided on-site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.H3 Snow Storage</b>	<b>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.</b>
			<i>Commission Findings</i>	As shown in the project plans, the snow storage areas for both sublots meet these dimensional requirements.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.060.H4 Snow Storage</b>	<b>In lieu of providing snow storage areas, snow melt and hauling of snow may be allowed.</b>
			<i>Commission Findings</i>	Snow storage is being provided, therefore no snowmelt or hauling of snow will be required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.I1 Landscaping</b>	<b>Landscaping is required for all projects.</b>
			<i>Commission Findings</i>	The project plans include a comprehensive landscape plan, and planting plan for the proposed project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.I2 Landscaping</b>	<b>Landscaping 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.</b>
			<i>Commission Findings</i>	Proposed plant materials are drought tolerant and are consistent with landscaping of surrounding properties within the neighborhood.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.I3 Landscaping</b>	<b>All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.</b>
			<i>Commission Findings</i>	All proposed plant materials are drought tolerant.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>17.96.060.I4 Landscaping</b>	<b>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.</b>



			<i>Commission Findings</i>	The landscape plan for the project provides buffer between the new detached townhouses to the surrounding properties to the south, and east.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>17.96.060.J1 Public Amenities</b>	<b>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.</b>
			<i>Commission Findings</i>	This standard is not applicable as sidewalks are not required.

### CONCLUSIONS OF LAW

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

### DECISION

**THEREFORE**, the Commission **approves** this Design Review Application File No. P22-052 this Tuesday, November 8, 2022 subject to the following conditions of approval.

### CONDITIONS OF APPROVAL

1. This Design Review approval (P22-052) is contingent upon approval of the Lot Line Shift application (P22-052B). Should the Lot Line Shift application (P22-052B) not be approved, this Design Review approval shall become null and void.
2. Final civil drawings prepared by an engineer registered in the State of Idaho which include specifications for right-of-way, utilities, and drainage improvements shall be submitted for review and approval by the City Engineer, Streets, and Utilities departments prior to issuance of a building permit for the project.

3. The term of Design Review approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations.
4. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.

Findings of Fact **adopted** this 8<sup>th</sup> day of November 2022.

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Neil Morrow, Chair  
City of Ketchum  
Planning and Zoning Commission



**City of Ketchum  
Planning & Building**

<b>IN RE:</b>	)	
	)	
<b>Sapp Townhomes</b>	)	<b>KETCHUM PLANNING &amp; ZONING COMMISSION</b>
<b>Townhouse Subdivision – Preliminary Plat</b>	)	<b>FINDINGS OF FACT, CONCLUSIONS OF LAW, AND</b>
<b>Date: November 8, 2022</b>	)	<b>DECISION</b>
	)	
<b>File Number: 22-052A</b>	)	

**PROJECT:** Sapp Townhomes

**APPLICATION TYPE:** Design Review

**FILE NUMBER:** P21-052

**ASSOCIATED APPLICATIONS:** Townhouse Subdivision Preliminary Plat (P22-052A)

**REPRESENTATIVE:** Caleb Spangenberg, Williams Partners Architects (Architect)

**OWNER:** Sapp Family Holdings, LLC

**LOCATION:** 780 N 4th Ave (Lot 5 and N ½ of Lot 6, Block 72, Ketchum Townsite)

**ZONING:** General Residential Low Density (GR-L)

**OVERLAY:** None

**RECORD OF PROCEEDINGS**

The City of Ketchum received the application for Design Review and Preliminary Plat on July 28, 2022. The Final Design and Preliminary Plat applications have been reviewed concurrently and were deemed complete on September 16, 2022, after one review for completeness. Following receipt of the complete application, staff routed the application materials to all city departments for review. Department comments were provided to the applicant on August 11, 2021. As of the date of this letter, all department comments have been resolved or addressed through conditions of approval recommended below.

A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on October 14, 2022. The public hearing notice was published in the Idaho Mountain Express the on October 19, 2022. A notice was posted on the project site and the city’s website on October 19, 2022. Story poles were documented on the project site as of October 3, 2022.

The Planning & Zoning Commission considered the Sapp Townhomes Design Review (Application File No. P22-052) and Townhouse Subdivision Preliminary Plat (Application File No. P22-052A) applications during their regular meeting on November 8, 2022. The development applications were considered concurrently and the associated public hearings were combined in accordance with Idaho Code §67-6522. After considering Staff’s analysis, the applicant’s presentation, and public comment, the Planning & Zoning Commission unanimously approved the Design Review (Application File No. P22-052) and unanimously recommended approval of the Townhouse Subdivision Preliminary Plat (Application File No. P22-052) application to the City Council.

**FINDINGS OF FACT**

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

**BACKGROUND**

The Applicant is proposing two new 3,655 square foot two-story detached townhomes with attached two-car garages (the “project”), located at 780 N 4th Ave (the “subject property”). The subject property is zoned General Residential – Low Density (GR-L) and currently contains one single-family dwelling unit. Detached townhomes are a permitted use within the GR-L zone district provided that all dimensional standards are met. The project proposes to demolish the existing single-family dwelling unit, vacate the lot line between Lots 5 and 6, subdivide the property into two townhouse sublots, and construct a new detached dwelling unit on each of the newly created sublots.

The existing single-family residence was constructed in 1961 making it more than 50 years old. However, the building is not listed on the city’s adopted Historic Building/Site List. Review by the Historic Preservation Commission is not required; however, a demolition permit cannot be issued for the existing residence until a 60-day waiting period has concluded.

The project will construct improvements to the right-of-way per the City of Ketchum improvement standards. The project proposes access to one subplot from N 4th Ave and access to the other subplot from 8th Street. The project proposes paver driveways with no snowmelt for both driveways. All improvements to the right-of-way have been preliminarily reviewed by the Streets Department and City Engineer with no comments on the proposed access and right-of-way improvements. Final review of the proposed improvements will be conducted by the City Engineer and Streets Department prior to issuance of a building permit.

**FINDINGS REGARDING COMPLIANCE WITH TOWNHOUSE SUBDIVISION REQUIREMENTS**

Townhouse Plat Requirements				
Compliant			Standards	
Yes	No	N/A	City Code	City Standards
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.080.B	Townhouse Owners' Documents: The subdivider of the townhouse project shall submit with the preliminary plat application a copy of the proposed party wall agreement and any proposed document(s) creating an association of owners of the proposed townhouse sublots, which shall adequately provide for the control and maintenance of all commonly held

				<p>facilities, garages, parking and/or open spaces. Prior to final plat approval, the subdivider shall submit to the city a final copy of such documents and shall file such documents prior to recordation of the plat, which shall reflect the recording instrument numbers.</p> <p><i>Commission Findings</i></p> <p>The project proposes detached townhouses, therefore, no party wall agreement is required. The applicants have provided draft covenant documents as part of the application materials.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.C.1	<p><b>Preliminary Plat Procedure: Townhouse developments shall be administered consistent with the procedures and design and development regulations established in §16.04.030 and §16.04.040 and the standards of this subsection.</b></p> <p><b>All townhouse developments shall be platted under the procedures contained in the subdivision ordinance in effect and shall be required to obtain design review approval prior to building permit issuance.</b></p> <p><i>Commission Findings</i></p> <p>The applicant submitted a Design Review application for the project in conjunction with the townhouse subdivision application. Both applications were reviewed and approved by the Planning and Zoning Commission at the October 11, 2022 meeting.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.C.2	<p>The subdivider may apply for preliminary plat approval from the commission pursuant to subsection 16.04.030D of this chapter at the time application is made for design review approval pursuant to title 17, chapter 17.96 of this code. The commission may approve, deny or conditionally approve such preliminary plat upon consideration of the action taken on the application for design review of the project.</p> <p><i>Commission Findings</i></p> <p>The applicant submitted a Design Review application for the project in conjunction with the townhouse subdivision application. Both applications were reviewed and approved by the Planning and Zoning Commission at the October 11, 2022 meeting.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.C.3	<p>The preliminary plat, other data, and the commission's findings may be transmitted to the council prior to commencement of construction of the project under a valid building permit issued by the City. The council shall act on the preliminary plat pursuant to subsection 16.04.030E and F of this chapter.</p> <p><i>Commission Findings</i></p> <p>Following adoption of the Findings of Fact for the Townhouse Subdivision application, staff will transmit the application and findings to the City Council for review and approval prior to issuance of a building permit for the project.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.080.C.4	<p><b>4. In the event a phased townhouse development project is proposed, after preliminary plat is granted for the entirety of a project, the final plat procedure for each phase of a phased development project shall follow §16.04.030.G and comply with the additional provisions of §16.04.110 of this code.</b></p> <p><i>Commission Findings</i></p> <p>A phased townhouse development is proposed. The phased development agreement was reviewed and recommended for approval to the City Council as part of the review of this townhouse preliminary plat.</p>

☒	☐	☐	16.04.080.D	<p><b>D. Final Plat Procedure:</b></p> <p>1. The final plat procedure contained in subsection 16.04.030G of this chapter shall be followed. However, the final plat shall not be signed by the city clerk and recorded until the townhouse has received either:</p> <p>a. A certificate of occupancy issued by the city of Ketchum for all structures in the townhouse development and completion of all design review elements as approved by the planning and zoning administrator; or</p> <p>b. Signed council approval of a phased development project consistent with §16.04.110 herein.</p> <p>2. The council may accept a security agreement for any design review elements not completed on a case by case basis pursuant to title 17, chapter 17.96 of this code.</p>
			<i>Commission Findings</i>	Following receipt of a certificate of occupancy, the applicant shall submit an application for final plat following all procedures as outlined in Title 16 of the Ketchum Municipal Code.
☒	☐	☐	16.04.080.E. 1	<p><b>E. Required Findings:</b> In addition to all Townhouse Developments complying with the applicable provisions of Title 17 and this Subdivision Chapter (§16.04), the Administrator shall find that</p> <p>All Townhouse Developments, including each individual subplot, shall not exceed the maximum building coverage requirements of the zoning district.</p>
			<i>Commission Findings</i>	The maximum building coverage in the GR-L zone district is 35% of the lot. The subject property is 12,413 square feet. The proposed detached townhomes have a building coverage of 4,344 square feet. This results in a total building coverage of 35% of the lot.
☒	☐	☐	16.04.080.E. 2	<p><b>Garage:</b> All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots; provided, that the ownership of detached garages is tied to specific townhouse units on the townhouse plat and in any owner's documents, and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development.</p>
			<i>Commission Findings</i>	Both sublots include two car garages. The garages may not be subdivided and sold separate per Note 9 on the preliminary plat.
☒	☐	☐	16.04.080.E. 3	<p><b>General Applicability:</b> All other provisions of this chapter and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse subdivisions. (Ord. 1061 § 3, 2009: Ord. 879 § 4, 2001: Ord. 460 § 2, 1987)</p>
			<i>Commission Findings</i>	During department review of the Design Review application, staff reviewed the project for compliance with the Zoning Regulations, dimensional standards, and development standards for the City of Ketchum. As conditioned, the townhouse subdivision application meets all applicable regulations.

**FINDINGS REGARDING PRELIMINARY PLAT SUBDIVISION REQUIREMENTS**

Preliminary Plat Requirements				
Compliant				
Yes	No	N/A	City Code	City Standards
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.C.1	The subdivider shall file with the administrator copies of the completed subdivision application form and preliminary plat data as required by this chapter.
			<i>Commission Findings</i>	The City of Ketchum Planning and Building Department received the subdivision application and all applicable application materials on July 28, 2022.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I	<b>Contents Of Preliminary Plat: The preliminary plat, together with all application forms, title insurance report, deeds, maps, and other documents reasonably required, shall constitute a complete subdivision application.</b>
			<i>Commission Findings</i>	The subdivision application was deemed complete on September 16, 2022.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .1	The preliminary plat shall be drawn to a scale of not less than one inch equals one hundred feet (1" = 100') and shall show the following:  The scale, north point and date.
			<i>Commission Findings</i>	This standard is met as shown on Sheet 1 of the preliminary plat.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .2	<b>The name of the proposed subdivision, which shall not be the same or confused with the name of any other subdivision in Blaine County, Idaho.</b>
			<i>Commission Findings</i>	As shown on Sheet 1 of the preliminary plat, the subdivision is named "Sapp Townhomes" which is not the same as any other subdivision in Blaine County, Idaho.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .3	<b>The name and address of the owner of record, the subdivider, and the engineer, surveyor, or other person preparing the plat.</b>
			<i>Commission Findings</i>	As shown on Sheets 1 and 2, the owner and subdivider is Sapp Family Holdings, LLC. The plat was prepared by Mark Phillips of Galena Engineering.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .4	<b>Legal description of the area platted.</b>
			<i>Commission Findings</i>	The legal description of the area platted is shown in the Certificate of Ownership on Sheet 2 of the preliminary plat.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .5	<b>The names and the intersecting boundary lines of adjoining subdivisions and parcels of property.</b>
			<i>Commission Findings</i>	Sheet 1 of the preliminary plat indicates the boundary lines of the adjoining lots including Ketchum Townsite lots and adjoining townhouse lots.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .6	<b>A contour map of the subdivision with contour lines and a maximum interval of five feet (5') to show the configuration of the land based upon the United States geodetic survey data, or other data approved by the city engineer.</b>
			<i>Commission Findings</i>	Sheet 1 of the preliminary plat shows the contour lines for the subject property.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I 7	<b>The scaled location of existing buildings, water bodies and courses and location of the adjoining or immediately adjacent dedicated streets, roadways and easements, public and private.</b>
			<i>Commission Findings</i>	Sheet 1 of the preliminary plat shows the location of the proposed units and all adjacent streets and easements.
			16.04.030.I .8	<b>Boundary description and the area of the tract.</b>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Commission Findings</i>	Sheet 1 provides the boundary description of the area and includes square footage and acreage of both sublots.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.I .9</b>	<b>Existing zoning of the tract.</b>
			<i>Commission Findings</i>	Plat note #12 on Sheet 1 of the preliminary plat lists the existing zoning of the subject property.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.I .10</b>	<b>The proposed location of street rights of way, lots, and lot lines, easements, including all approximate dimensions, and including all proposed lot and block numbering and proposed street names.</b>
			<i>Commission Findings</i>	Sheet 1 of the preliminary plat shows the locations and lot lines for the proposed townhouse sublots. No new streets or blocks are being proposed with this application.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.030.I .11</b>	<b>The location, approximate size and proposed use of all land intended to be dedicated for public use or for common use of all future property owners within the proposed subdivision.</b>
			<i>Commission Findings</i>	This standard is not applicable as there is no requirement or proposal for land dedicated for public or common use.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.I .12</b>	<b>The location, size and type of sanitary and storm sewers, water mains, culverts and other surface or subsurface structures existing within or immediately adjacent to the proposed sanitary or storm sewers, water mains, and storage facilities, street improvements, street lighting, curbs, and gutters and all proposed utilities.</b>
			<i>Commission Findings</i>	As shown on Sheet 1, each detached townhouse will have separate services for water and sewer from the main lines in N 4 <sup>th</sup> Ave and 8 <sup>th</sup> Street.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.030.I .13</b>	<b>The direction of drainage, flow and approximate grade of all streets.</b>
			<i>Commission Findings</i>	This standard does not apply as no new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.030.I .14</b>	<b>The location of all drainage canals and structures, the proposed method of disposing of runoff water, and the location and size of all drainage easements, whether they are located within or outside of the proposed plat.</b>
			<i>Commission Findings</i>	This standard does not apply as no new drainage canals or structures are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.030.I .15</b>	<b>All percolation tests and/or exploratory pit excavations required by state health authorities.</b>
			<i>Commission Findings</i>	This standard does not apply as no addition tests are required.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.030.I .16</b>	<b>A copy of the provisions of the articles of incorporation and bylaws of homeowners' association and/or condominium declarations to be filed with the final plat of the subdivision.</b>
			<i>Commission Findings</i>	This standard does not apply as there will not be a homeowner's association for the two properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.I .17</b>	<b>Vicinity map drawn to approximate scale showing the location of the proposed subdivision in reference to existing and/or proposed arterials and collector streets.</b>
			<i>Commission Findings</i>	The cover sheet to the project plans includes a vicinity map that satisfies this requirement.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.030.I .18</b>	<b>The boundaries of the floodplain, floodway and avalanche zoning district shall also be clearly delineated and marked on the preliminary plat.</b>
			<i>Commission Findings</i>	The subject property is not within a floodplain, floodway, or avalanche zone district.



<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .19	Building envelopes shall be shown on each lot, all or part of which is within a floodway, floodplain, or avalanche zone; or any lot that is adjacent to the Big Wood River, Trail Creek, or Warm Springs Creek; or any lot, a portion of which has a slope of twenty five percent (25%) or greater; or upon any lot which will be created adjacent to the intersection of two (2) or more streets.
			<i>Commission Findings</i>	A building envelope is not required as the subject property is not within the floodway, floodplain, or avalanche zone. The subject property is not adjacent to the Big Wood River, Trail Creek or Warm Springs. The subject property does not contain slopes greater than 25% and is not adjacent to an intersection.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .20	Lot area of each lot.
			<i>Commission Findings</i>	As shown on Sheet 1 of the preliminary plat, the area of Sublot 1 is 6,277 square feet and the area of Sublot 2 is 6,137 square feet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .21	Existing mature trees and established shrub masses.
			<i>Commission Findings</i>	As shown on Sheet 1 of the preliminary plat, there are a variety of trees and shrubs existing on the property and within the right-of-way.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .22	A current title report shall be provided at the time that the preliminary plat is filed with the administrator, together with a copy of the owner's recorded deed to such property.
			<i>Commission Findings</i>	The applicant provided a title commitment issued by Sun Valley Title dated July 20, 2021 and a warranty deed recorded at Instrument Number 684667 with the initial application.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .23	Three (3) copies of the preliminary plat shall be filed with the administrator.
			<i>Commission Findings</i>	The City of Ketchum received hard and digital copies of the preliminary plat at the time of application.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.A	<b>Required Improvements:</b> The improvements set forth in this section shall be shown on the preliminary plat and installed prior to approval of the final plat. Construction design plans shall be submitted and approved by the city engineer. All such improvements shall be in accordance with the comprehensive plan and constructed in compliance with construction standard specifications adopted by the city. Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.
			<i>Commission Findings</i>	All proposed improvements to the public right-of-way are shown in the project plans. The applicant also submitted a set of preliminary construction design plans for review by the City Engineer. Final review and approval of the right-of-way improvements will be conducted during building permit review per the conditions of approval. The subject property does not include any watercourses, rock outcroppings, shrub masses or historic areas.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.B	<b>Improvement Plans:</b> Prior to approval of final plat by the commission, the subdivider shall file two (2) copies with the city engineer, and the city engineer shall approve construction plans for all improvements required in the proposed subdivision. Such plans shall be prepared by a civil engineer licensed in the state.
			<i>Commission Findings</i>	This standard does not apply as this is a preliminary plat application, not a final plat application.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.C	Prior to final plat approval, the subdivider shall have previously constructed all required improvements and secured a certificate of completion from the city

				<p>engineer. However, in cases where the required improvements cannot be constructed due to weather conditions or other factors beyond the control of the subdivider, the city council may accept, in lieu of any or all of the required improvements, a performance bond filed with the city clerk to ensure actual construction of the required improvements as submitted and approved. Such performance bond shall be issued in an amount not less than one hundred fifty percent (150%) of the estimated costs of improvements as determined by the city engineer. In the event the improvements are not constructed within the time allowed by the city council (which shall be one year or less, depending upon the individual circumstances), the council may order the improvements installed at the expense of the subdivider and the surety. In the event the cost of installing the required improvements exceeds the amount of the bond, the subdivider shall be liable to the city for additional costs. The amount that the cost of installing the required improvements exceeds the amount of the performance bond shall automatically become a lien upon any and all property within the subdivision owned by the owner and/or subdivider.</p>
			<i>Commission Findings</i>	This standard does not apply as this is a preliminary plat application, not a final plat application.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.D	<p><b>As Built Drawing:</b> Prior to acceptance by the city council of any improvements installed by the subdivider, two (2) sets of as built plans and specifications, certified by the subdivider's engineer, shall be filed with the city engineer. Within ten (10) days after completion of improvements and submission of as built drawings, the city engineer shall certify the completion of the improvements and the acceptance of the improvements, and shall submit a copy of such certification to the administrator and the subdivider. If a performance bond has been filed, the administrator shall forward a copy of the certification to the city clerk. Thereafter, the city clerk shall release the performance bond upon application by the subdivider.</p>
			<i>Commission Findings</i>	This standard does not apply as this is a preliminary plat application, not a final plat application.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.E	<p><b>Monumentation:</b> Following completion of construction of the required improvements and prior to certification of completion by the city engineer, certain land survey monuments shall be reset or verified by the subdivider's engineer or surveyor to still be in place. These monuments shall have the size, shape, and type of material as shown on the subdivision plat. The monuments shall be located as follows:</p> <ol style="list-style-type: none"> <li>1. All angle points in the exterior boundary of the plat.</li> <li>2. All street intersections, points within and adjacent to the final plat.</li> <li>3. All street corner lines ending at boundary line of final plat.</li> <li>4. All angle points and points of curves on all streets.</li> <li>5. The point of beginning of the subdivision plat description.</li> </ol>
			<i>Commission Findings</i>	This standard does not apply as this is a preliminary plat application, not a final plat application.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.F	<p><b>Lot Requirements:</b></p> <ol style="list-style-type: none"> <li>1. Lot size, width, depth, shape and orientation and minimum building setback lines shall be in compliance with the zoning district in which the property is located and compatible with the location of the subdivision and the type of development, and preserve solar access to adjacent properties and buildings.</li> <li>2. Whenever a proposed subdivision contains lot(s), in whole or in part, within the floodplain, or which contains land with a slope in excess of twenty five percent (25%), based upon natural contours, or creates corner lots at the intersection of</li> </ol>

			<p>two (2) or more streets, building envelopes shall be shown for the lot(s) so affected on the preliminary and final plats. The building envelopes shall be located in a manner designed to promote harmonious development of structures, minimize congestion of structures, and provide open space and solar access for each lot and structure. Also, building envelopes shall be located to promote access to the lots and maintenance of public utilities, to minimize cut and fill for roads and building foundations, and minimize adverse impact upon environment, watercourses and topographical features. Structures may only be built on buildable lots. Lots shall only be created that meet the definition of "lot, buildable" in section 16.04.020 of this chapter. Building envelopes shall be established outside of hillsides of twenty five percent (25%) and greater and outside of the floodway. A waiver to this standard may only be considered for the following:</p> <ol style="list-style-type: none"> <li>a. For lot line shifts of parcels that are entirely within slopes of twenty five percent (25%) or greater to create a reasonable building envelope, and mountain overlay design review standards and all other city requirements are met.</li> <li>b. For small, isolated pockets of twenty five percent (25%) or greater that are found to be in compliance with the purposes and standards of the mountain overlay district and this section.</li> </ol> <p>3. Corner lots shall have a property line curve or corner of a minimum radius of twenty five feet (25') unless a longer radius is required to serve an existing or future use.</p> <p>4. Side lot lines shall be within twenty degrees (20°) to a right angle or radial line to the street line.</p> <p>5. Double frontage lots shall not be created. A planting strip shall be provided along the boundary line of lots adjacent to arterial streets or incompatible zoning districts.</p> <p>6. Every lot in a subdivision shall have a minimum of twenty feet (20') of frontage on a dedicated public street or legal access via an easement of twenty feet (20') or greater in width. Easement shall be recorded in the office of the Blaine County recorder prior to or in conjunction with recordation of the final plat.</p>	
			<p><i>Commission Findings</i></p>	<ol style="list-style-type: none"> <li>1. The proposed townhouse subdivision meets all dimensional standards as outlined in the GR-L zone district for the parent lot. The minimum lot size is 8,000 square feet and the parent lot is 12,413 square feet. The new detached townhouses meet minimum setback requirements in the GR-L for the front, side, and rear. There are no minimum setbacks to the interior lot line of a townhouse lot.</li> <li>2. Building envelopes are not required as the subject property is not within the floodplain/floodway, avalanche zone, does not contain slopes greater than 25%, nor is it located adjacent to an intersection of two streets</li> <li>3. The subject property is a corner lot however previously subdivided. No changes to the layout of the existing lot is being proposed.</li> <li>4. The parent lot of the townhouse subdivision and the newly created subplot lot line is within 20 degrees to a right angle to the street lot line along 8<sup>th</sup> Street.</li> <li>5. The subject property is not a double frontage lot.</li> <li>6. Both Sublots have a minimum of 20 feet of frontage on N 4<sup>th</sup> Ave and 8<sup>th</sup> Street.</li> </ol>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>16.04.040.G</p>	<p>G. Block Requirements: The length, width and shape of blocks within a proposed subdivision shall conform to the following requirements:</p>

				<ol style="list-style-type: none"> <li>1. No block shall be longer than one thousand two hundred feet (1,200'), nor less than four hundred feet (400') between the street intersections, and shall have sufficient depth to provide for two (2) tiers of lots.</li> <li>2. Blocks shall be laid out in such a manner as to comply with the lot requirements.</li> <li>3. The layout of blocks shall take into consideration the natural topography of the land to promote access within the subdivision and minimize cuts and fills for roads and minimize adverse impact on environment, watercourses and topographical features.</li> <li>4. Corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the intersection of the streets.</li> </ol>
			<i>Commission Findings</i>	This standard does not apply as no new blocks are being created.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H	<p><b>Street Improvement Requirements:</b></p> <ol style="list-style-type: none"> <li>1. The arrangement, character, extent, width, grade and location of all streets put in the proposed subdivision shall conform to the comprehensive plan and shall be considered in their relation to existing and planned streets, topography, public convenience and safety, and the proposed uses of the land;</li> <li>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;</li> <li>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;</li> <li>4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods;</li> <li>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;</li> <li>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;</li> <li>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;</li> <li>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;</li> </ol>

				<p>9. Streets shall be planned to intersect as nearly as possible at right angles, but in no event at less than seventy degrees (70°);</p> <p>10. Where any street deflects an angle of ten degrees (10°) or more, a connecting curve shall be required having a minimum centerline radius of three hundred feet (300') for arterial and collector streets, and one hundred twenty five feet (125') for minor streets;</p> <p>11. Streets with centerline offsets of less than one hundred twenty five feet (125') shall be prohibited;</p> <p>12. A tangent of at least one hundred feet (100') long shall be introduced between reverse curves on arterial and collector streets;</p> <p>13. Proposed streets which are a continuation of an existing street shall be given the same names as the existing street. All new street names shall not duplicate or be confused with the names of existing streets within Blaine County, Idaho. The subdivider shall obtain approval of all street names within the proposed subdivision from the commission before submitting same to council for preliminary plat approval;</p> <p>14. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills;</p> <p>15. Street patterns of residential areas shall be designed to create areas free of through traffic, but readily accessible to adjacent collector and arterial streets;</p> <p>16. Reserve planting strips controlling access to public streets shall be permitted under conditions specified and shown on the final plat, and all landscaping and irrigation systems shall be installed as required improvements by the subdivider;</p> <p>17. In general, the centerline of a street shall coincide with the centerline of the street right of way, and all crosswalk markings shall be installed by the subdivider as a required improvement;</p> <p>18. Street lighting may be required by the commission or council where appropriate and shall be installed by the subdivider as a requirement improvement;</p> <p>19. Private streets may be allowed upon recommendation by the commission and approval by the council. Private streets shall be constructed to meet the design standards specified in subsection H2 of this section;</p> <p>20. Street signs shall be installed by the subdivider as a required improvement of a type and design approved by the administrator and shall be consistent with the type and design of existing street signs elsewhere in the city;</p> <p>21. Whenever a proposed subdivision requires construction of a new bridge, or will create substantial additional traffic which will require construction of a new bridge or improvement of an existing bridge, such construction or improvement shall be a required improvement by the subdivider. Such construction or improvement shall be in accordance with adopted standard specifications;</p> <p>22. Sidewalks, curbs and gutters may be a required improvement installed by the subdivider; and</p> <p>23. Gates are prohibited on private roads and parking access/entranceways, private driveways accessing more than one single-family dwelling unit and one accessory dwelling unit, and public rights of way unless approved by the city council.</p>
				This standard does not apply as no new streets are proposed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.I	Alley Improvement Requirements: Alleys shall be provided in business, commercial and light industrial zoning districts. The width of an alley shall be not less than twenty feet (20'). Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be provided to permit safe

				vehicular movement. Dead end alleys shall be prohibited. Improvement of alleys shall be done by the subdivider as required improvement and in conformance with design standards specified in subsection H2 of this section.
			<i>Commission Findings</i>	A 30-foot alley exists between N 4 <sup>th</sup> Ave and N 3 <sup>rd</sup> Ave. Although access is not proposed or required off the alley, the project will improve the alley to meet city standards triggered by the clearing and grubbing of existing vegetation in the alley and the necessity to manage drainage within the right-of-way and alley appropriately.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.J	<p><b>Required Easements: Easements, as set forth in this subsection, shall be required for location of utilities and other public services, to provide adequate pedestrian circulation and access to public waterways and lands.</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ol>
			<i>Commission Findings</i>	As shown on Sheet 1 of the preliminary plat, the subject property will have a 10-foot public utility easement along the southern property line. Standards 2-6 do not apply to the project as the property is not adjacent to any of the listed waterways, not adjacent to Warm Springs, does not contain any irrigation infrastructure, and does not include pedestrian or equestrian pathways.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.K	Sanitary Sewage Disposal Improvements: Central sanitary sewer systems shall be installed in all subdivisions and connected to the Ketchum sewage treatment system as a required improvement by the subdivider. Construction plans and specifications for central sanitary sewer extension shall be prepared by the subdivider and approved by the city engineer, council and Idaho health department prior to final plat approval. In the event that the sanitary sewage system of a subdivision cannot connect to the existing public sewage system, alternative provisions for sewage disposal in accordance with the requirements of the Idaho department of health and the council may be constructed on a temporary basis until such time as connection to the public sewage system is possible. In considering such alternative provisions, the council may require an increase in the minimum lot size and may impose any other reasonable requirements which it deems necessary to protect public health, safety and welfare.
			<i>Commission Findings</i>	This standard does not apply as this application does not create a new subdivision. Both sublots are directly connected to the City of Ketchum sewer system main found in N 4 <sup>th</sup> Ave and 8 <sup>th</sup> Street.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.L	Water System Improvements: A central domestic water distribution system shall be installed in all subdivisions by the subdivider as a required improvement. The subdivider shall also be required to locate and install an adequate number of fire hydrants within the proposed subdivision according to specifications and requirements of the city under the supervision of the Ketchum fire department and other regulatory agencies having jurisdiction. Furthermore, the central water system shall have sufficient flow for domestic use and adequate fire flow. All such water systems installed shall be looped extensions, and no dead end systems shall be permitted. All water systems shall be connected to the municipal water system and shall meet the standards of the following agencies: Idaho department of public health, Idaho survey and rating bureau, district sanitarian, Idaho state public utilities commission, Idaho department of reclamation, and all requirements of the city.
			<i>Commission Findings</i>	This standard does not apply as this application does not create a new subdivision. Both sublots are directly connected to the City of Ketchum sewer system main found in N 4 <sup>th</sup> Ave and 8 <sup>th</sup> Street.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.M	Planting Strip Improvements: Planting strips shall be required improvements. When a predominantly residential subdivision is proposed for land adjoining incompatible uses or features such as highways, railroads, commercial or light industrial districts or off street parking areas, the subdivider shall provide planting strips to screen the view of such incompatible features. The subdivider shall submit a landscaping plan for such planting strip with the preliminary plat application, and the landscaping shall be a required improvement.
			<i>Commission Findings</i>	This standard does not apply as this application does not create a new subdivision. There are no incompatible uses adjacent to the proposed townhouse sublots.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.N	Cuts, Fills, And Grading Improvements: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts, fills, alterations of topography, streams, drainage channels, and disruption of soils and vegetation. The design criteria shall include the following: 1. A preliminary soil report prepared by a qualified engineer may be required by the commission and/or council as part of the preliminary plat application.

			<p>2. Preliminary grading plan prepared by a civil engineer shall be submitted as part of all preliminary plat applications. Such plan shall contain the following information:</p> <ul style="list-style-type: none"> <li>a. Proposed contours at a maximum of five foot (5') contour intervals.</li> <li>b. Cut and fill banks in pad elevations.</li> <li>c. Drainage patterns.</li> <li>d. Areas where trees and/or natural vegetation will be preserved.</li> <li>e. Location of all street and utility improvements including driveways to building envelopes.</li> <li>f. Any other information which may reasonably be required by the administrator, commission or council to adequately review the affect of the proposed improvements.</li> </ul> <p>3. Grading shall be designed to blend with natural landforms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.</p> <p>4. Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for open space for the benefit of future property owners within the subdivision.</p> <p>5. Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such times as such revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion.</p> <p>6. Where cuts, fills, or other excavations are necessary, the following development standards shall apply:</p> <ul style="list-style-type: none"> <li>a. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability.</li> <li>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).</li> <li>c. Cut slopes shall be no steeper than two horizontal to one vertical (2:1). Subsurface drainage shall be provided as necessary for stability.</li> <li>d. Fill slopes shall be no steeper than three horizontal to one vertical (3:1). Neither cut nor fill slopes shall be located on natural slopes of three to one (3:1) or steeper, or where fill slope toes out within twelve feet (12') horizontally of the top and existing or planned cut slope.</li> <li>e. Toes of cut and fill slopes shall be set back from property boundaries a distance of three feet (3'), plus one-fifth (1/5) of the height of the cut or the fill, but may not exceed a horizontal distance of ten feet (10'); tops and toes of cut and fill slopes shall be set back from structures at a distance of at least six feet (6'), plus one-fifth (1/5) of the height of the cut or the fill. Additional setback distances shall be provided as necessary to accommodate drainage features and drainage structures.</li> </ul>
		<p><i>Commission Findings</i></p>	<p>This standard does not apply as this application is the subdivision of an existing lot. On-site grading for the new detached townhouses meet all grading requirements and all disturbance will be revegetated per the landscape plan included in the project plans.</p>



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.O	<b>Drainage Improvements:</b> 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.
			<i>Commission Findings</i>	The applicant submitted a site grading and drainage plan with the townhouse subdivision application showing drainage for each subplot. No common drainage courses are utilized or disturbed. The grading and drainage plan meets all requirements and each subplot is managing stormwater runoff independently, not impacting adjacent properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.P	<b>Utilities:</b> 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.
			<i>Commission Findings</i>	All utilities are proposed underground per the KMC requirements. During the due diligence stages of the project, Idaho Power reviewed the project for electrical service to the project and determined that additional infrastructure would be required. The project is providing a 10-foot-wide utility easement along the southern property line for the location of utilities for the project. This utility easement is shown in the landscape plan, civil plan, and subdivision applications.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.Q	<b>Off Site Improvements:</b> Where the offsite impact of a proposed subdivision is found by the commission or council to create substantial additional traffic, improvements to alleviate that impact may be required of the subdivider prior to final plat approval, including, but not limited to, bridges, intersections, roads, traffic control devices, water mains and facilities, and sewer mains and facilities.
			<i>Commission Findings</i>	The proposed townhouse development does not create substantial additional traffic, therefore, no improvements are required.

### 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 Townhouse Preliminary Plat application for the development and use of the project site.

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

### DECISION

**THEREFORE**, the Commission **recommends approval** of this Townhouse Preliminary Plat Application File No. P22-052A to City Council this Tuesday, November 8, 2022 subject to the following conditions of approval.

### CONDITIONS OF APPROVAL

1. The preliminary plat is subject to all conditions of approval associated with Design Review approval P22-052.
2. This Townhouse Preliminary Plat application (P22-052A) is contingent upon approval of the Lot Line Shift application (P22-052B). Should the Lot Line Shift application not be approved, this Townhouse Preliminary Plat shall become null and void.
3. Failure to record a Final Plat within two (2) years of Council's approval of a Preliminary Plat shall cause the Preliminary Plat to be null and void.

Findings of Fact **adopted** this 8<sup>th</sup> day of November 2022.

---

Neil Morrow, Chair  
City of Ketchum  
Planning and Zoning Commission

<p><b>RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:</b></p> <p>City Clerk, City of Ketchum          PO Box 2315          Ketchum Idaho, 83340</p>	
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(Space Above Line For Recorder’s Use)

**SAPP TOWNHOMES  
 PHASED TOWNHOUSE SUBDIVISION AGREEMENT #XXXXXX**

THIS PHASED TOWNHOUSE SUBDIVISION AGREEMENT (“Agreement”) is made and entered into as of the \_\_ day of \_\_\_\_\_ 2022, by and between the City of Ketchum, an Idaho municipal corporation (“City”) and Sapp Family Holdings, LLC, owner of real property (“Owner”).

**RECITALS**

WHEREAS, Owner owns certain real property located at 780 N 4<sup>th</sup> Ave, Ketchum, Idaho legally described as Lot 5 and N ½ of Lot 6, Block 72, Ketchum Townsite, according to the official plat recorded under Instrument Number 302967, on file in the office of the County Recorder of Blaine County, Idaho (the “Property”); and

WHEREAS, Owner has submitted a Design Review application for the development of the Property with two detached townhomes (the “Project”) and requests a phased development agreement for the development of the Project under the provisions of Section 16.04.110 – *Phased Development Projects* within Title 16 of the Ketchum Municipal Code.

WHEREAS, Owner has submitted an application for a townhouse preliminary plat to create two townhome sublots referred to as Sublot 1 and Sublot 2 (the “Townhouse Preliminary Plat”), included as Exhibit A.

WHEREAS, Owner proposes to construct all required right-of-way infrastructure improvements including paver driveways with no snowmelt, and water and sewer utility services for each subplot in one phase. All required improvements will be constructed to City standards and Owner assumes maintenance responsibilities of the paver driveway, water service lines, and sewer service lines to each subplot.

**AGREEMENT**

NOW THEREFORE, in consideration of the above recitals and the mutual covenants and agreements herein contained and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Maintenance Responsibilities.

A. *Owner.*

- (1) *Water Service Lines Serving Sublots 1 and 2.* Owner and all successors in interest are responsible for the installation, maintenance, repair, and other costs associated with the private water lines serving the Project. The private water line is from the point of the meter on N 4<sup>th</sup> Ave and 8<sup>th</sup> Streets to each detached townhouse unit.
- (2) *Sewer Service lines Serving Sublots 1 and 2.* Owner and all successors in interest are responsible for the installation, maintenance, repair, and other costs associated with the private sewer lines serving the Project. The private sewer line is from the point of the meter on N 4<sup>th</sup> Ave and 8<sup>th</sup> Streets to each detached townhouse unit.
- (3) *Paver Driveway.* Owner and all successors in interest are responsible for the installation, maintenance, repair, and other costs associated with the private driveways serving Sublots 1 and 2.

2. Construction and Completion Schedule.

- A. All townhouse units on Sublots 1 and 2 shall be completed no later than three years from the date of issuance of a building permit for the first townhouse unit, as evidenced by issuance of a Certificate of Occupancy for each townhouse unit.
- B. Prior to issuance of a Certificate of Occupancy for the first detached townhouse unit, each subplot shall be adequately served by both water and sewer services as generally depicted on Exhibit A, as affirmed in writing by the City. The City must approve the timing of water and sewer connections to the existing system.
- C. Prior to obtaining Certificate of Occupancy for the first townhouse unit, the following improvements as generally depicted on Exhibit B shall be completed and/or extended to each Sublot:
  - (1) Dry utility services (power, gas, cable, etc); and
  - (2) All hardscape pathways and access points for adequate and safe egress from the units; and
  - (3) N 4<sup>th</sup> Ave and 8<sup>th</sup> Street right of way improvements consistent with Ketchum Municipal Code, Title 12.04.030.H.1 and current right of way standards completed and installed to the satisfaction of the City Engineer; and

(4) Alley surfacing and drainage improvements; and

(5) Water and sewer mains and services serving sublots 1 and 2; and

D. Prior to obtaining a Certificate of Occupancy for the last detached townhouse unit, all landscaping as generally depicted in Exhibits A and B shall be installed.

3. Building Permits for Each Townhouse Unit. Owner shall apply for individual building permits for each townhouse unit to be constructed. Each townhouse unit shall obtain a separate Certificate of Occupancy. The first building permit shall include plans and improvements as identified in Sections 2A and B of this Agreement.
4. Townhouse Sublot Final Plat. The City agrees to accept and process a townhouse final plat application for approval by City Council provided a Certificate of Occupancy has been issued for the first townhouse unit on the Property should Owner comply with all above recitals.
5. Owners' Association Assumption of Responsibilities. Upon the recording of the Townhouse Sublot Final Plat, Owner may assign and transfer its maintenance responsibilities and obligations under this Agreement to the Snowbird Townhomes Owner's Association, Inc.
6. General Provisions.
  - A. *Recitals and Construction.* The City and Owner incorporate the above recitals into this Agreement and affirm such recitals are true and correct.
  - B. *Effective Date.* This Agreement is effective as of the date on which the last of the City and Owner execute this Agreement. Neither party shall have any rights with respect to this Agreement until both have executed this Agreement.
  - C. *Owner Representations.* Owner represents and warrants to City that (a) Owner holds fee simple title to the Property, and (b) no joinder or approval of another person or entity is required with respect to Owner's authority to make and execute this Amendment.
  - D. *Neutral Interpretation.* City and Owner acknowledge they and, if they so choose, their respective counsel have reviewed this Agreement and the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party will not be employed in the interpretation of the Agreement, or any exhibits, attachments and addenda to the Agreement.
  - E. *Counterparts.* This Agreement may be executed in multiple counterparts, each of which taken together shall constitute one and the same agreement binding upon

the parties. Signatures transmitted by facsimile or via e-mail in a "PDF" format shall have the same force and effect as original signatures on this Amendment. The Original of this Amendment shall be recorded with the Blaine County Recorder.

IN WITNESS WHEREOF, the parties, having been duly authorized, have hereunder caused this Agreement to be executed, the same being done after public notice and statutory requirements having been fulfilled.

"CITY":

CITY OF KETCHUM,  
an Idaho municipal corporation

"OWNER":

Sapp Family Holdings, LLC

By: \_\_\_\_\_

Neil Bradshaw, Mayor

By: \_\_\_\_\_

Print: \_\_\_\_\_

Member

ATTEST:

\_\_\_\_\_

Trent Donat, City Clerk

**ACKNOWLEDGEMENT FOR CITY**

STATE OF IDAHO )  
 ) ss.  
COUNTY OF BLAINE )

On this \_\_\_\_ day of \_\_\_\_\_, 2022, before me, the undersigned Notary Public in and for said State, personally appeared NEIL BRADSHAW, known or identified by me to be the Mayor of the City of Ketchum, Idaho, and the person who executed the foregoing instrument and acknowledged to me that he executed the same on behalf of such city.

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

\_\_\_\_\_  
Notary Public for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

**ACKNOWLEDGEMENT FOR OWNER**

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_ day of \_\_\_\_\_, 2022, before me, a Notary Public in and for said State, personally appeared \_\_\_\_\_, known to me to be the owner of certain real property at 222 Bird Dr, and known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

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

\_\_\_\_\_  
Notary Public for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My Commission Expires \_\_\_\_\_



STAFF REPORT  
KETCHUM PLANNING AND ZONING COMMISSION  
SPECIAL MEETING ON NOVEMBER 8, 2022

PROJECT: 691 N Spruce Avenue Residence

FILE NUMBER: P22-042

APPLICATION: Pre-Application Mountain Overlay Design Review

PROPERTY OWNER: Spruce and 6<sup>th</sup> LLC

REPRESENTATIVE: Jake Watkins, Roger Ferris + Partners (Architect)

LOCATION: 691 N Spruce Avenue (Ketchum Townsite: Block 91: Lots 7 & 8)

ZONING: Limited Residential (LR)

OVERLAY: Mountain Overlay

REVIEWER: Abby Rivin - Senior Planner

**Introduction and Background**

The applicant, property owner 6<sup>th</sup> and Spruce LLC represented by architect Jake Watkins, has submitted a Pre-Application Mountain Overlay Design Review for the development of a new-single family residence and associated site improvements located at 691 N Spruce Avenue (Ketchum Townsite: Block 91: Lots 7 & 8) within the Limited Residential (LR) Zoning District and the Mountain Overlay.

Pursuant to Ketchum Municipal Code (KMC) §17.104.050, Design Review is required for new development within the Mountain Overlay. Pre-Application is not required for projects in the Mountain Overlay but may be requested by the applicant pursuant to KMC §17.104.060.A. The Pre-Application is an opportunity for the Commission to give the applicant feedback on the proposed project. This preliminary review allows the Commission to ask questions, identify code compliance issues or design concerns, and provide recommendations to the applicant.

The following analysis provides an overview of the project, assesses the proposed development in relation to Mountain Overlay Design Review criteria and standards, identifies outstanding action items that the applicant must resolve for the final Mountain Overlay Design Review application, and highlights key issues for the Commission’s consideration and further discussion with the applicant.



## Analysis

### Project Site

The property located at 691 N Spruce Avenue is comprised of separate Ketchum Townsite lots as shown in Figure 1. The property is developed with an existing single-family home that was constructed in 1977. The City issued the building permit for the construction of the original home (Application File No. 77-29) on both lots without requiring consolidation of the development parcel. The building permit was issued prior to the City's adoption Ordinance No. 316 in 1979 that implemented subdivision standards for boundary modifications between existing lots. Prior to 1979, lot line adjustments were exempt from the City's subdivision regulations (Ordinance No. 252).

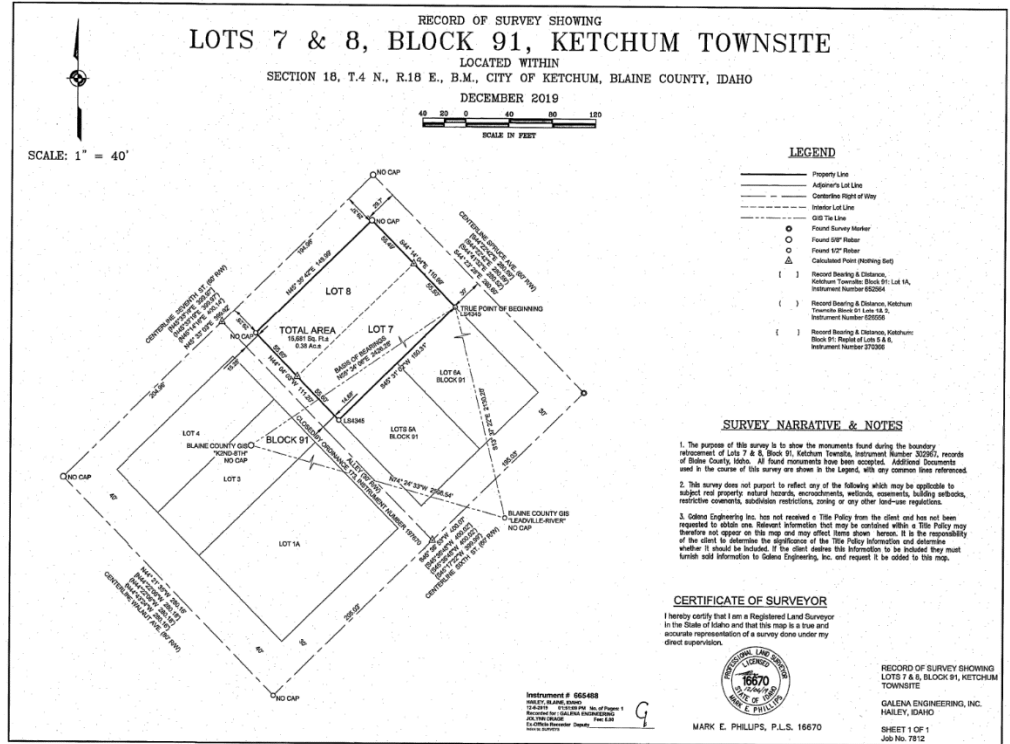


Figure 1: Survey Showing Lots 7 & 8, Block 91, Ketchum Townsite

The existing home's building footprint, driveway, and site improvements are contained on Lot 7 (See Figure 2). The grading for the construction of the original home encroached slightly over the north side property line disturbed a portion of Lot 8.



Figure 2: Existing Site Survey (Sheet C1.0)

The existing home was developed prior to the City's establishment of the Mountain Overlay Zoning District in 1989 and does not comply with current hillside development standards. Current code requires new building to be constructed in areas that have less than 25% slope (KMC §16.04.020). The topographical survey shows 25% and greater slopes surrounding the limits of disturbance of the existing nonconforming home. The contours of the site and the adjacent undisturbed hillside show that the original natural slope of the development parcel was exceeded 25% slope prior to the construction of the existing nonconforming home in 1977.

Additionally, the existing home and structures, including retaining walls, encroach within the front, rear, and side yard setback areas and are nonconforming with the dimensional standards required in the LR Zone. The existing nonconforming home is proposed to be demolished. Since the existing nonconforming home is proposed to be demolished, the new development, including all existing and proposed site improvements, must comply with all current code standards.

The existing site survey on Sheet C1.0 shows that the existing nonconforming home encroaches within required setback areas—the home is setback only 1.78 feet from the north interior side property line adjacent to Lot 8. The applicant has proposed consolidating the two lots so that the new home will comply with the setbacks required in the LR Zone. The lot consolidation must comply with all subdivision design and development standards specified in KMC §16.04.040. Building envelopes are required to be established on lots that contain areas of 25% or greater slope based on natural contours. These building envelopes must be established outside of hillsides greater than 25% (KMC §16.04.040.F2). A waiver to this standard may only be considered for lot line shifts of parcels that are entirely within slopes of 25% or greater to create a reasonable building envelope provided that the project complies with Mountain Overlay Design Review standards and all other City requirements.

Should the Commission support the project proposed with the Pre-Application, the subdivision application for the lot consolidation preliminary plat and associated waiver request will be considered concurrently with the final Mountain Overlay Design Review application.

#### *Zoning Code Interpretation 22-001*

The Planning and Zoning Commission considered the question of whether nonconforming properties on hillsides of 25% and greater slope would be permitted to be redeveloped if the existing nonconforming home were to be demolished during their special meeting on February 15<sup>th</sup>, 2022. The Planning and Zoning Commission Zoning Code Interpretation 22-001 is attached to the staff report as Exhibit B.

The Commission determined that existing nonconforming properties may be redeveloped under the following conditions:

- A. If the property configuration is proposed to be modified (lot line adjustment, lot consolidation etc.), then the new property configuration must establish a building envelope on the lowest portion of the property. Existing non-conforming building footprints are not permitted to be redeveloped outright. If a more compliant alternative at a lower elevation on the hillside property exists, then the new home must be sited in the more suitable area for redevelopment.
- B. If the property configuration is not being altered or changed, then a new home may be constructed at the Commission's discretion through Mountain Overlay Design Review provided

that the project does not exceed the height or limits of disturbance of the existing nonconforming home. The building footprint shall conform as close as possible to the existing building.

The 691 N Spruce Avenue Residence project proposes to configure the property by consolidating Lot 7 and Lot 8. The proposed building envelope has been established at the lower elevation of the development parcel and to comply with the minimum setbacks required in the LR Zone. Mountain Overlay Design Review criteria KMC §17.104.070.A10 directs the Commission to consider if there are other sites on the parcel more suitable for the proposed development in order to carry out the purposes of the Mountain Overlay. The new home is sited within the most suitable area for development at the lower elevation of the parcel. The building envelope conforms to the building footprint of the existing nonconforming home.

#### *Limits of Disturbance*

The site survey on Sheet C1.0 of the project plans attached as Exhibit A show the limits of disturbance of the existing nonconforming development. The total area of existing site disturbance is 8,469 square feet. The construction of the existing nonconforming development in 1977 disturbed a majority of Lot 7 except for a small area at the northeast corner of the property. The site photos on Sheets EX003 and EX004 of the project plans show the existing disturbed areas on the development parcel. Driveway improvements and retaining walls disturbed the natural hillside within the front (east/Spruce Ave) setback area. Drystack retaining walls, landscape steps, a paver patio, and a drainage swale disturbed the natural hillside within the rear setback area (See Figure 3). Grading improvements and the construction of railroad tie retainage and a tall concrete retaining wall disturbed the natural hillside within the south (interior) side yard setback area (See Figure 4).



Figure 3: Existing Rear Yard Disturbance (Sheet EX004)



Figure 4: Existing South Side Yard Disturbance (Sheet EX004)



The building footprint of the existing nonconforming home is setback less than 2 feet from the north (interior) property line disturbing a majority of the natural hillside within the side yard setback area adjacent to Lot 8. The remainder of the north side yard setback area has been graded and improved with gravel. The gravel grading improvements extend slightly over the shared property line onto Lot 8. The existing site survey on Sheet C1.0 shows that the existing disturbance extends slightly beyond the gravel grading improvements into the areas of 25% and greater slope on Lot 8. The applicant has indicated that grading required for the construction of the original home disturbed the natural hillside on Lot 8. The existing limits of disturbance indicated on Sheet L1.0 of the project plans does not match the civil site survey. The existing landscape conditions on Sheet L1.0 indicate that the existing limits of disturbance do not extend beyond the gravel grading improvements. The applicant must resolve this discrepancy between the existing civil site survey (Sheet C1.0) and the existing landscaping conditions (Sheet L1.0) on the project plans submitted with the final Mountain Overlay Design Review application. In addition to resolving this discrepancy, the applicant must submit more material documenting the existing disturbance that extends onto Lot 8 as well as the area to the north of the driveway retaining wall on Lot 7.

Sheet C1.1 shows that the disturbance proposed for the new home does not exceed the existing limits of disturbance on the site. The proposed limits of disturbance indicated on Sheet C1.1 includes the gravel grading improvements bordering the north property line separating the two lots but does not extend into the 25% and greater slope area on Lot 8.

The maximum height of the proposed home is 33 feet, which is 1.22 feet less than the maximum height of the existing nonconforming home. The total building coverage of the existing nonconforming home is 4,084 square feet. The proposed development's building coverage is 2,478 square feet, which is 1,606 square feet less than existing. Sheet C1.1 shows the building footprint of the existing home overlaid onto the site plan for the proposed residence. The proposed building envelope is contained within the footprint of the existing nonconforming home.

#### *Driveway Improvements*

The applicant has proposed regrading and resurfacing the existing driveway access and installing a snowmelt system. The proposed improvements decrease the width of the driveway slightly from 25' to 23'-4". The grade of the existing driveway slopes uphill towards the garage from its access along Spruce Avenue. The applicant has proposed lowering the finished grade of driveway and sloping the driveway down 7.6% towards the garage from its access along Spruce Avenue (See Figure 5).

Retaining walls border the north and south sides of the existing driveway. These existing driveway retaining walls encroach within the front and side yard setback areas and are required to be removed. Staff asked the applicant to explain how the slope of the hillside will be stabilized with the removal of the existing retaining walls and proposed driveway improvements. The applicant responded: *The retaining walls will be removed in areas where the grade is already stabilized due to the existence of exposed ledge. In areas where ledge is not present, we have introduced a sloped grade that will be permanently stabilized by banked slopes with vegetative cover.* The applicant has submitted a civil grading and drainage plan prepared by an Idaho-licensed engineer included on Sheet C1.1 of the project plans. Sheet C1.1 does not provide sufficient detail for the proposed driveway improvements and adjacent hillside stabilization. The applicant is required to submit engineered plans that provide sufficient detail for all proposed grading improvements on the development parcel as well as

engineered structural drawings for the building foundation with the final Mountain Overlay Design Review application.

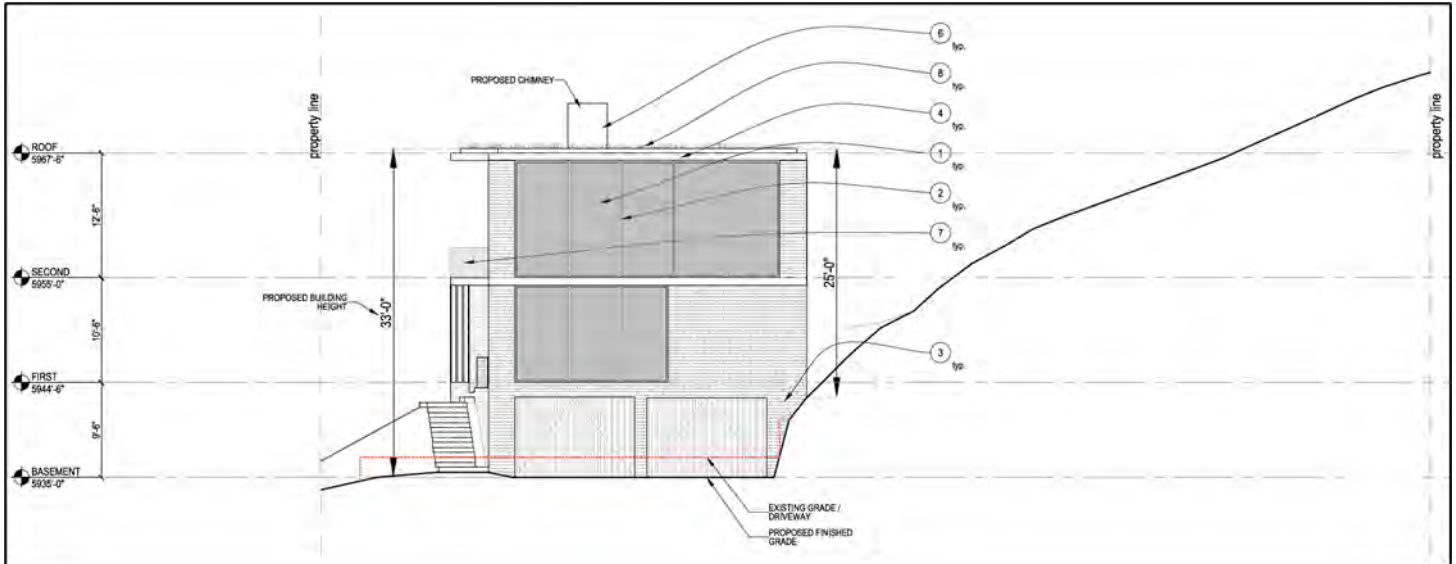


Figure 3: Existing and Proposed Driveway Grade (Sheet A201)

### *Landscaping and Revegetation on Hillsides*

Pursuant to KMC §17.104.070.A9, all cuts and fills shall be concealed with landscaping, revegetation, and/or natural stone materials. Revegetation with a clear zone of 30 feet around all structures is recommended, should include low combustible irrigated vegetation with appropriate species, and should be harmonious with the surrounding hillside. The landscape plan on Sheet L2.0 indicates that the rear yard setback area and south interior side yard setback area will be restored and revegetated with native grasses and sage brush. New proposed vegetation includes enhancing the existing aspen tree groves on the property and the installation of new serviceberry and snowberry plantings. Adjustments to the landscape plan on Sheet L2.0 would be required if the Commission recommends a 30-foot-clear zone around the new home. In addition to the recommended 30-foot-clear zone, Fire Protection Ordinance No. 1217 requires that: (1) tree crowns extending within 10 feet of any structure shall be pruned to maintain a minimum horizontal clearance of 10 feet, (2) tree crowns within 30 feet of any structure shall be pruned to remove limbs less than 6 feet above the ground surface adjacent to trees, and (3) non-fire resistive vegetation or growth shall be kept clear of buildings and structures in order to provide a clear area for fire suppression operations. The new landscaping proposed in the rear (west) and south side yard setback area must be modified and setback sufficiently to comply with Fire Department requirements.

### **Staff Recommendation**

After considering the project plans attached as Exhibit A, the applicant's presentation, and any public comment received, staff recommends the Commission provide feedback to the applicant and move to advance the 691 N Spruce Ave Residence project to final Mountain Overlay Design Review.

### **Exhibits:**

- A. 691 N Spruce Ave Residence Pre-Application Mountain Overlay Design Review Submittal
- B. Planning and Zoning Commission Zoning Code Interpretation 22-001

Exhibit A

691 N Spruce Ave Residence

Pre-Application

Mountain Overlay Design

Review Submittal



City of Ketchum  
Planning & Building

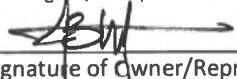
PRE -

Mountain Overlay Design Review Application

OFFICIAL USE ONLY	
File Number:	P22-042
Date Received:	7/1/22
By:	[Signature]
Approved Date:	
Denied Date:	
By:	

OWNER INFORMATION			
Project Name: <b>RESIDENCE - 691 NORTH SPRUCE AVENUE</b>			
Owner Name: <b>SPRUCE AND 6TH LLC.</b>			
Mailing Address: <b>ATTN: INEZ D'ARCANGELO 611 NORTH ST, GREENWICH, CT 06830</b>			
Phone: <b>SEE REPRESENTATIVE</b>			
Email: <b>SEE REPRESENTATIVE</b>			
PROJECT INFORMATION			
Architect/Representative: <b>ROGER FERRIS + PARTNERS</b>			
Phone: <b>203.222.4848</b>			
Mailing Address: <b>11 WILTON ROAD, WESTPORT, CT 06880</b>			
Email: <b>WATKINS@FERRISARCH.COM (JAKE WATKINS)</b>			
Engineer of Record: <b>GALENA ENGINEERING</b>			
Engineer Email: <b>SFLYNN@GALENA-ENGINEERING.COM (SEAN FLYNN)</b>			
Legal Land Description: <b>LOTS 7 &amp; 8 OF BLOCK 91 - CITY OF KETCHUM, BLAINE COUNTY, IDAHO - RPK000091007A</b>			
Project Address: <b>691 NORTH SPRUCE AVENUE</b>			
Lot Area: <b>16,681 SF</b>			
Zoning District: <b>LR - LIMITED RESIDENTIAL</b>			
Anticipated Use: <b>SINGLE FAMILY DWELLING</b>			
Number of Residential Units: <b>1</b>			
TYPE OF CONSTRUCTION			
<input checked="" type="checkbox"/> New	<input type="checkbox"/> Remodel	<input type="checkbox"/> Addition	<input type="checkbox"/> Other, please explain:
TOTAL FLOOR AREA			
	Proposed		Existing
Basement:	<b>527 gross SF</b>		<b>1,020 gross SF</b>
1 <sup>st</sup> Floor:	<b>2,750 gross SF</b>		<b>1,508 gross SF</b>
2 <sup>nd</sup> Floor:	<b>2,419 gross SF</b>		<b>2,324 gross SF</b>
3 <sup>rd</sup> Floor:	-		-
Decks:	<b>297 SF</b>		<b>394 SF</b>
Mezzanine:	-		-
Total:	<b>5,696 SF</b>		<b>4,852 SF</b>
Building Coverage:	<b>2,881 SF</b>	<b>17.2% (224 SF reduction)</b>	Curb Cut: <b>24 LF</b> <del>SF</del> <b>21.5% (no change)</b>
PROPOSED SETBACKS			
Front: <b>41.6' (4.3' reduction)</b>	Side: <b>12.2' (3.5' reduction)</b>	Side: <b>58.7' (1.3' reduction)</b>	Rear: <b>28.2' (3.9' reduction)</b>
ADDITIONAL INFORMATION			
Building Height: <b>33'-6"</b>		Parking Spaces Provided: <b>2</b>	
Will Fill or Excavation Be Required?	Yes <b>X</b>	No	
If Yes, Amount in Cubic Yards	Fill: <b>35</b>	Excavation: <b>90</b>	
Will Existing Trees or Vegetation Be Removed?	Yes	No <b>X</b>	

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

  
Signature of Owner/Representative

**MAY 10, 2022**

Date



# Residence

691 North Spruce Ave.  
Ketchum, ID 83340

Pre-Application - Mountain Overlay Design Review - Revision #3    October 11, 2022



Residence - 691 North Spruce Ave				RF+P Project # 21-002				
Ketchum, ID				Master Drawing List				
Drawing Number	Drawing Name	Consultant	Scale	Date of Issue				
				10	16	26	06	11
				05	06	08	10	10
				2022	2022	2022	2022	2022
				Issued for Pre-App - MODR	Issued for Pre-App - MODR Revision #1	Issued for Pre-App - MODR Revision #2	Issued for Pre-App - MODR Revision #3	Issued for Pre-App - MODR Revision #4
<b>Cover</b>								
A000	Cover Sheet and Drawing Index	RF+P	N/A	■	■	■	■	■
<b>Existing Conditions</b>								
EX001	Vicinity Map	RF+P	N/A	■	■	■	■	■
EX002	Vantage Points	RF+P	N/A	■	■	■	■	■
EX003	Existing Site Photos	RF+P	N/A	■	■	■	■	■
EX004	Existing Site Photos	RF+P	N/A	■	■	■	■	■
EX005	Existing Site Photos	RF+P	N/A	■	■	■	■	■
<b>Civil</b>								
-	Subdivision Plat Lots 7_8_Block 91	GE	1" = 40'	■	■	■	■	■
-	Subdivision Plat Lot 7a_Block 91	GE	1" = 30'	■	■	■	■	■
-	Existing Site Conditions	GE	1" = 10'	■	■	■	■	■
C1.1	Proposed Site Grading and Drainage Plan	GE	1" = 10'	■	■	■	■	■
C1.2	Notes & Details	GE	Varies	■	■	■	■	■
<b>Landscape</b>								
L1.0	Landscape Existing Conditions	BYLA	1/8" = 1'-0"	■	■	■	■	■
L1.1	Landscape Grading Plan	BYLA	1/8" = 1'-0"	■	■	■	■	■
L2.0	Landscape Plan	BYLA	1/8" = 1'-0"	■	■	■	■	■
<b>Architectural</b>								
A101	Basement Plan	RF+P	1/8" = 1'-0"	■	■	■	■	■
A102	First Level Plan	RF+P	1/8" = 1'-0"	■	■	■	■	■
A103	Second Level Plan	RF+P	1/8" = 1'-0"	■	■	■	■	■
A104	Roof Plan	RF+P	1/8" = 1'-0"	■	■	■	■	■
A112	First Level Reflected Ceiling Plan	RF+P	1/8" = 1'-0"	■	■	■	■	■
A201	Building Elevations	RF+P	1/8" = 1'-0"	■	■	■	■	■
A202	Building Elevations	RF+P	1/8" = 1'-0"	■	■	■	■	■
A301	Site/Building Sections	RF+P	1/8" = 1'-0"	■	■	■	■	■
<b>Miscellaneous</b>								
G001	Proposed Lighting Fixtures	RF+P	N/A	■	■	■	■	■
G002	Proposed Material Palette	RF+P	N/A	■	■	■	■	■
G003	3D Comparison	RF+P	N/A	■	■	■	■	■
-	Construction Staging Plans	RF+P	N/A	■	■	■	■	■

## Residence

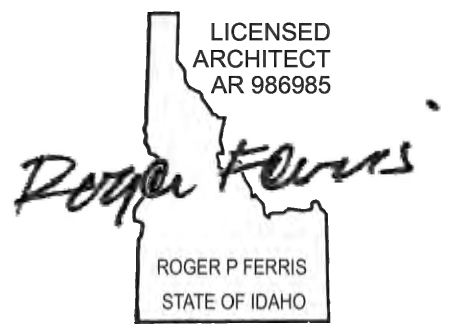
691 North Spruce Ave.  
Ketchum, ID 83340

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

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

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

ARCHITECT'S SEAL



KEY PLAN

### PROJECT PHASE - PERMITTING

#### REVISIONS

NO.	DESCRIPTION	DATE	ISSUED TO
1	PRE-APP - MODR	MAY 10, 2022	CITY
2	MODR - REV #1	JUNE 16, 2022	CITY
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4	MODR - REV #3	OCTOBER 6, 2022	CITY
5	MODR - REV#4	OCTOBER 11, 2022	CITY

SHEET NAME

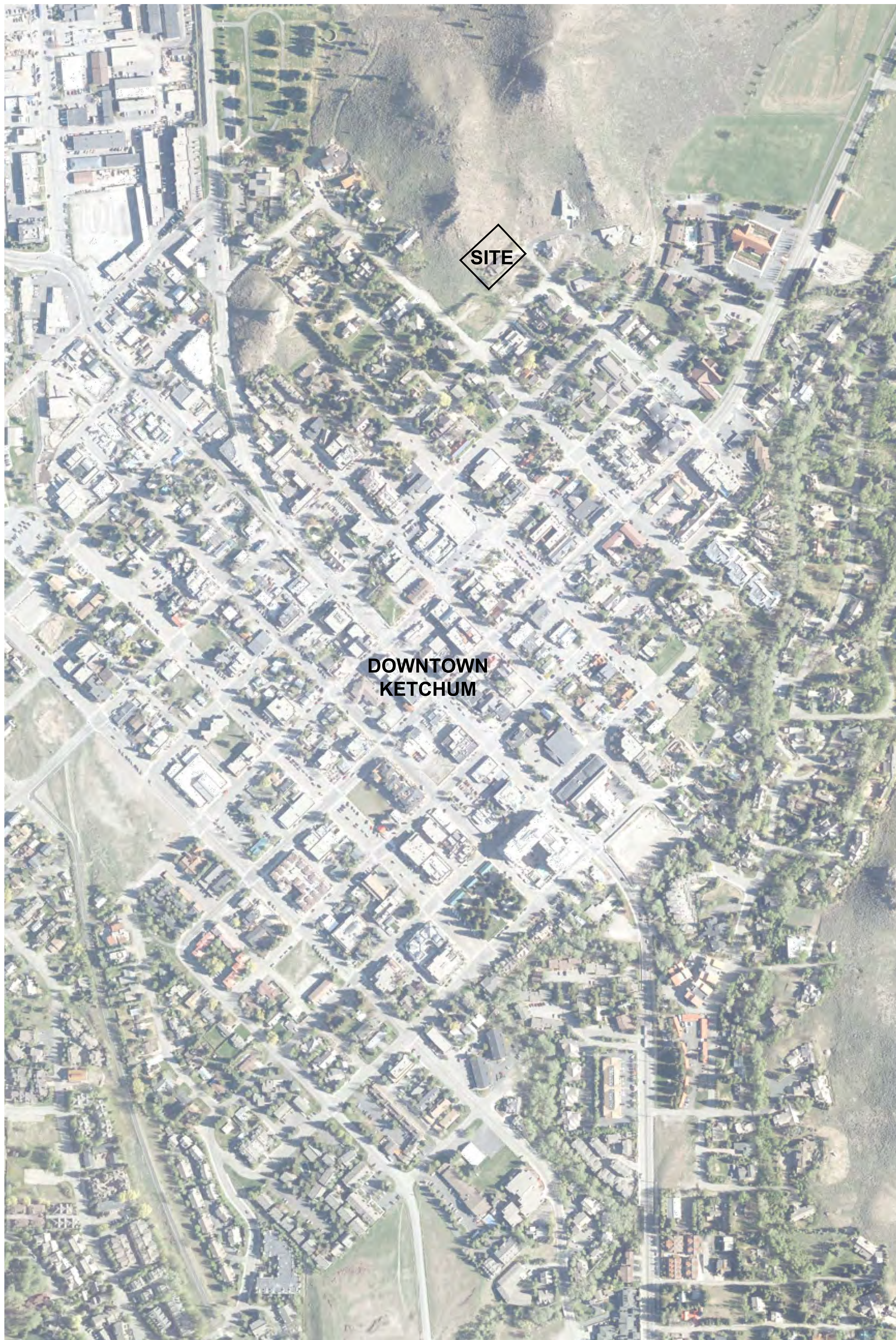
**COVER SHEET**

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

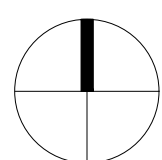
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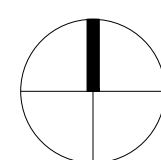
Vicinity Map



City Aerial



Neighborhood Aerial



Residence

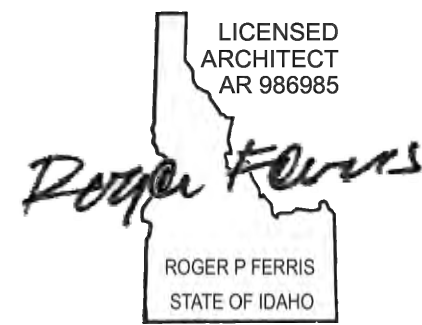
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ARCHITECT'S SEAL



KEY PLAN

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4	MODR - REV #3	OCTOBER 6, 2022	CITY
5	MODR - REV#4	OCTOBER 11, 2022	CITY

SHEET NAME

VICINITY MAP

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

EX001



Vantage Points



1) View from North Spruce Ave



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



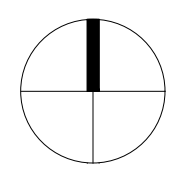
3) View from North Walnut Ave



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



Neighborhood Aerial



Residence

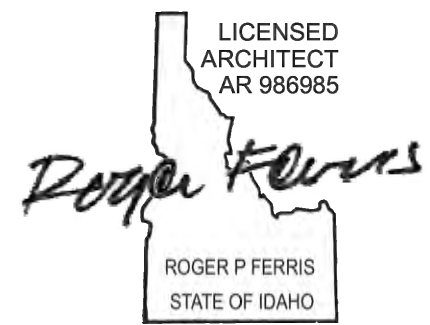
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ARCHITECT'S SEAL



KEY PLAN

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5	MODR - REV#4	OCTOBER 11, 2022	CITY

SHEET NAME

VANTAGE POINTS

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

EX002



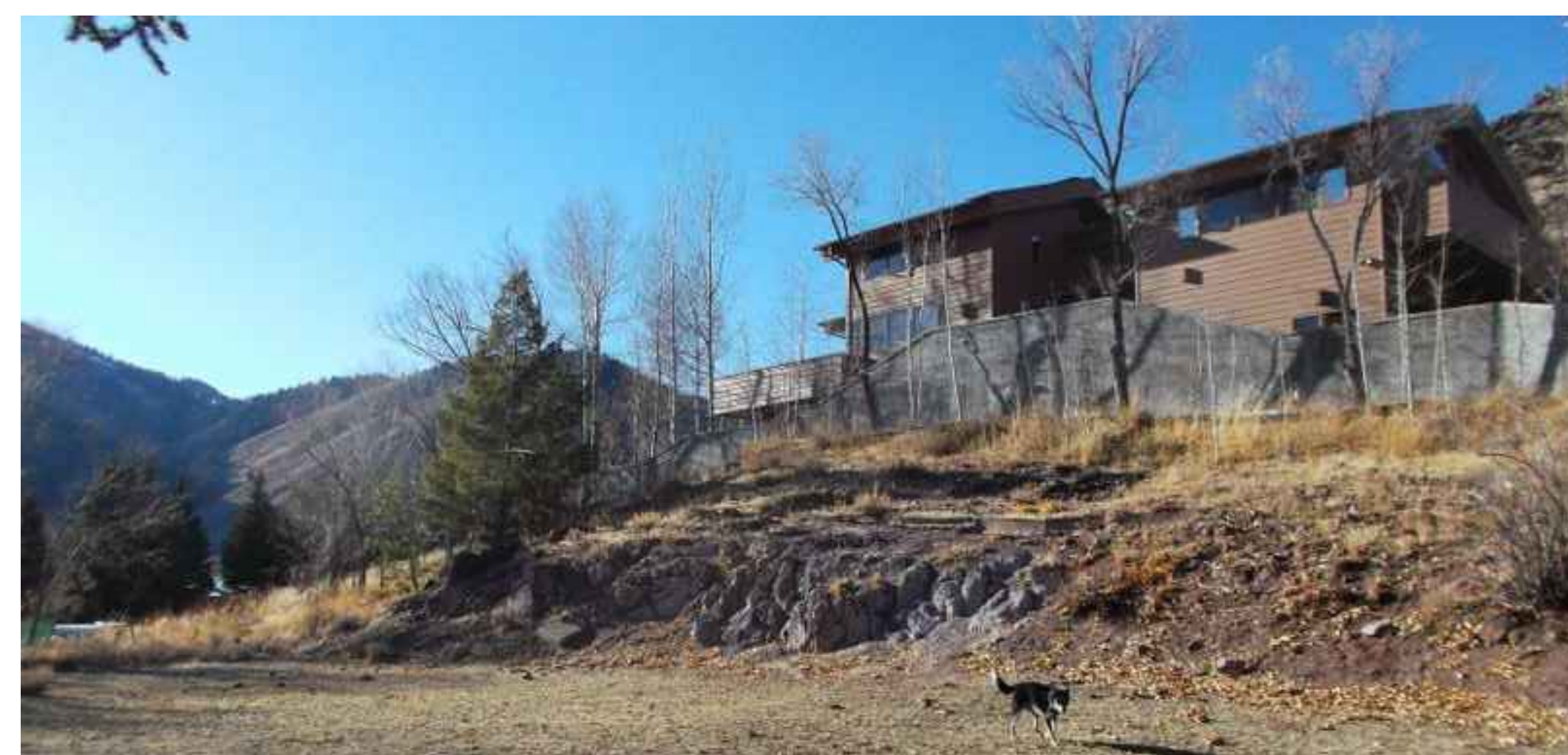
## Existing Site Photos



1) View at back of existing house



2) View from driveway



3) View from 671 East 6th St



4) View from 671 East 6th St



Neighborhood Aerial

### Residence

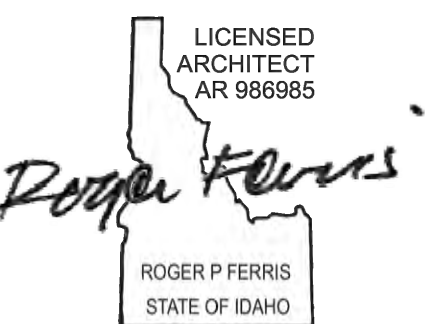
691 North Spruce Ave.  
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Architect  
**Roger Ferris + Partners**  
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ARCHITECT'S SEAL



KEY PLAN

### PROJECT PHASE - PERMITTING

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4	MODR - REV #3	OCTOBER 6, 2022	CITY
5	MODR - REV#4	OCTOBER 11, 2022	CITY

SHEET NAME

EXISTING SITE PHOTOS

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

# EX003



Existing Site Photos



Residence

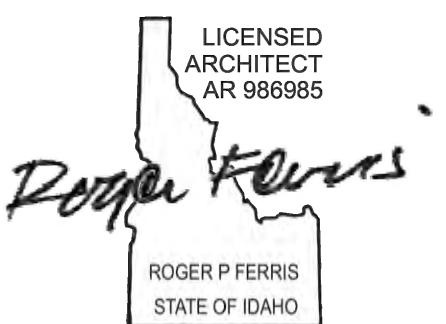
691 North Spruce Ave.  
Ketchum, ID 83340

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

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ARCHITECT'S SEAL



KEY PLAN

PROJECT PHASE - PERMITTING

REVISIONS

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5	MODR - REV#4	OCTOBER 11, 2022	CITY

SHEET NAME

EXISTING SITE PHOTOS

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

EX004



# Existing Site Photos



## Residence

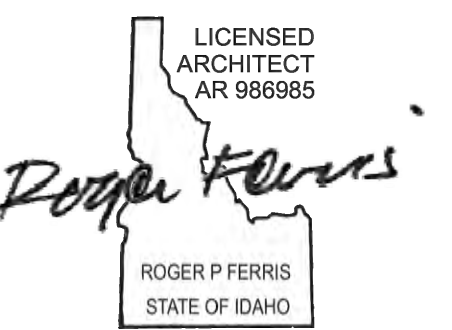
691 North Spruce Ave.  
Ketchum, ID 83340

Architect  
**Roger Ferris + Partners**  
11 Wilton Road • Westport, Connecticut 06880  
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ARCHITECT'S SEAL



KEY PLAN

### PROJECT PHASE - PERMITTING

#### REVISIONS

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4	MODR - REV #3	OCTOBER 6, 2022	CITY
5	MODR - REV#4	OCTOBER 11, 2022	CITY

SHEET NAME

EXISTING SITE PHOTOS

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

# EX005



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

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

DECEMBER 2019



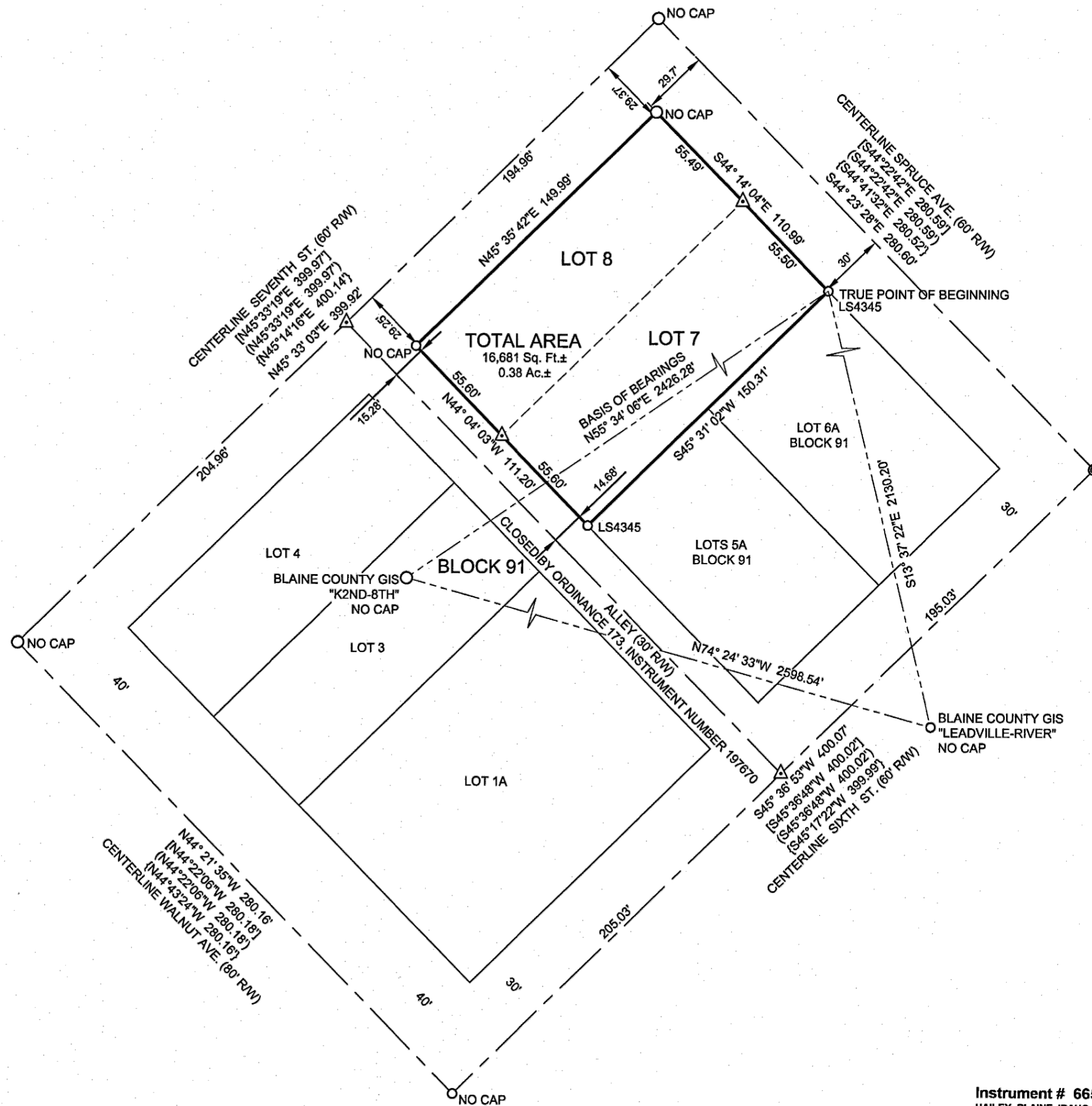
SCALE IN FEET



SCALE: 1" = 40'

### LEGEND

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

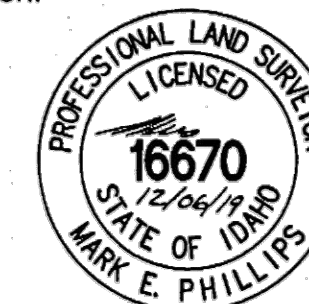


### SURVEY NARRATIVE & NOTES

- The purpose of this survey is to show the monuments found during the boundary retracement of Lots 7 & 8, Block 91, Ketchum Townsite, Instrument Number 302967, records of Blaine County, Idaho. All found monuments have been accepted. Additional Documents used in the course of this survey are shown in the Legend, with any common lines referenced.
- 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.
- Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this map and may affect items shown hereon. It is the responsibility of the client to determine the significance of the Title Policy information and determine whether it should be included. If the client desires this information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.

### CERTIFICATE OF SURVEYOR

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



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

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

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

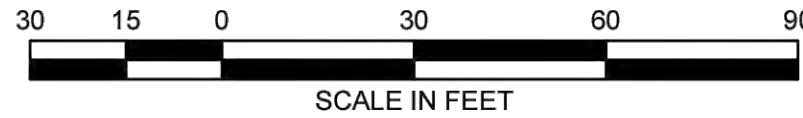
GALENA ENGINEERING, INC.  
HAILEY, IDAHO

SHEET 1 OF 1  
Job No. 7812

A PLAT SHOWING  
**LOT 7A, BLOCK 91, KETCHUM TOWNSITE**  
 WHEREIN THE LOT LINE BETWEEN LOTS 7 & 8, BLOCK 91 IS VACATED AS SHOWN HEREON  
 LOCATED WITHIN SECTION 18, T.4N., R.18E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
 OCTOBER 2022



SCALE: 1" = 30'

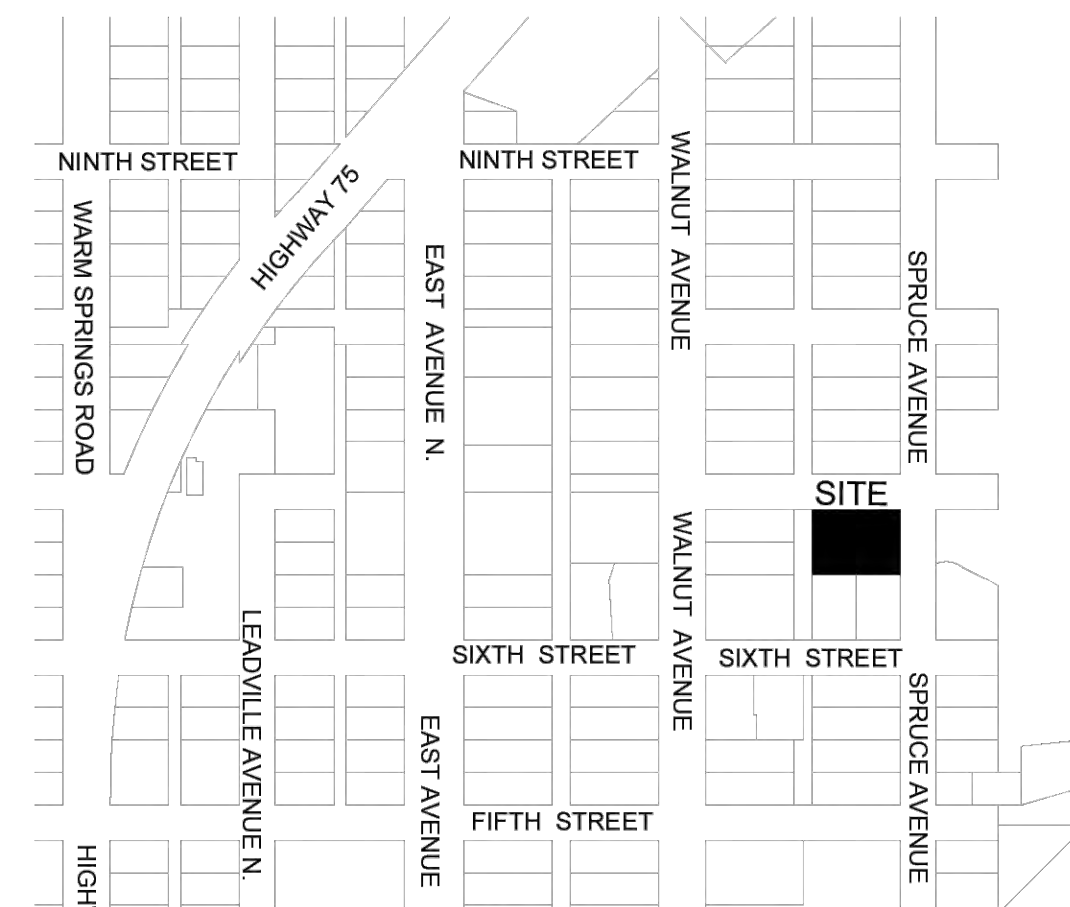


**LEGEND**

- Property Line
- Lot Line Vacated Hereon
- Adjoiner's Lot Line
- Centerline of Right of Way
- GIS Tie Line
- Survey Tie Line
- Building Envelope
- 25% Slope Boundary
- Found Survey Marker
- Found 5/8" Rebar
- Found 1/2" Rebar
- Calculated Point, Nothing Set
- Aspen Grove
- Conifer Tree
- Deciduous Tree

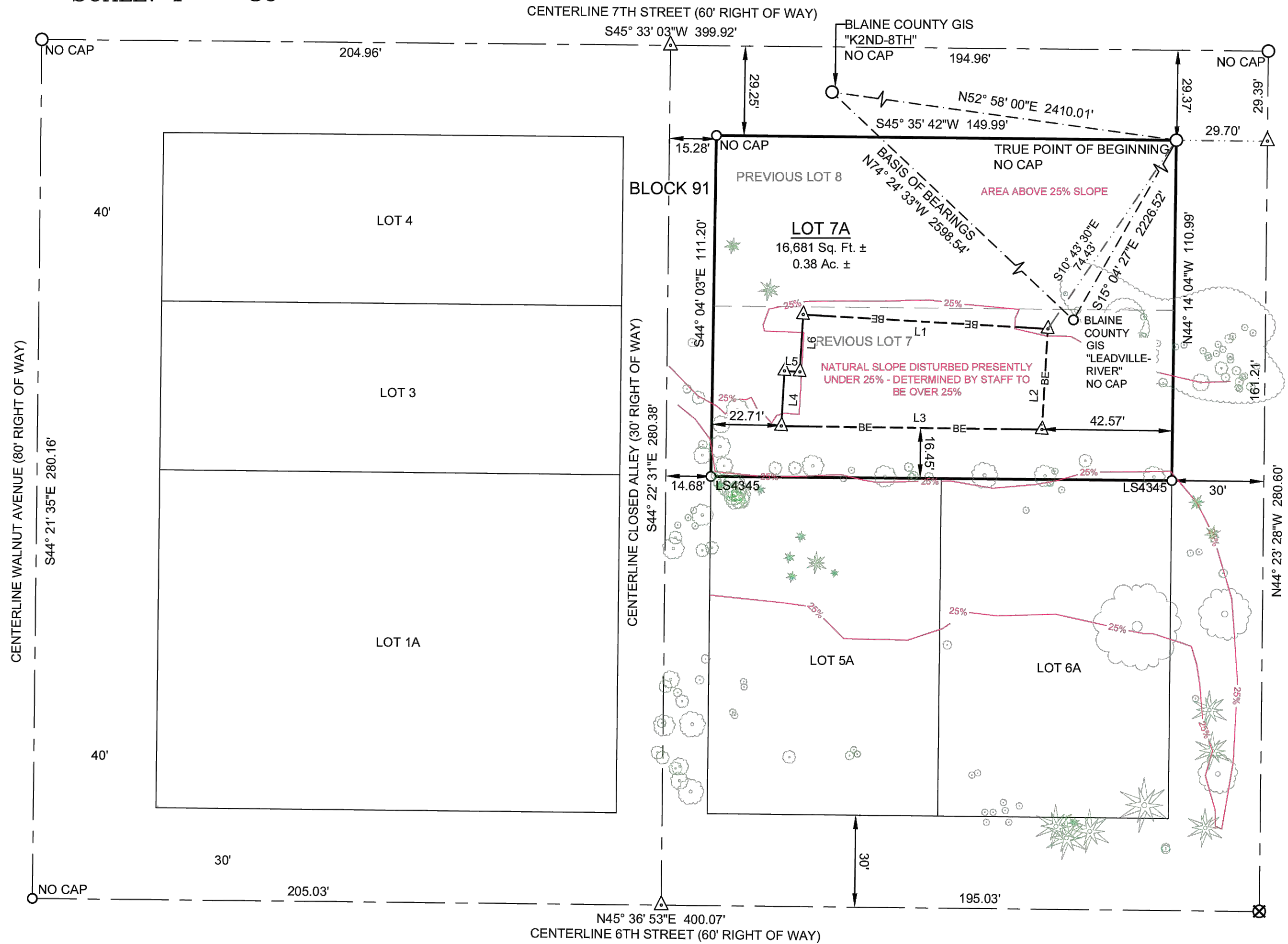
**SURVEY NARRATIVE & NOTES**

1. The purpose of this survey is to show the monuments found and set during the boundary retracement of Lots 7 & 8, Block 91, Ketchum Townsite and vacate the interior line creating Lot 7A, Block 91, Ketchum Townsite. The boundary shown is based on found lot corner monuments and the Official Map of the Village of Ketchum, Instrument Number 302967, records of Blaine County, Idaho. All found monuments have been accepted. Additional documents used during the course of this survey include the Plat of Ketchum: Block 91: Replat of Lots 5 & 6, Instrument Number 370366 and the Record of Survey showing Lots 7 & 8, Block 91, Ketchum Townsite, Instrument Number 665488, both records of Blaine County, Idaho.
2. The distances shown are measured. Refer to the above referenced documents for previous record data.
3. See Ketchum Ordinance 173, recorded as Instrument Number 197670, records of Blaine County, Idaho for conditions/restrictions regarding Block 91 Alley.
4. A Title Commitment for Lots 7 & 8, Block 91, Village of Ketchum, Blaine County, Idaho, has been issued by Sun Valley Title Guaranty Company, File Number 19349503, with a Date of Guarantee of May 29, 2020. Certain information contained in said title policy may not appear on this map or may affect items shown hereon. It is the responsibility of the owner or agent to review said title policy. All plottable encumbrances and easements listed in the title report are shown hereon. Review of specific documents is required, if further information is desired.
5. Zoning is LR, Limited Residential Use Zone. Refer to City of Ketchum Zoning Ordinance for more specific information about this zone.
6. The owner/subdivider is Spruce and 6th. L.L.C., c/o Jake Watkins at Roger Ferris Partners, 11 Wilton Road, Westport, CT 06880. The surveyor/representative is Mark E. Phillips, Galena Engineering, Inc., 317 N. River St., Hailey, Idaho 83333.



**VICINITY MAP**  
NOT TO SCALE

LOT 7A, BLOCK 91,  
KETCHUM TOWNSITE  
 GALENA ENGINEERING, INC.  
HAILEY, IDAHO  
 SHEET 1 OF 2  
 Job No. 7932



Line Table		
Line #	Length	Direction
L1	79.90'	S48°20'34"W
L2	32.89'	N41°39'27"W
L3	84.98'	N45°46'41"E
L4	18.00'	S41°39'27"E
L5	5.00'	S48°20'33"W
L6	18.69'	S41°39'27"E



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

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







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

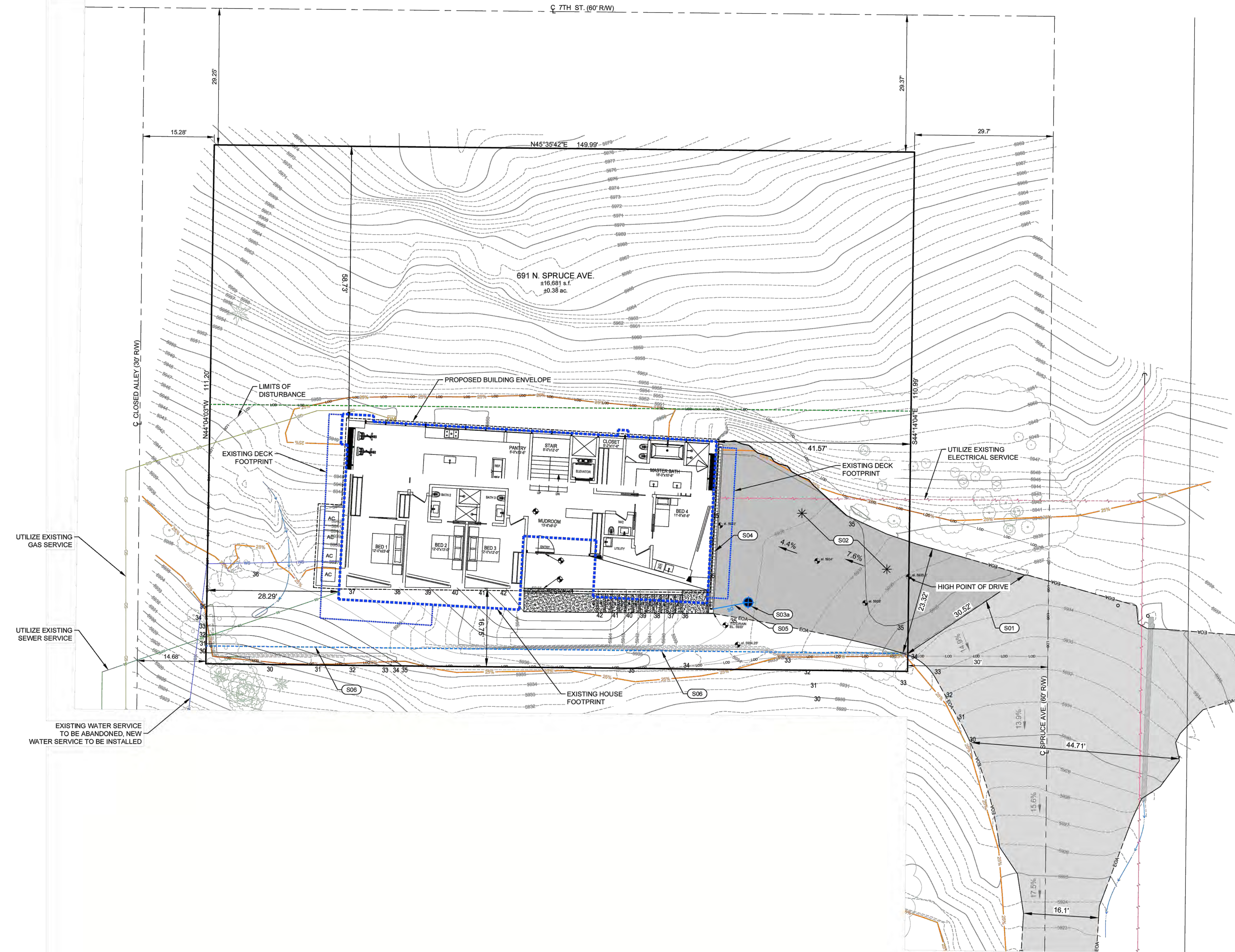
### LEGEND

**EXISTING ITEMS**

- Property Line
- Adjacent's Lot Line
- Centerline of Right of Way
- Existing House Footprint
- Existing Deck Footprint
- 5' Contour Interval
- 1' Contour Interval
- Flow Line
- Asphalt
- Aspen Grove
- Conifer Tree
- Deciduous Tree
- Gas Meter
- Gas Marker
- Telephone Riser
- Overhead Power Line
- Power Box
- Power Pole
- Guywire
- Sewer Main
- Sewer Service
- Sewer Manhole
- Catch Basin
- Culvert
- Water Main
- Water Service
- 4.4%
- Existing Grade

**PROPOSED ITEMS**

- 1' Contour Interval
- Building Setback
- Interior Lot Line to be Abandoned
- Asphalt
- Landscape Drywell
- Trench Drain
- 6" Storm Drain
- French Drain
- Spot Elevations
- 4.4%
- Proposed Grade
- 25% Slope Line
- New Building Envelope

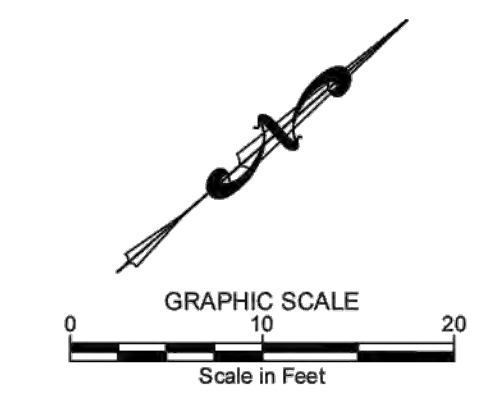


- #### SITE IMPROVEMENT KEY NOTES
- S01 SAWCUT EXISTING ASPHALT TO PROVIDE FOR A CLEAN VERTICAL EDGE.
  - S02 CONSTRUCT ASPHALT DRIVEWAY. SEE DETAIL 1 / C1.2.
  - S03 INSTALL LANDSCAPE DRYWELL. SEE DETAIL 3 / C1.2. a. RIM = 5022.5 +/- (6" under driveway)
  - S04 INSTALL TRENCH DRAIN. SEE DETAIL 2 / C1.2.
  - S05 INSTALL 6" D3034 PVC PIPE @ 5+2.0% MIN. 3.0' MINIMUM COVER. SEE DETAIL 4 / C1.2.
  - S06 INSTALL FRENCH DRAIN

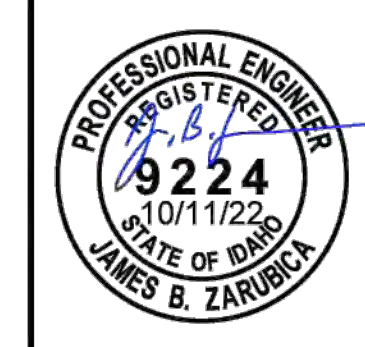
- #### GRADING AND DRAINAGE NOTES
- ALL DRAINAGE IS TO BE RETAINED ONSITE.
  - GRADE AWAY FROM FOUNDATION AT 5%.

#### Calculations

Existing Site Disturbance	8,469 SF
Proposed Site Disturbance	no change
Existing Bldg. Coverage	4,084 SF
-House	2,711 SF
-Deck 1	254 SF
-Deck 2	140 SF
-Front Stair	763 SF
-Front Wall	157 SF
-Back Wall	39 SF
Proposed Bldg. Coverage	2,748 SF
-House	2,663 SF
-AC Pad	85 SF



**PROPOSED SITE GRADING AND DRAINAGE PLAN**  
**691 NORTH SPRUCE**  
 LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M. CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
 PREPARED FOR 891 NORTH SPRUCE LLC



DESIGNED BY  
 CT/MS  
 DRAWN BY  
 SMF/JBZ  
 CHECKED BY

**GALENA**  
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 Civil Engineers & Land Surveyors  
 317 N. River Street  
 Halley, Idaho 83333  
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NO.	DATE	BY	REVISIONS
1	08/25/22	JBZ	REVISE PER NEW ARCHITECTURAL LAYOUT
2	10/11/22	JBZ	REVISE PER NEW ARCHITECTURAL LAYOUT

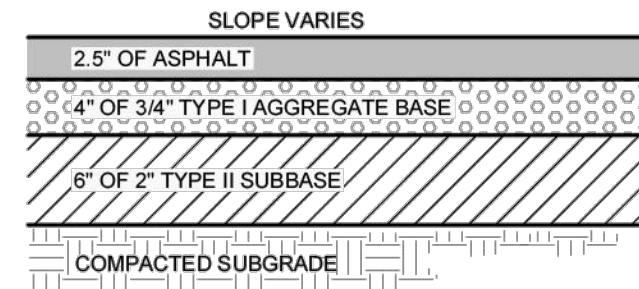
C1.1



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

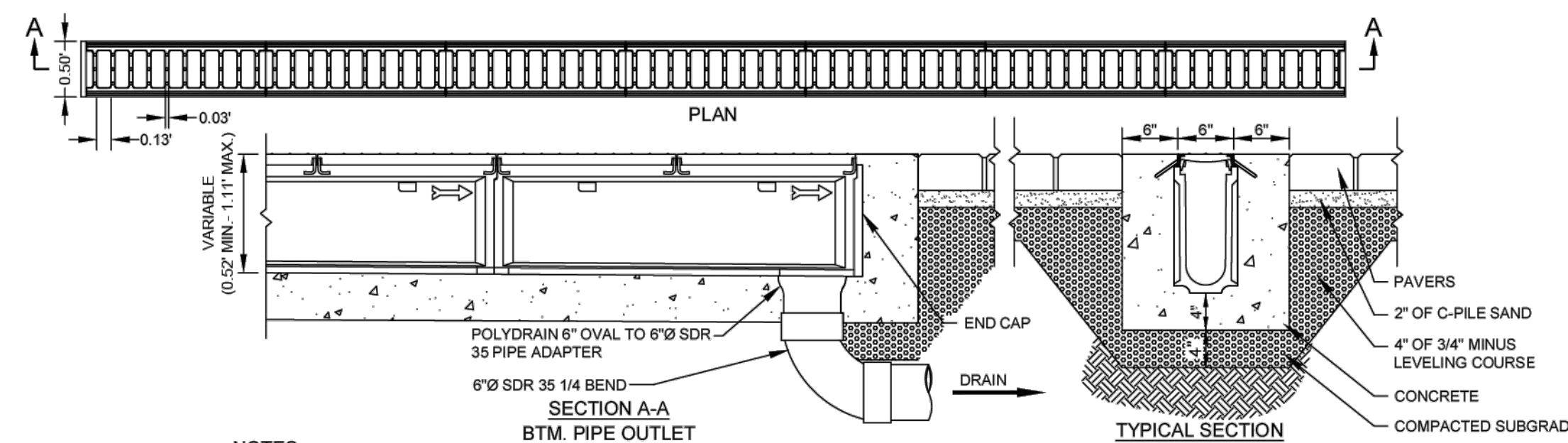
### CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPC) AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPC 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 ISPC SECTION 201.
  - ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPC 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 ISPC 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPC 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 ISPC 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPC 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 ISPC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPC SECTION 805.
- ASPHALT SAWCUTS SHALL BE AS INDICATED ON THE DRAWINGS, OR 24" INCHES FROM EDGE OF EXISTING ASPHALT, IF NOT INDICATED OTHERWISE SO AS TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
- ALL CONCRETE WORK SHALL CONFORM TO ISPC SECTIONS 701, 703, AND 705. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPC SECTION 703, TABLE 1. IMMEDIATELY AFTER PLACEMENT PROTECT CONCRETE BY APPLYING MEMBRANE-FORMING CURING COMPOUND, TYPE 2, CLASS A PER ASTM C 309-94. APPLY CURING COMPOUND PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
- PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS; ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.



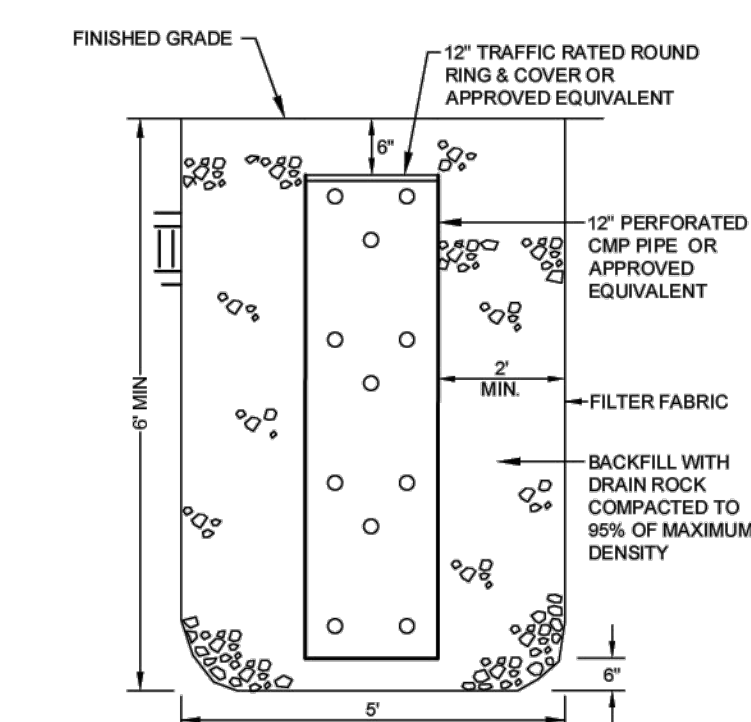
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
  - MATERIALS SHALL CONFORM WITH CURRENT ISPC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
  - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

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

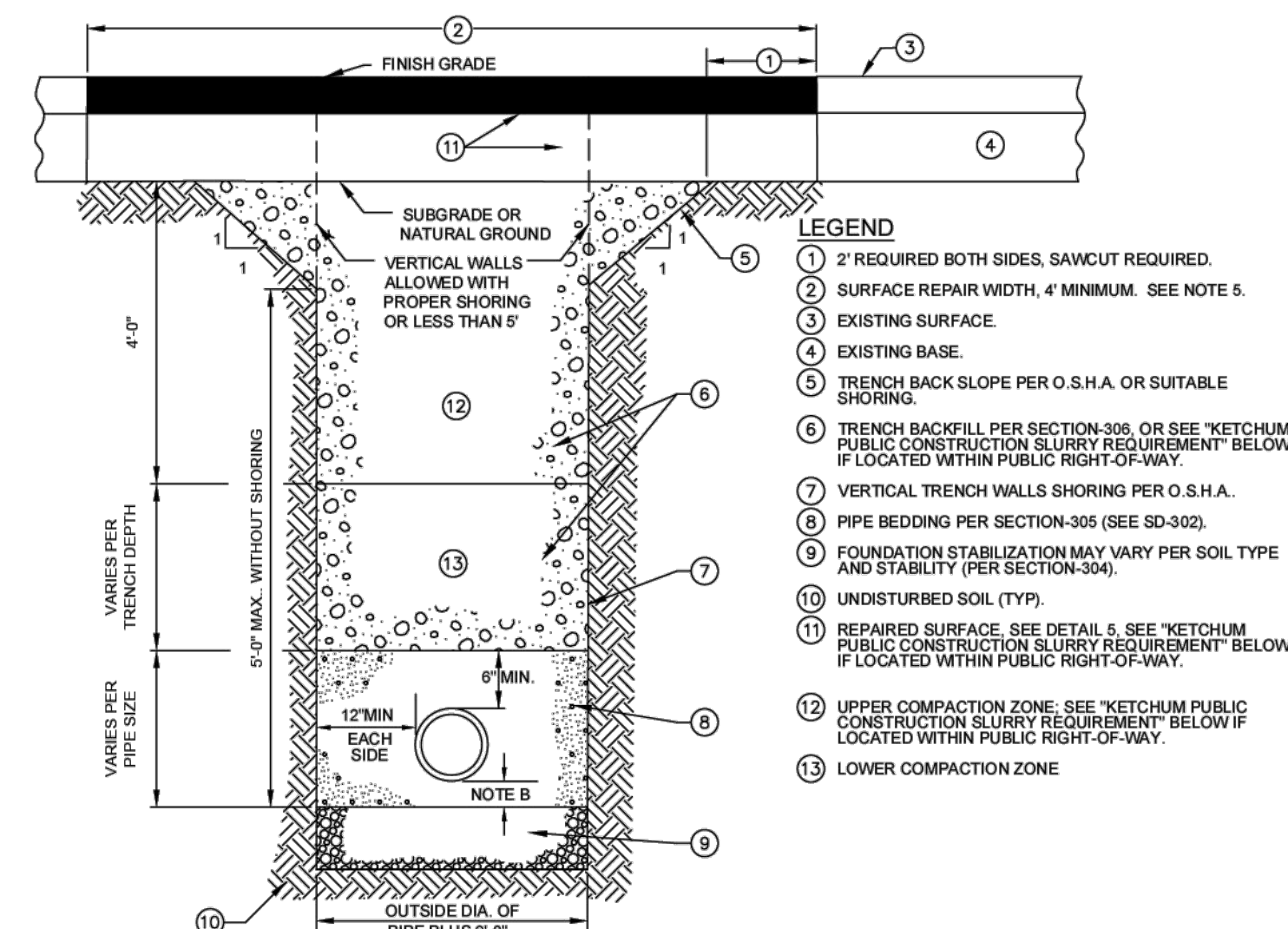


- NOTES:**
- LINE DRAIN IS SUITABLE FOR APPLICATIONS FOR CONTROLLING SPREAD IN GUTTER FLOW CONDITIONS OR TO INTERCEPT SHEET FLOW. TYPICAL APPLICATION IS AT THE STREET CURB OR BARRIER.
  - THE FRAME AND GRATE IS SUITABLE FOR PEDESTRIAN AND BICYCLE TRAFFIC AND RATED FOR H-25 AND HS-25 LOADS.
  - CONCRETE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

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



**3**  
**C1.2** **LANDSCAPE DRYWELL**  
N.T.S.



- KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT**  
IN AREAS WHERE IT IS NECESSARY TO CUT THE ASPHALT PAVEMENT AND SET 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 (6\"/> | 2,800 LBS    |
| SAND                    | 800 LBS      |
| PORTLAND CEMENT         | 94 LBS       |
| WATER                   | 11 GAL (MAX) |
- WATER CONTENT IS MAXIMUM AND MAY BE REDUCED DOWNWARD. CARE SHALL BE TAKEN TO ASSURE THAT EXCESS WATER IS NOT PRESENT IN THE MIXING DRUM PRIOR TO CHARGING THE MIXER WITH MATERIALS. THOROUGH MIXING WILL BE REQUIRED PRIOR TO DISCHARGE.
- NO COMPACTION, VIBRATION, OR FINISHING IS REQUIRED. THE LEAN CONCRETE MIX SHALL BE STRUCK OFF AT OR BELOW THE ELEVATION OF THE PLANT MIX SURFACING WITH A SQUARE-NOSE SHOVEL OR SIMILAR HAND TOOL. THE BACKFILL MIX SHALL BE ALLOWED TO SET FOR A MINIMUM OF 3 HOURS BEFORE THE PERMANENT PLANT MIX SURFACING IS PLACED TO COMPLETE THE TRENCH REPAIR. TEMPORARY PLACEMENT OF ASPHALT COLD MAX SURFACING MAY BE NECESSARY TO ACCOMMODATE TRAFFIC WITHIN THE FIRST 2 HOURS OF BACKFILL PLACEMENT PRIOR TO COMPLETING THE PERMANENT REPAIR.
- NOTES:**
- TRENCH EXCAVATION PER SECTION-301.
  - PIPE BEDDING PER SECTION-305.
  - BACKFILL AND COMPACTION PER SECTION-306.
  - SURFACE REPAIR AND BASE PER DETAIL 5.
  - ASPHALT PAVEMENT FOR SURFACE REPAIR SHALL BE IN ACCORDANCE WITH PLANS AND ISPC SECTIONS 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPC SECTION 805.
  - IF TRENCH IMPACTS CROWN OF ROADWAY, CROWN MUST BE MAINTAINED AND POSITIVE DRAINAGE PROVIDED.

**4**  
**C1.2** **TYPICAL TRENCH**  
N.T.S.

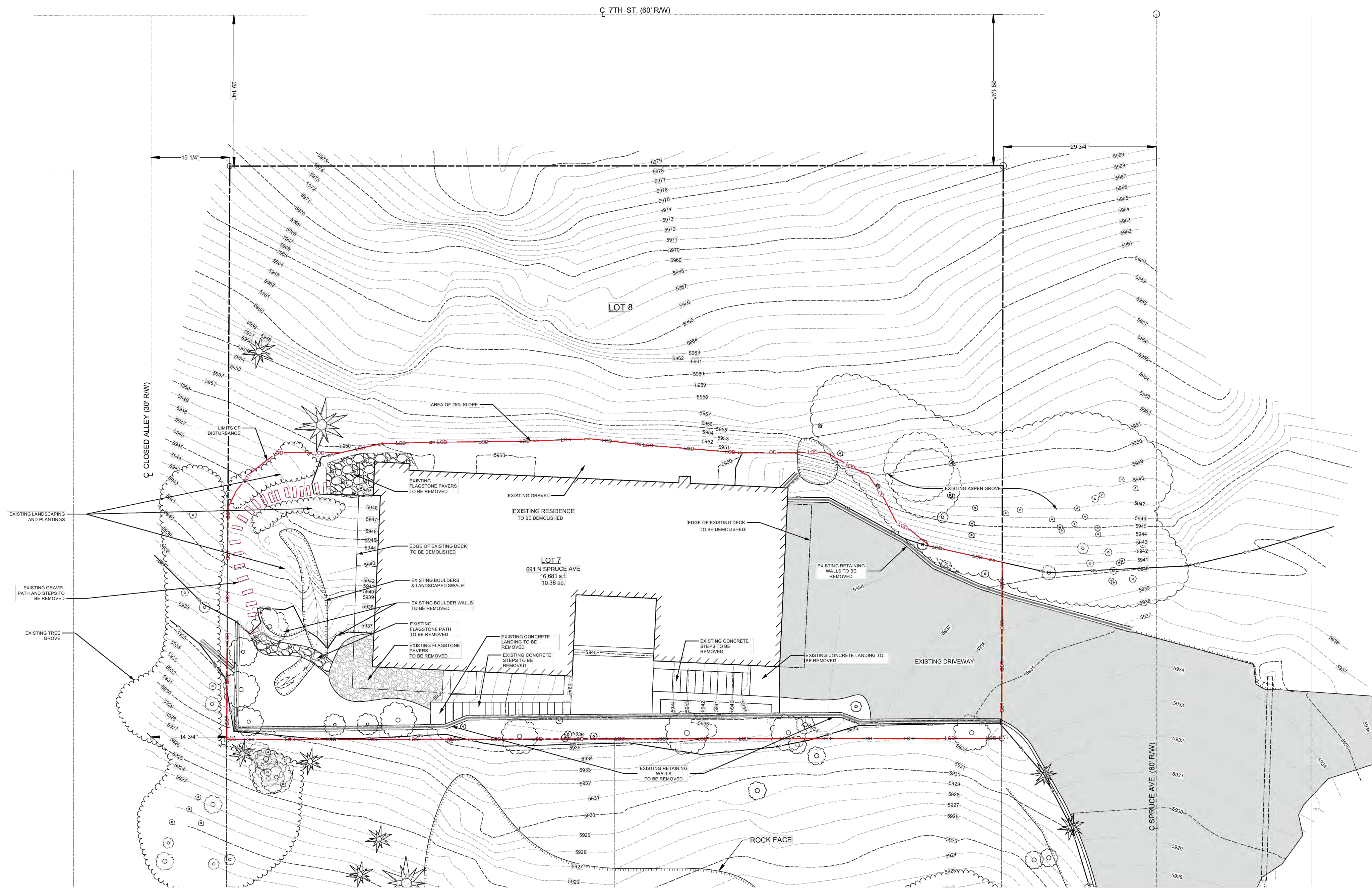


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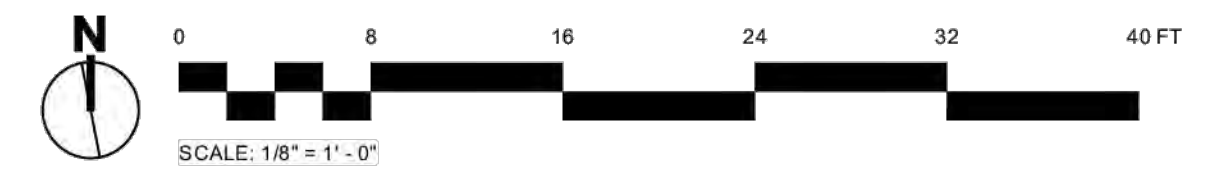
**LANDSCAPE PLAN**  
**RESIDENCE**  
 691 N. SPRUCE AVE, KETCHUM, IDAHO

691 N  
 FILENAME: SPRUCE-v2023.vwx  
 PROJECT MANAGER: XX  
 DRAWN BY: XX  
 ISSUE DATE: 10/4/2022  
 PLOT DATE: 10/4/22 1:44:55 PM

**LANDSCAPE**  
**EXISTING**  
**CONDITIONS**

SHEET NO.

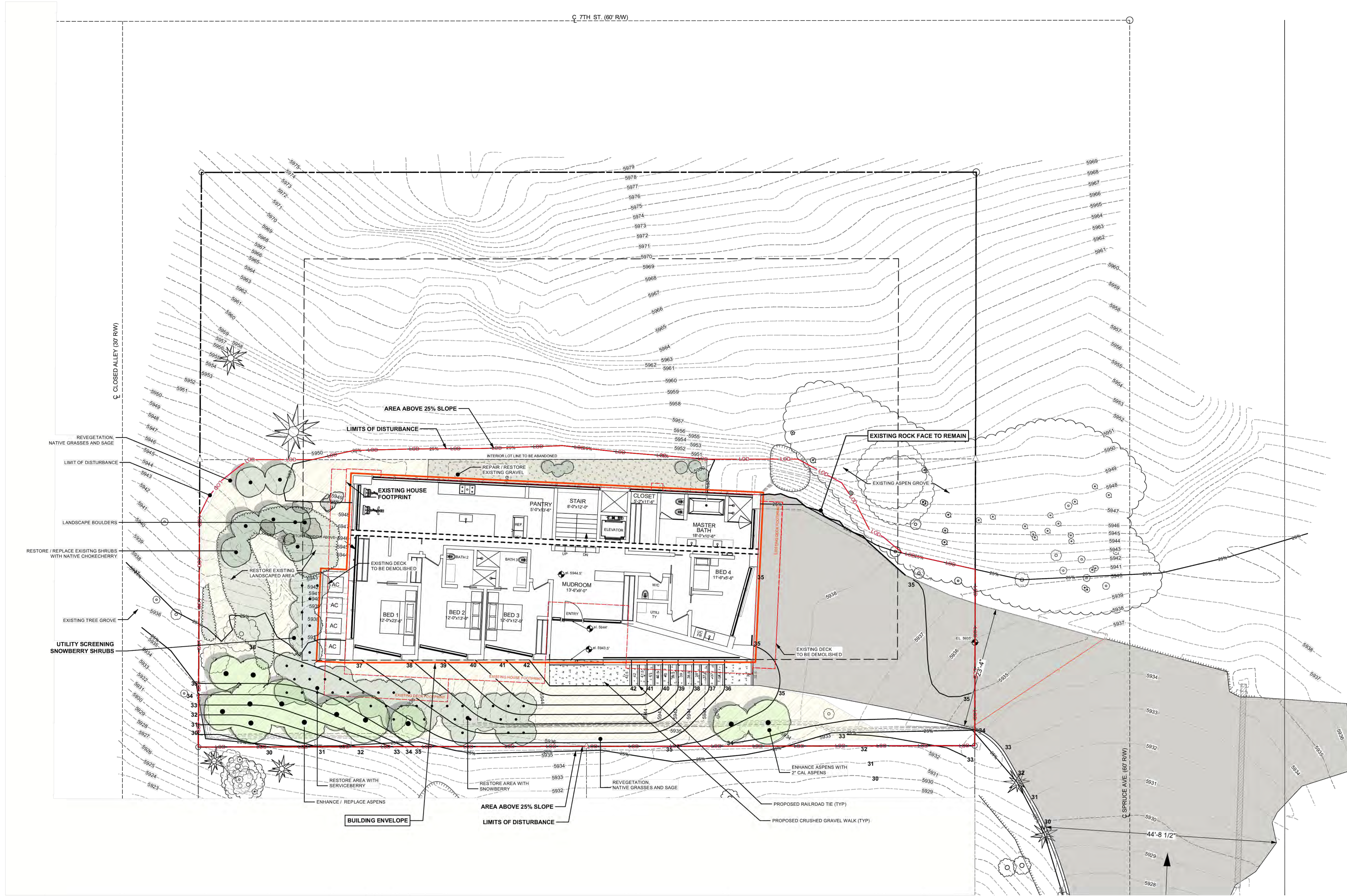
**L1.0**











**LANDSCAPE PLAN**  
**RESIDENCE**  
691 N. SPRUCE AVE, KETCHUM, IDAHO

891 N  
FILENAME: SPRUCE-v2023.vwx  
PROJECT MANAGER: XX  
DRAWN BY: XX  
ISSUE DATE: 10/4/2022  
PLOT DATE: 10/4/22 1:44:56 PM



LANDSCAPE PLAN

SHEET NO.

**L2.0**



**General Notes**

-The existing home will be demolished and a new home will be constructed in place

**Calculations - Proposed**

Basement Gross	232 SF
Total Building Gross	4,534 SF

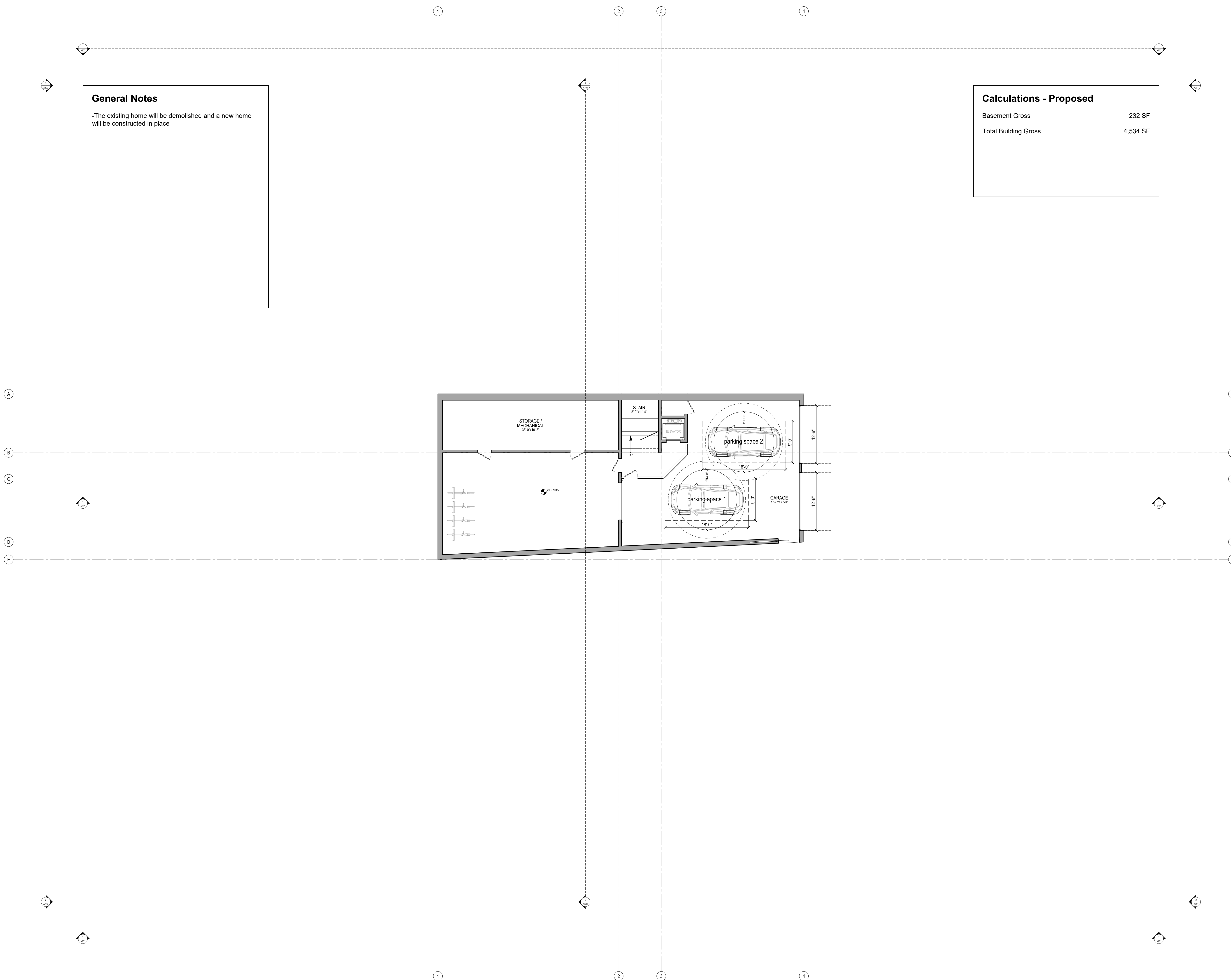
**Residence**

691 North Spruce Ave.  
Ketchum, ID 83340

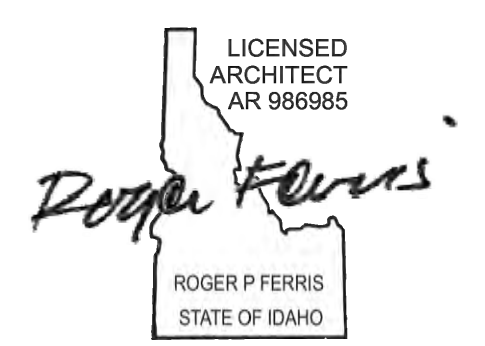
Architect  
**Roger Ferris + Partners**  
11 Wilton Road • Westport, Connecticut 06880  
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Civil Engineer/Surveyor  
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ARCHITECT'S SEAL



KEY PLAN

**PROJECT PHASE - PERMITTING**

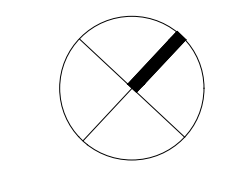
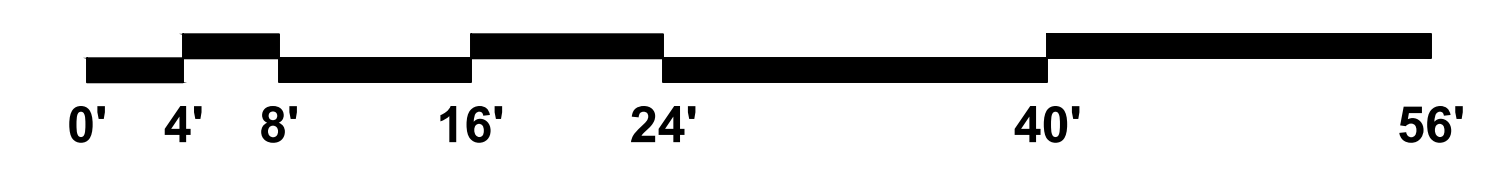
REVISIONS

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1	PRE-APP - MODR	MAY 10, 2022	CITY
2	MODR - REV #1	JUNE 16, 2022	CITY
3	MODR - REV #2	AUGUST 26, 2022	CITY
4	MODR - REV #3	OCTOBER 6, 2022	CITY
5	MODR - REV#4	OCTOBER 11, 2022	CITY

SHEET NAME  
**BASEMENT PLAN**

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

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



**A101**



**General Notes**

-The existing home will be demolished and a new home will be constructed in place

**Calculations - Proposed**

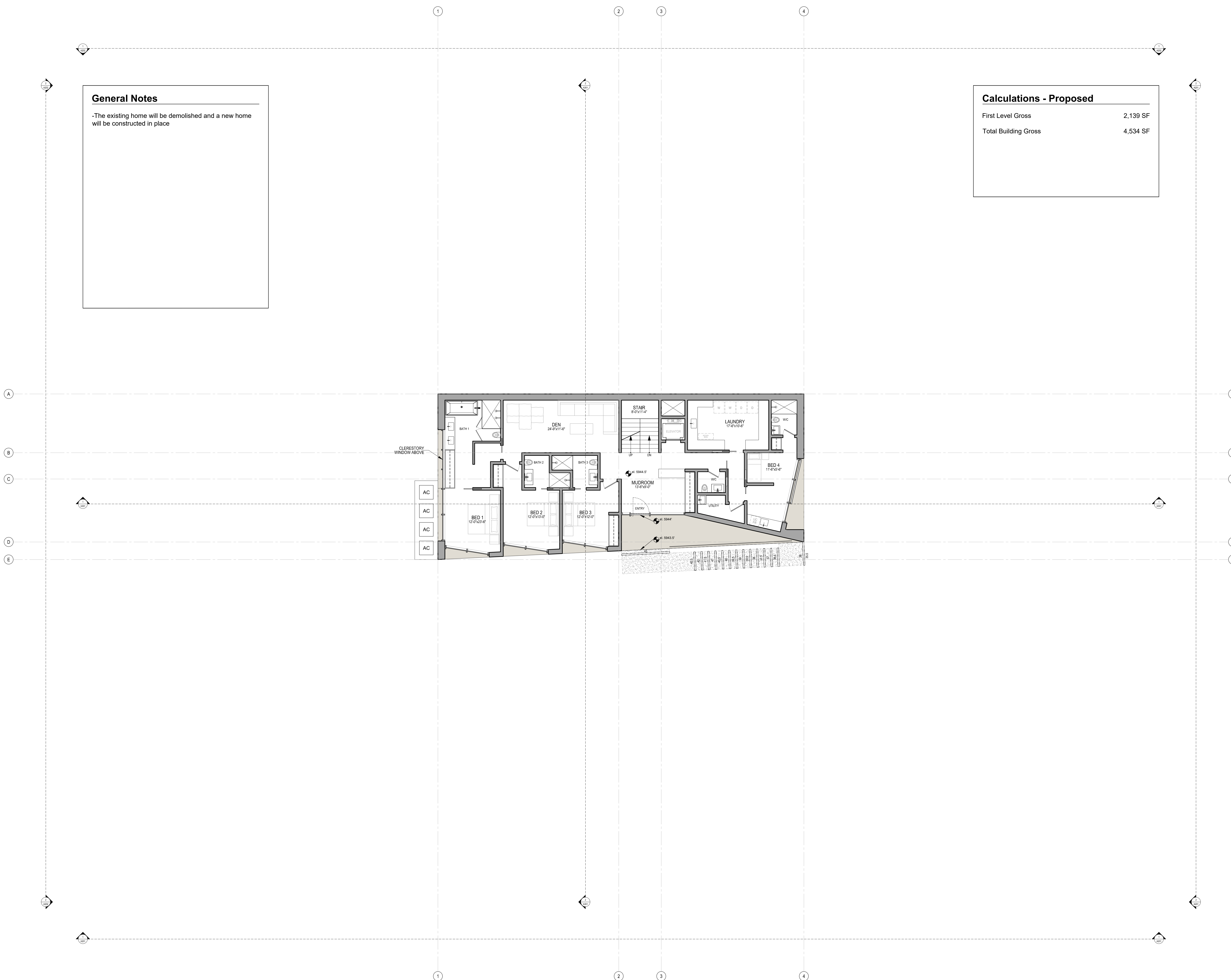
First Level Gross	2,139 SF
Total Building Gross	4,534 SF

**Residence**  
691 North Spruce Ave.  
Ketchum, ID 83340

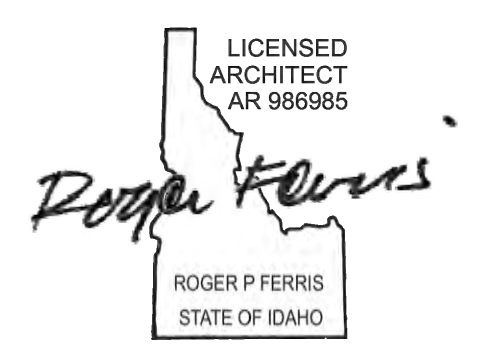
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KEY PLAN

**PROJECT PHASE - PERMITTING**

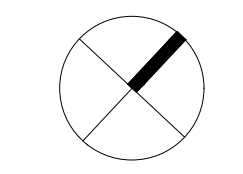
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4	MODR - REV #3	OCTOBER 6, 2022	CITY
5	MODR - REV#4	OCTOBER 11, 2022	CITY

SHEET NAME  
**FIRST LEVEL PLAN**

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

**1 First Level Plan**  
1/8"=1'-0"



**A102**



**General Notes**

-The existing home will be demolished and a new home will be constructed in place

**Calculations - Proposed**

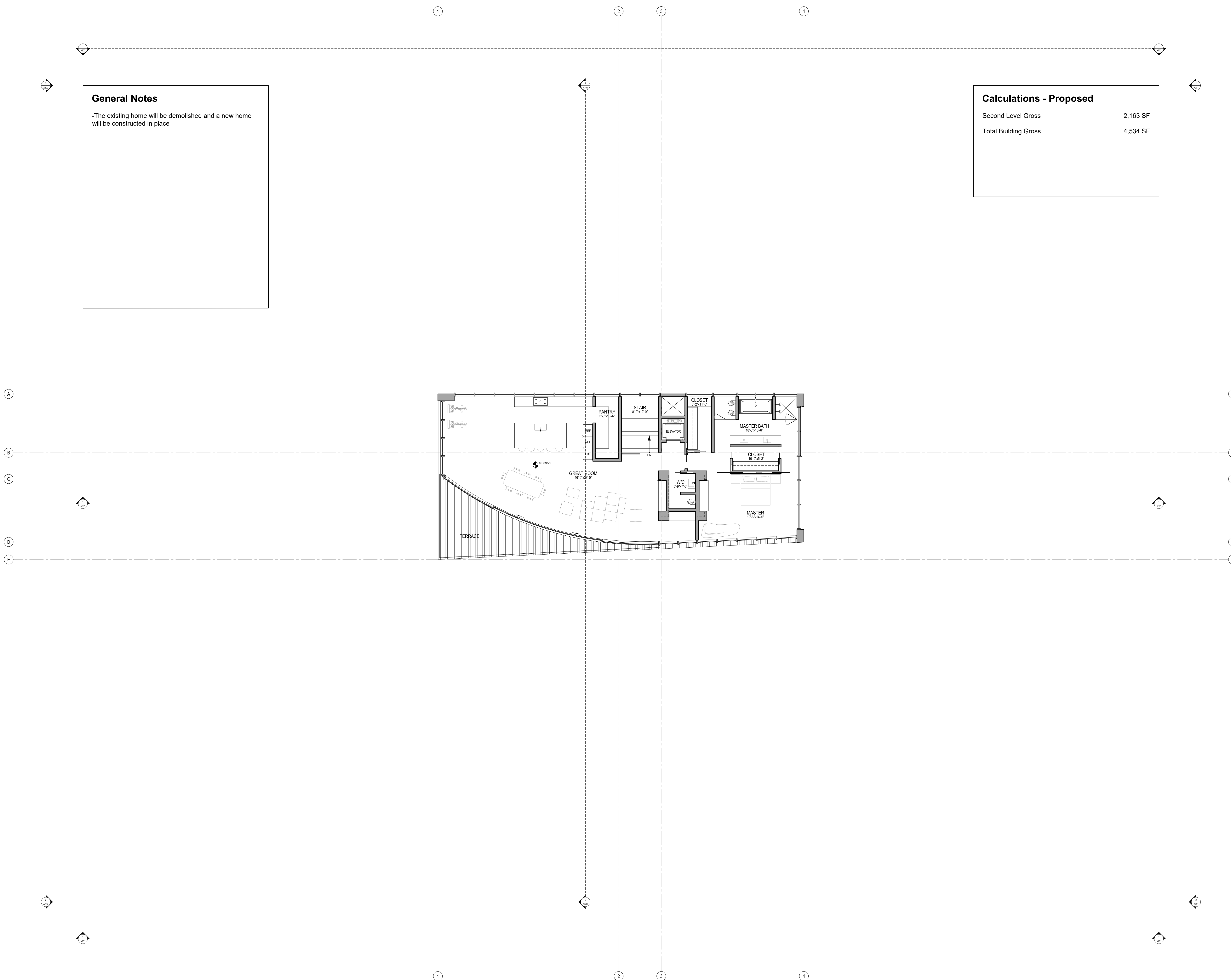
Second Level Gross	2,163 SF
Total Building Gross	4,534 SF

**Residence**  
 691 North Spruce Ave.  
 Ketchum, ID 83340

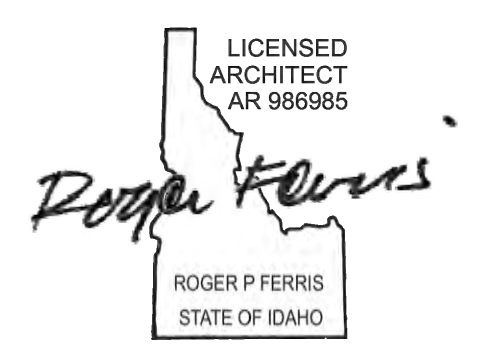
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ARCHITECT'S SEAL



KEY PLAN

**PROJECT PHASE - PERMITTING**

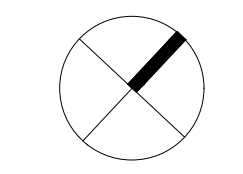
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4	MODR - REV #3	OCTOBER 6, 2022	CITY
5	MODR - REV#4	OCTOBER 11, 2022	CITY

SHEET NAME  
**SECOND LEVEL PLAN**

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

**1 Second Level Plan**  
 1/8"=1'-0"



**A103**



**Residence**  
 691 North Spruce Ave.  
 Ketchum, ID 83340

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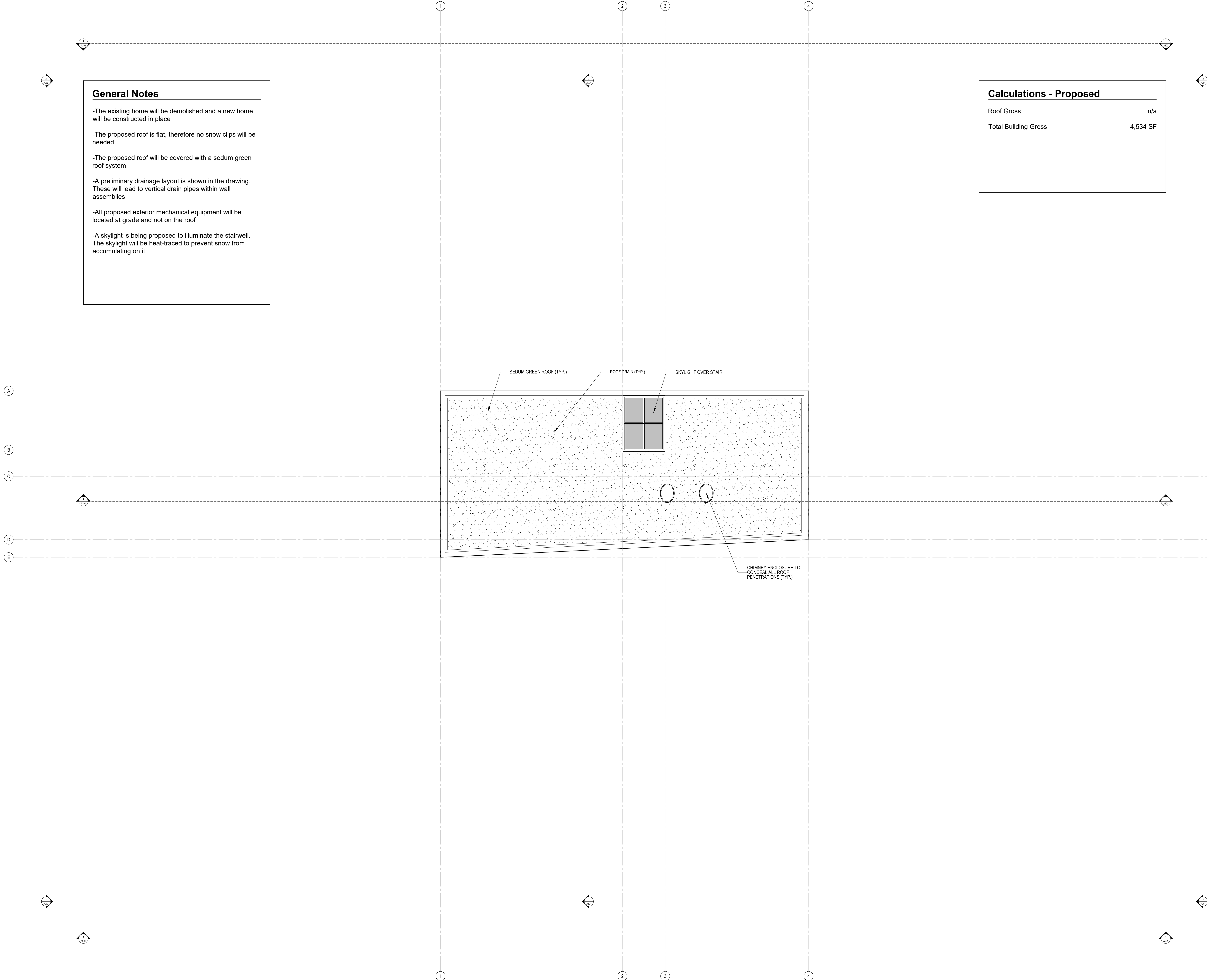
Landscape Architect  
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 323 Lewis Street, Suite N • Ketchum, ID 83340  
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**General Notes**

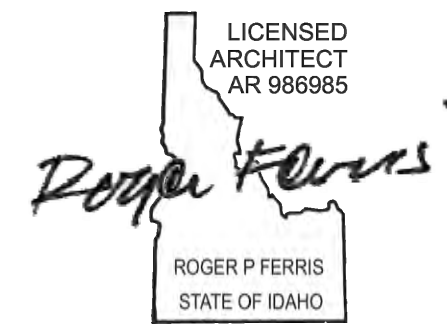
- The existing home will be demolished and a new home will be constructed in place
- The proposed roof is flat, therefore no snow clips will be needed
- The proposed roof will be covered with a sedum green roof system
- A preliminary drainage layout is shown in the drawing. These will lead to vertical drain pipes within wall assemblies
- All proposed exterior mechanical equipment will be located at grade and not on the roof
- A skylight is being proposed to illuminate the stairwell. The skylight will be heat-traced to prevent snow from accumulating on it

**Calculations - Proposed**

Roof Gross	n/a
Total Building Gross	4,534 SF



ARCHITECT'S SEAL



KEY PLAN

**PROJECT PHASE - PERMITTING**

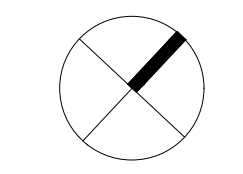
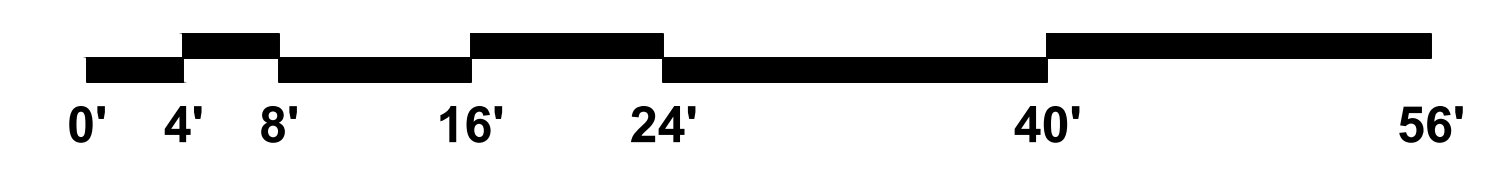
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4	MODR - REV#4	OCTOBER 11, 2022	CITY

SHEET NAME  
**ROOF PLAN**

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

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



**A104**



**Material Legend**

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

See Proposed Material Palette

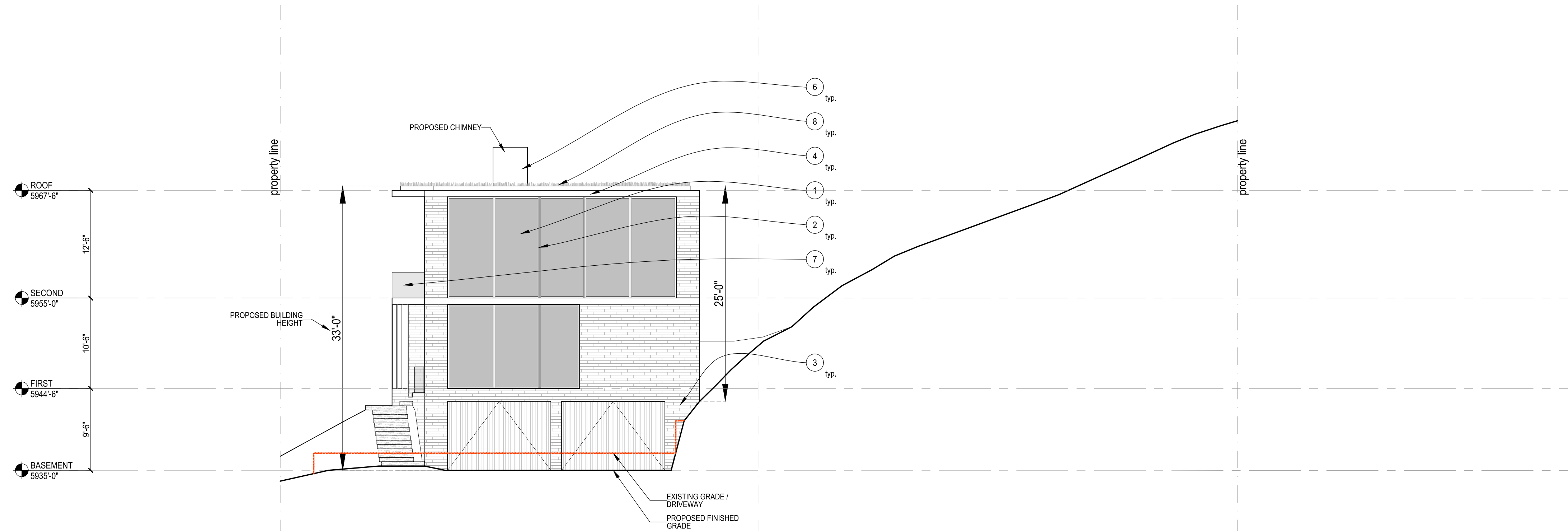
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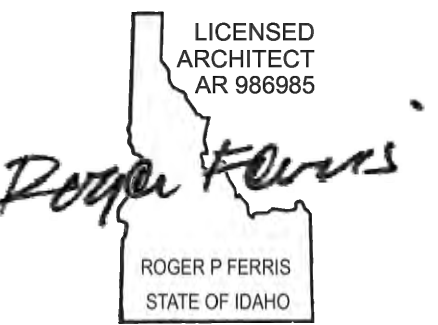
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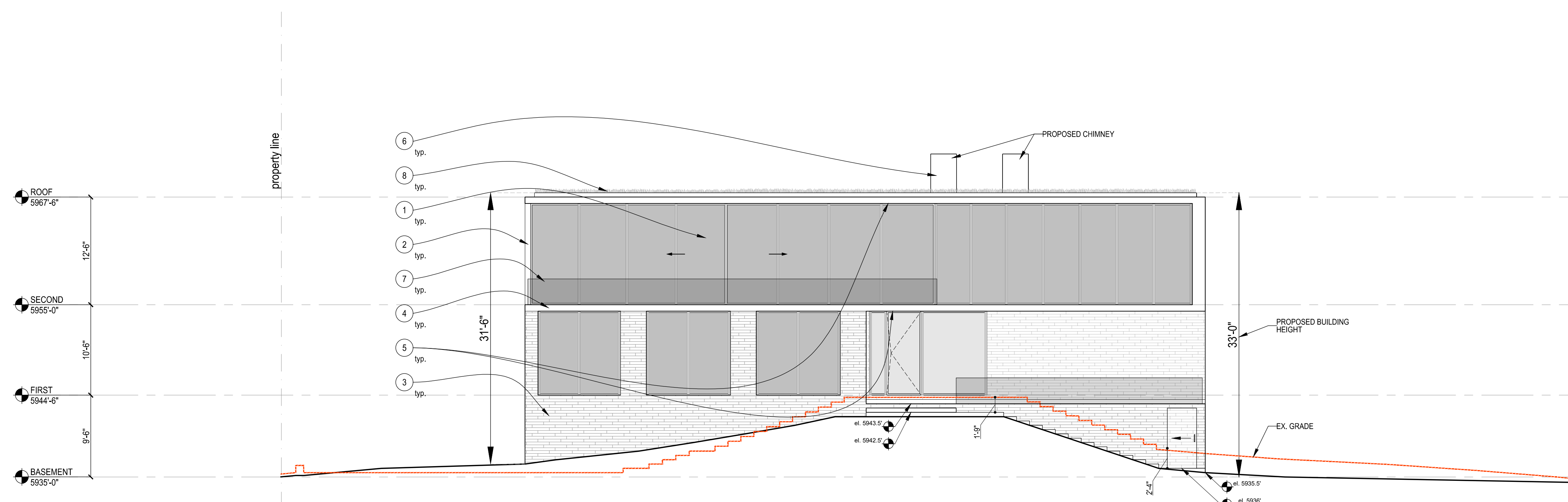


**2 East Elevation - Proposed**  
1/8"=1'-0"

ARCHITECT'S SEAL



KEY PLAN



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



**PROJECT PHASE - PERMITTING**

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SHEET NAME

**ELEVATIONS**

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

**A201**



**Material Legend**

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

See Proposed Material Palette

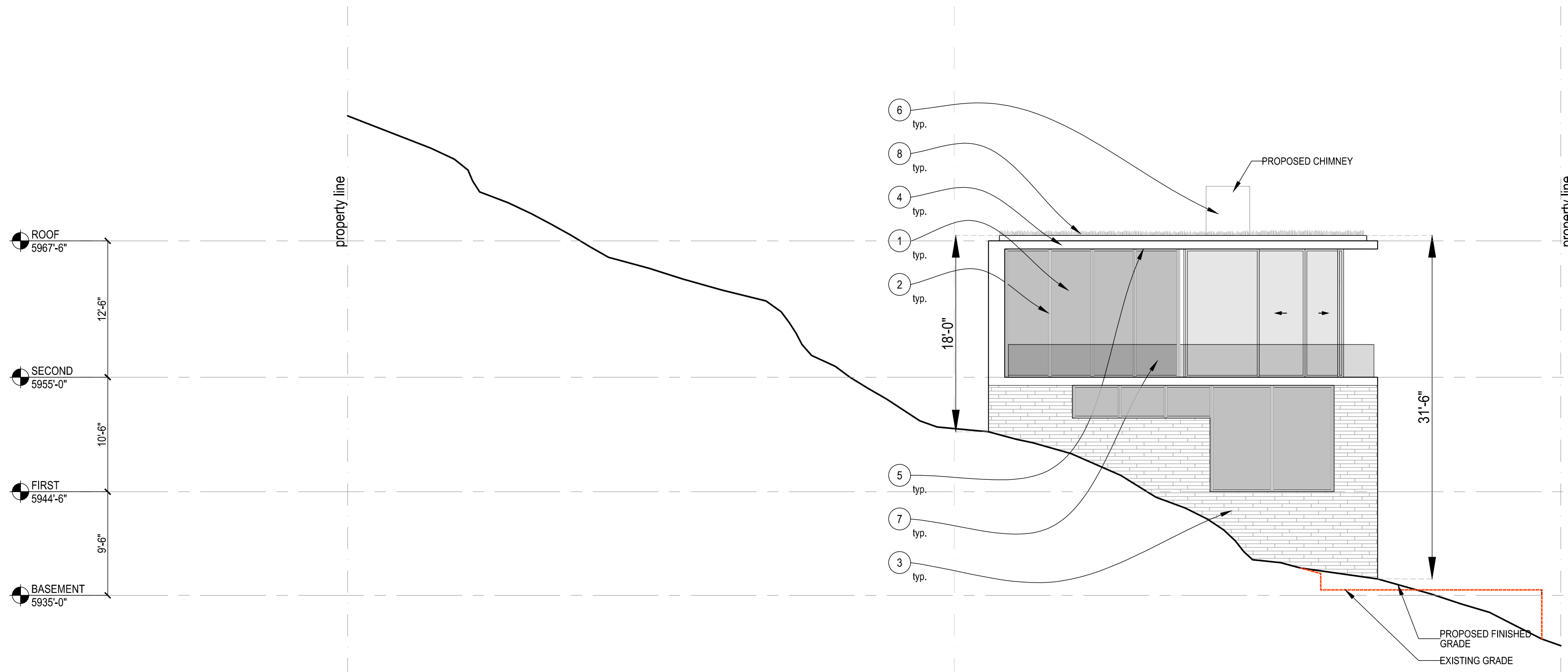
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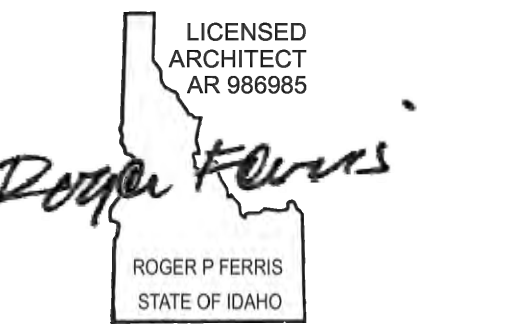
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317 N. River Street • Halley, ID 83333  
tel. 208.788.1705 • www.galena-engineering.com

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

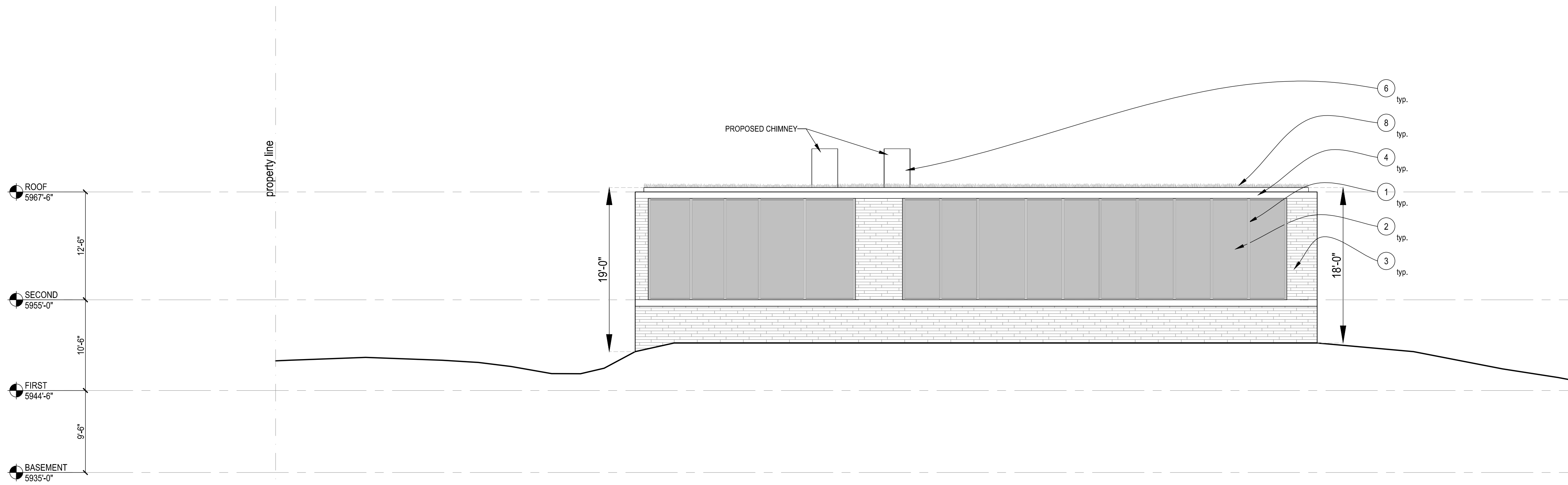


**2 West Elevation - Proposed**  
1/8"=1'-0"

ARCHITECT'S SEAL



KEY PLAN



**1 North Elevation - Proposed**  
1/8"=1'-0"



**PROJECT PHASE - PERMITTING**

**REVISIONS**

NO.	DESCRIPTION	DATE	ISSUED TO
1	PRE-APP - MODR	MAY 10, 2022	CITY
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3	MODR - REV #2	AUGUST 26, 2022	CITY
4	MODR - REV #3	OCTOBER 6, 2022	CITY
5	MODR - REV#4	OCTOBER 11, 2022	CITY

SHEET NAME

**ELEVATIONS**

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

**A202**



**Residence**

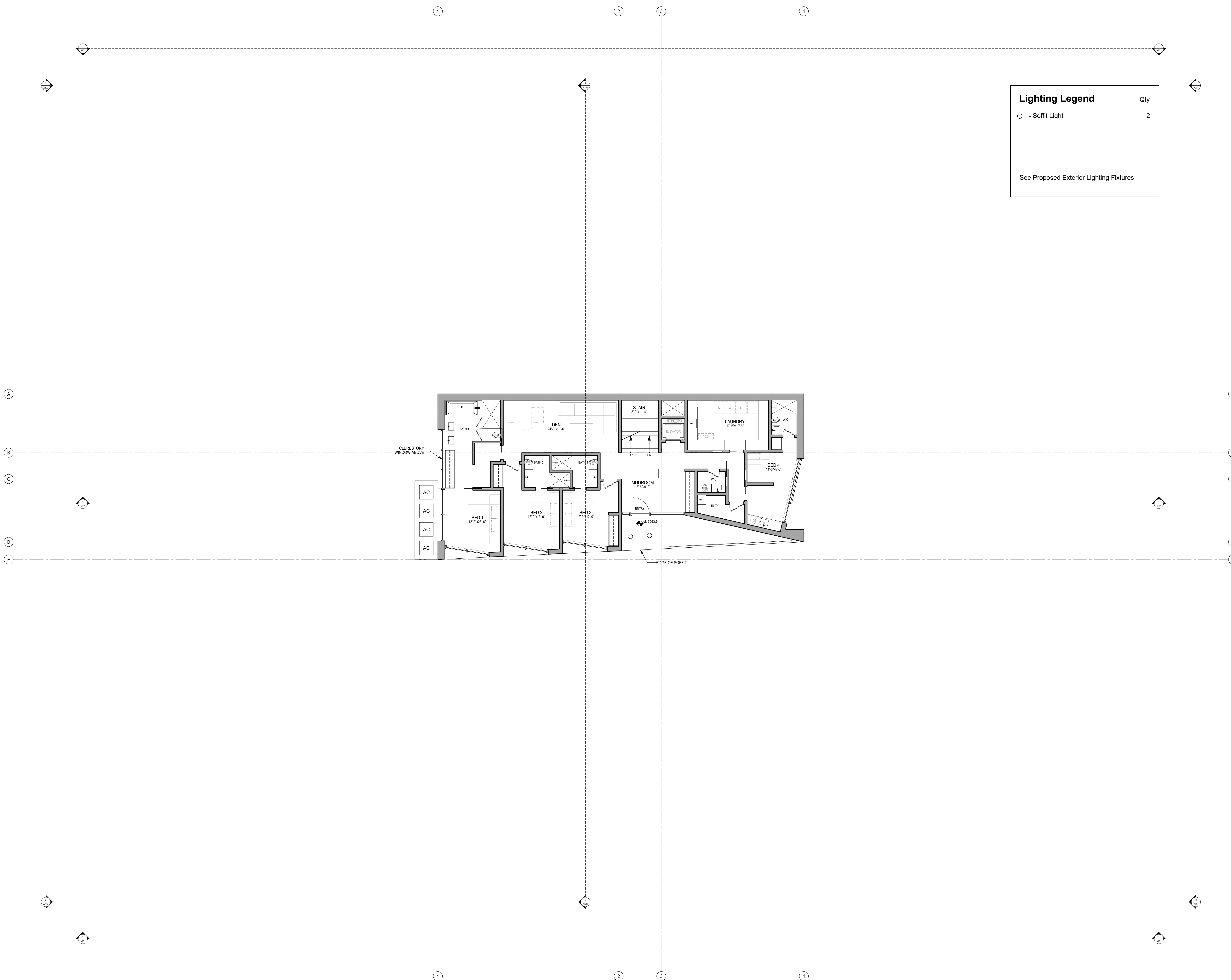
691 North Spruce Ave.  
Ketchum, ID 83340

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

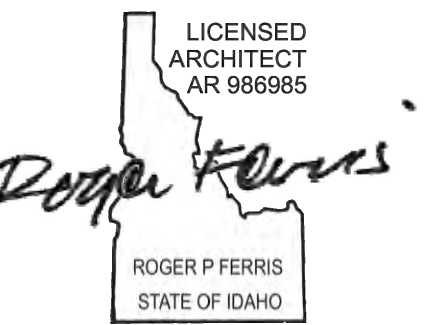
Civil Engineer/Surveyor  
**Galena Engineering**  
317 N. River Street • Hailey, ID 83333  
tel. 208.788.1705 • www.galena-engineering.com

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tel. 208.726.5907 • www.byla.us

Lighting Legend		Qty
○	- Soffit Light	2
See Proposed Exterior Lighting Fixtures		



ARCHITECT'S SEAL



KEY PLAN

**PROJECT PHASE - PERMITTING**

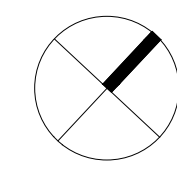
REVISIONS

NO.	DESCRIPTION	DATE	ISSUED TO
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5	MODR - REV#4	OCTOBER 11, 2022	CITY

SHEET NAME  
**FIRST LEVEL REFLECTED CEILING PLAN**

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

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



**A112**



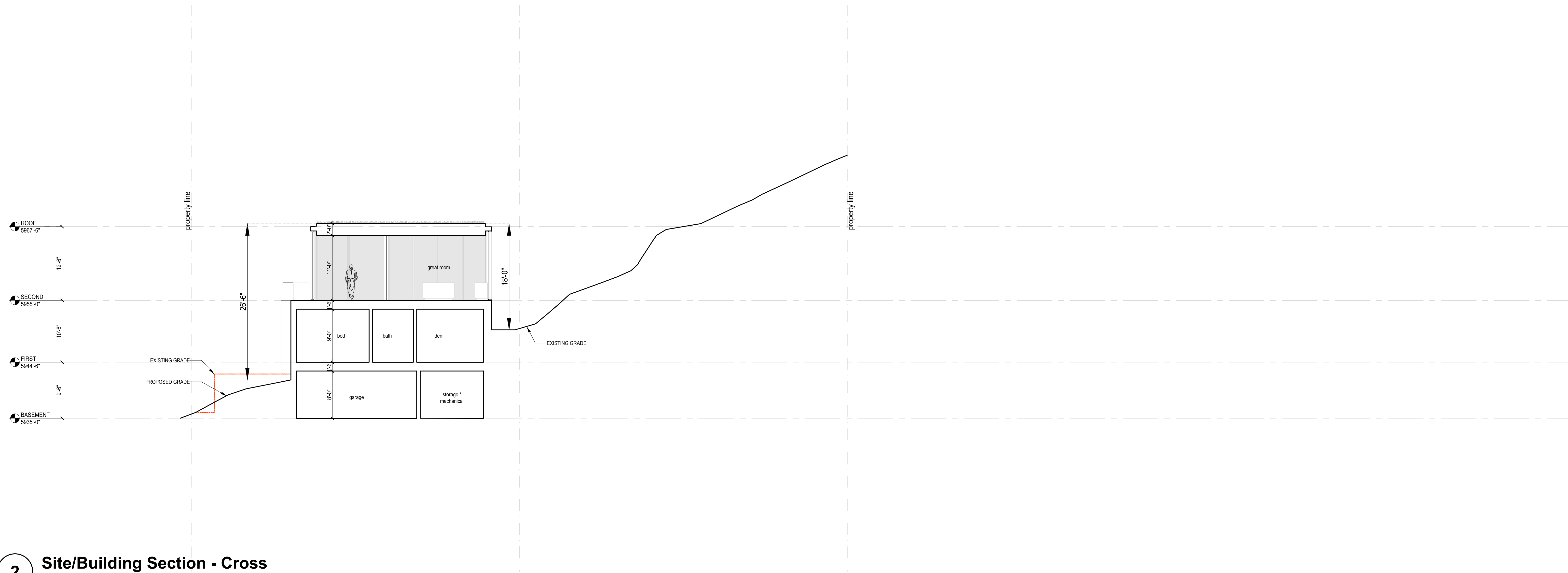
**Residence**

691 North Spruce Ave.  
Ketchum, ID 83340

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

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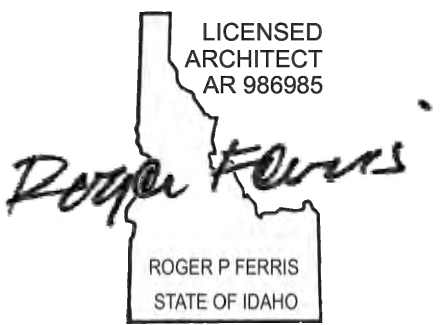
Landscape Architect  
**BYLA Landscape Architects**  
323 Lewis Street, Suite N • Ketchum, ID 83340  
tel. 208.726.5907 • www.byla.us



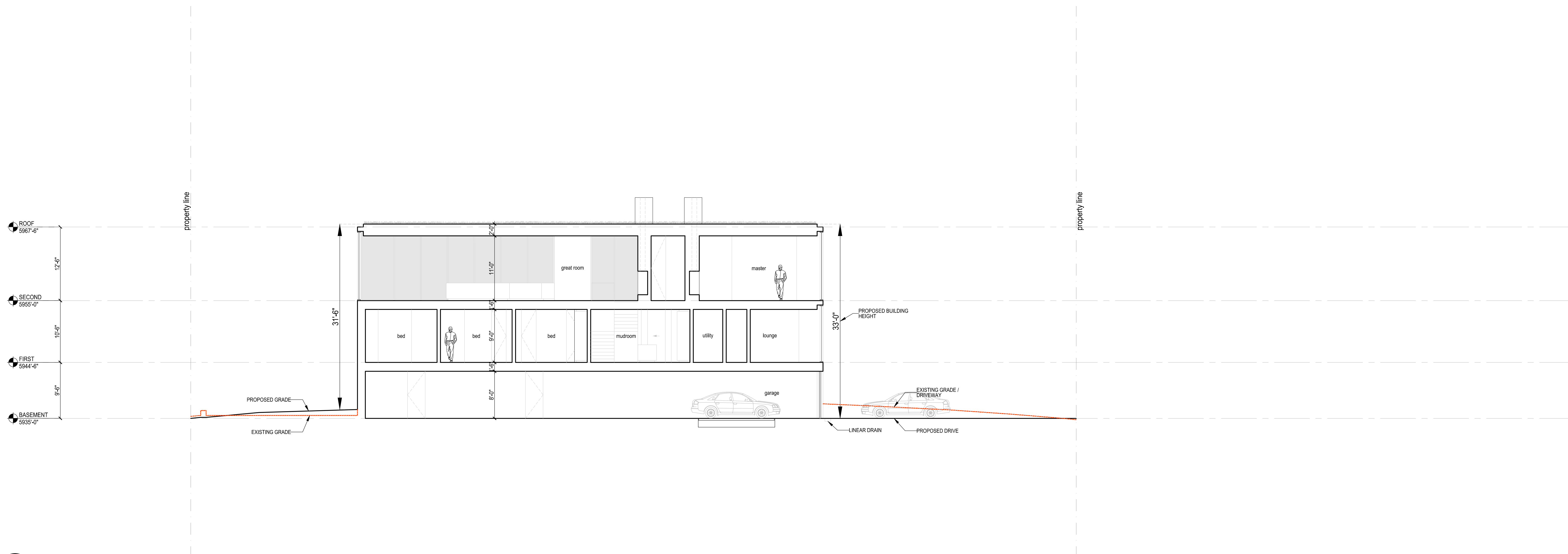
**2 Site/Building Section - Cross**

1/8"=1'-0"

ARCHITECT'S SEAL



KEY PLAN



**1 Site/Building Section - Longitudinal**

1/8"=1'-0"

**PROJECT PHASE - PERMITTING**

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SHEET NAME

**SITE/BUILDING SECTION**

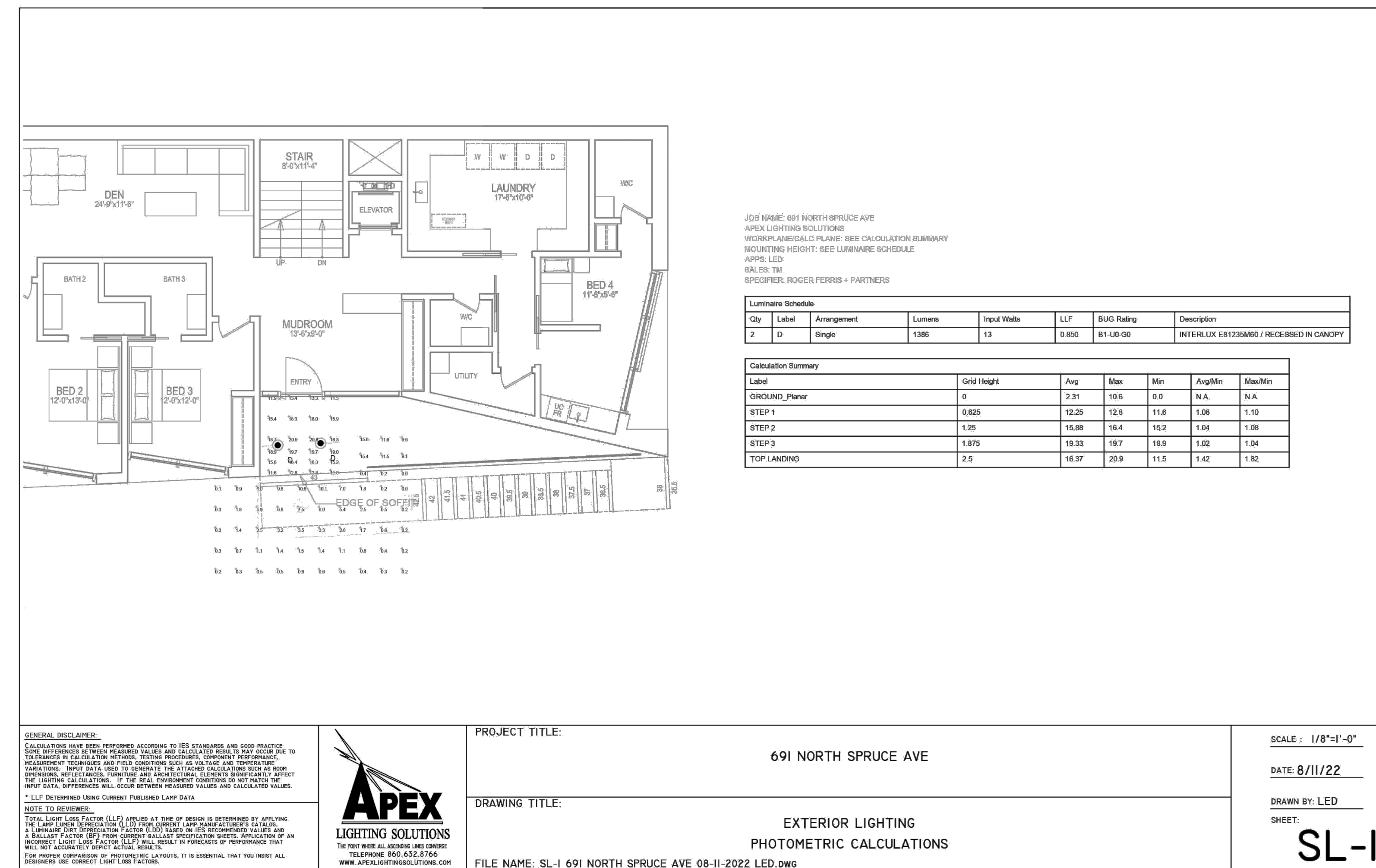
PROJECT NUMBER: 21-002  
DATE: JULY 06, 2021  
SCALE: AS NOTED

**A301**



# Proposed Exterior Lighting Fixtures & Photometric Plan

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



Note: Source lumens shown

Model	Color Temp	Beam Angle	Spot Diameter	Medium Flood	Flood Diameter	Spot Lumens	Medium Flood Lumens	Flood Lumens
EB1235	2700K	1724lm	M	Spot	15	2700	1724	15
EB1236	3000K	1724lm	W	Medium Flood	30	3000	1724	30
EB1237	4000K	1854lm	N	Flood	60	4000	1854	60

Power supply options (remote only):  
 ECO09W-310 0-10V DIMMABLE ECOdriver 30W for 1 Fixture  
 SOL090W-310 0-10V DIMMABLE SOL0driver 30W for 1-2 Fixtures  
 SOL0180W-310 0-10V DIMMABLE SOL0driver 100W for 1-4 Fixtures

## Lighting Fixture - Soffit Light

Recessed  
2700K Color Temperature

### Residence

691 North Spruce Ave.  
Ketchum, ID 83340

### Architect

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

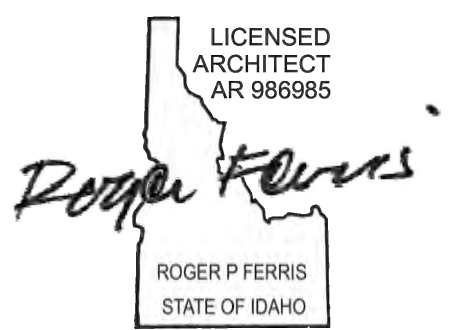
### Civil Engineer/Surveyor

Galena Engineering  
317 N. River Street • Hailey, ID 83333  
tel. 208.768.1705 • www.galena-engineering.com

### Landscape Architect

BYLA Landscape Architects  
323 Lewis Street, Suite N • Ketchum, ID 83340  
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ARCHITECT'S SEAL



KEY PLAN

### PROJECT PHASE - PERMITTING

#### REVISIONS

NO.	DESCRIPTION	DATE	ISSUED TO
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5	MODR - REV#4	OCTOBER 11, 2022	CITY

SHEET NAME

PROPOSED EXTERIOR LIGHTING FIXTURES

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

# G001



# Proposed Material Palette



**1) Wood Windows & Doors**  
At exterior glazing locations



**2) Wood Louvers**  
At exterior glazed locations



**3) Stone Cladding**  
At exterior walls



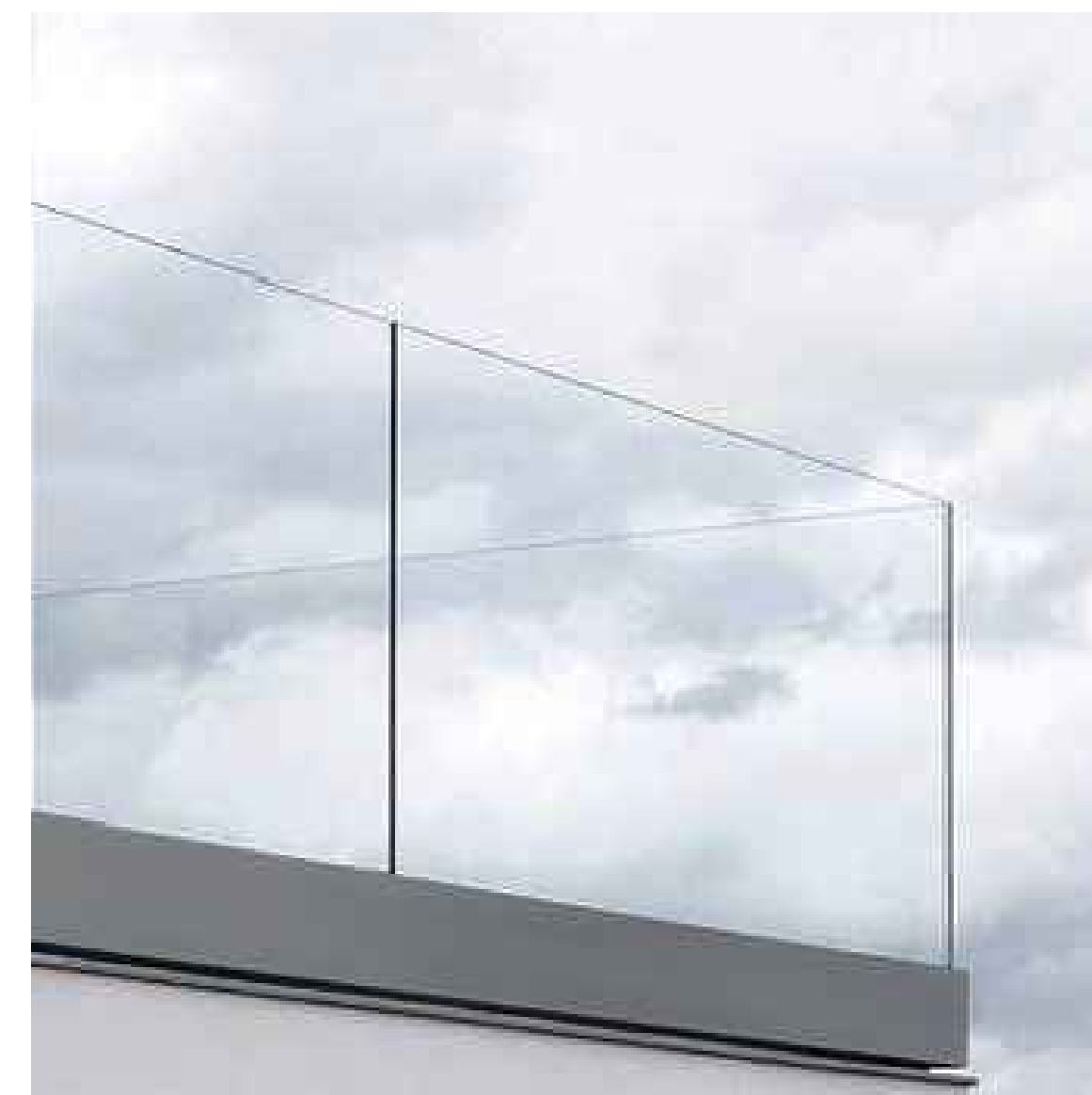
**4) Stone Slabs**  
At exterior terraces & fascias



**5) Wood Soffits**  
At exterior soffit locations



**6) Zinc**  
At chimneys & parapet caps



**7) Glass Guardrail**  
At exterior terraces



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

**Residence**

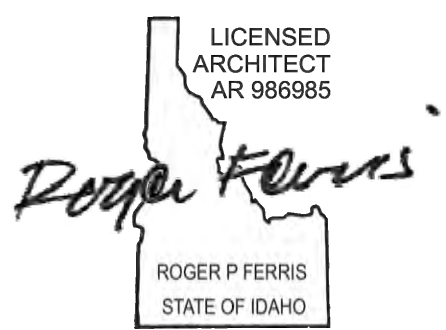
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ARCHITECT'S SEAL



KEY PLAN

**PROJECT PHASE - PERMITTING**

REVISIONS

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5	MODR - REV#4	OCTOBER 11, 2022	CITY

SHEET NAME

**PROPOSED MATERIAL PALETTE**

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

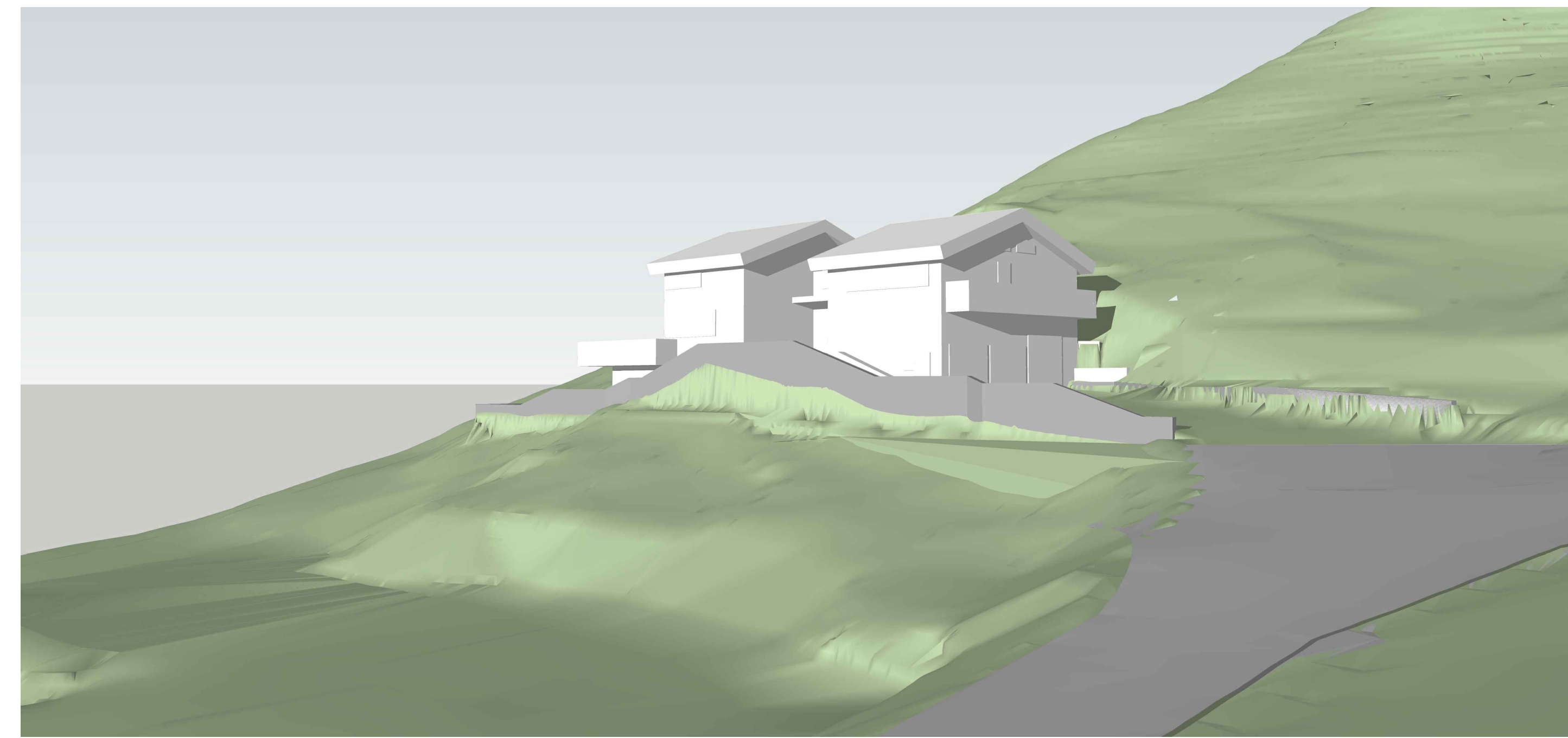
**G002**



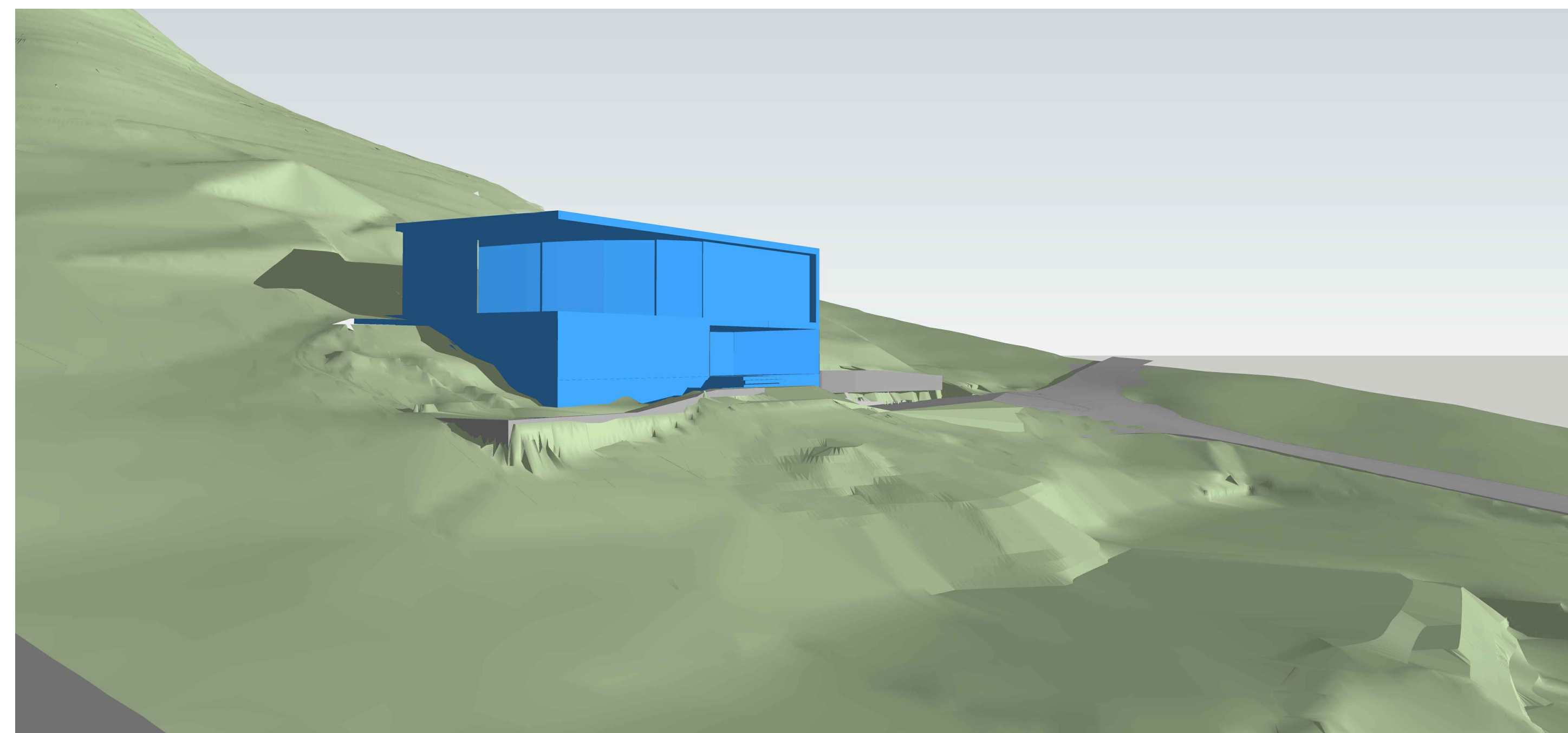
### 3D Comparison



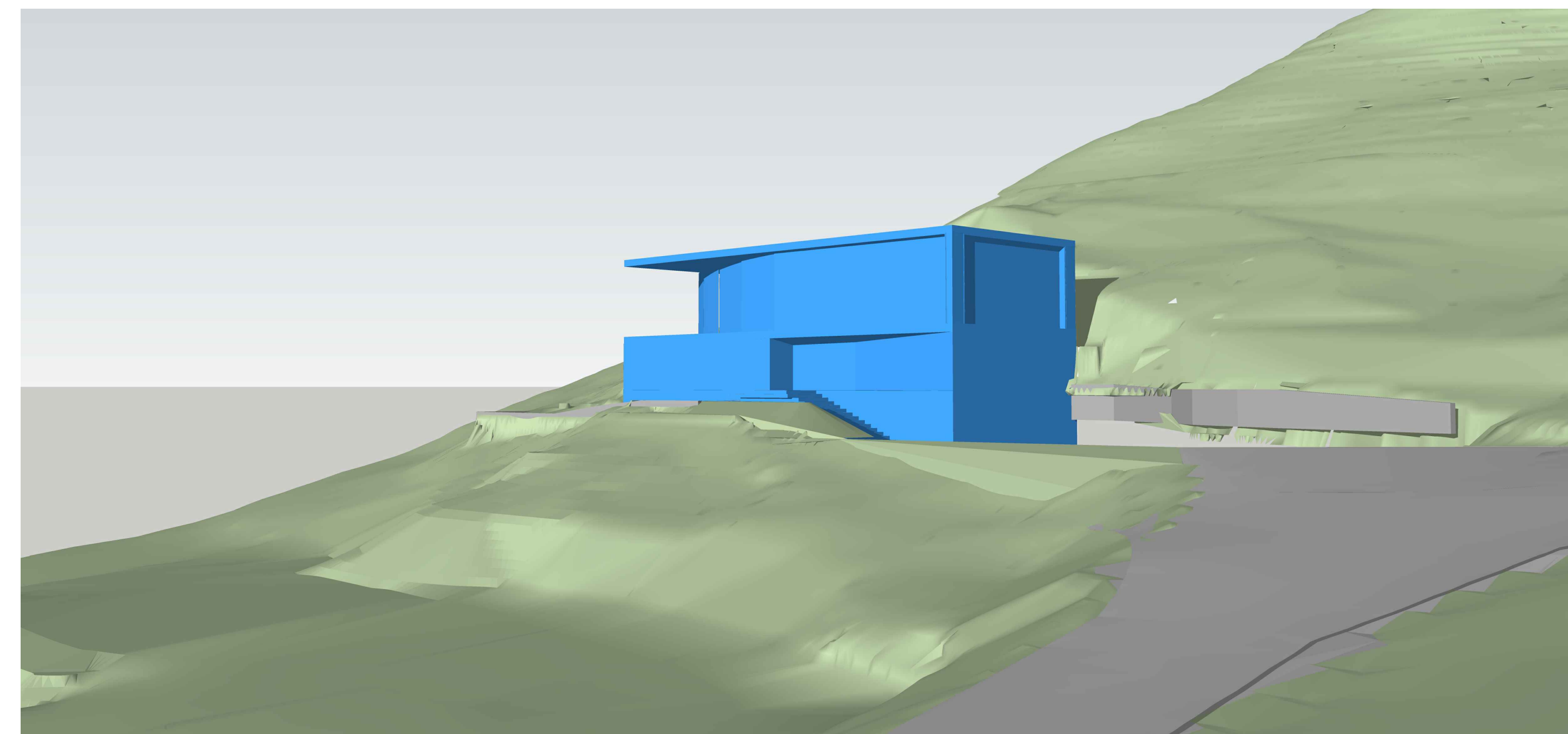
EXISTING RESIDENCE MASSING - VIEW 1



EXISTING RESIDENCE MASSING - VIEW 2



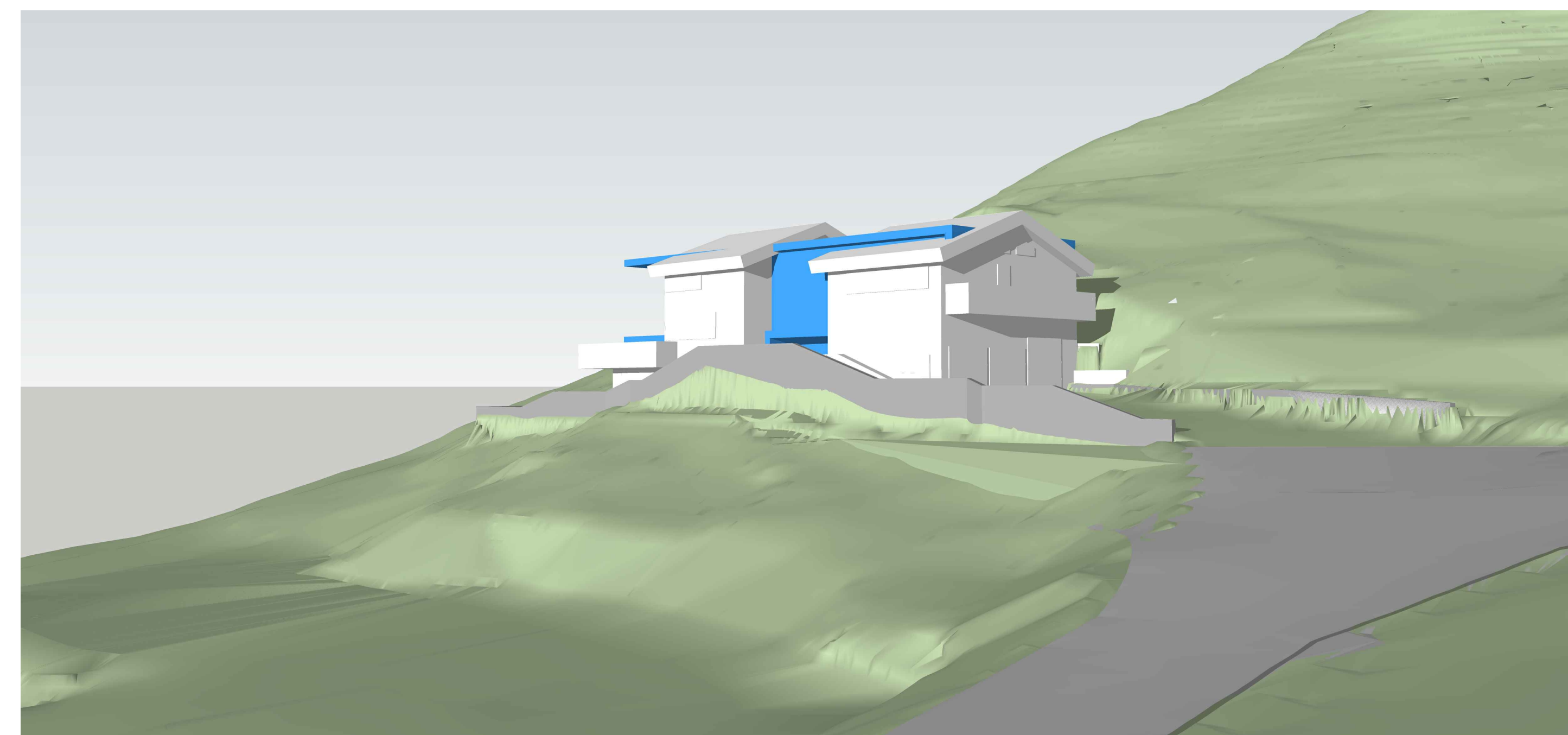
PROPOSED RESIDENCE MASSING - VIEW 1



PROPOSED RESIDENCE MASSING - VIEW 2



PROPOSED RESIDENCE MASSING OVERLAYED ON EXISTING MASSING - VIEW 1



PROPOSED RESIDENCE MASSING OVERLAYED ON EXISTING MASSING - VIEW 2

#### Residence

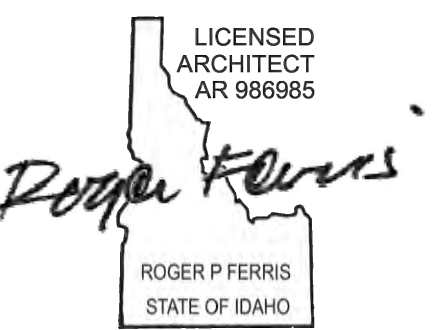
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ARCHITECT'S SEAL



KEY PLAN

#### PROJECT PHASE - PERMITTING

##### REVISIONS

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5	MODR - REV#4	OCTOBER 11, 2022	CITY

SHEET NAME

**3D Comparison**

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

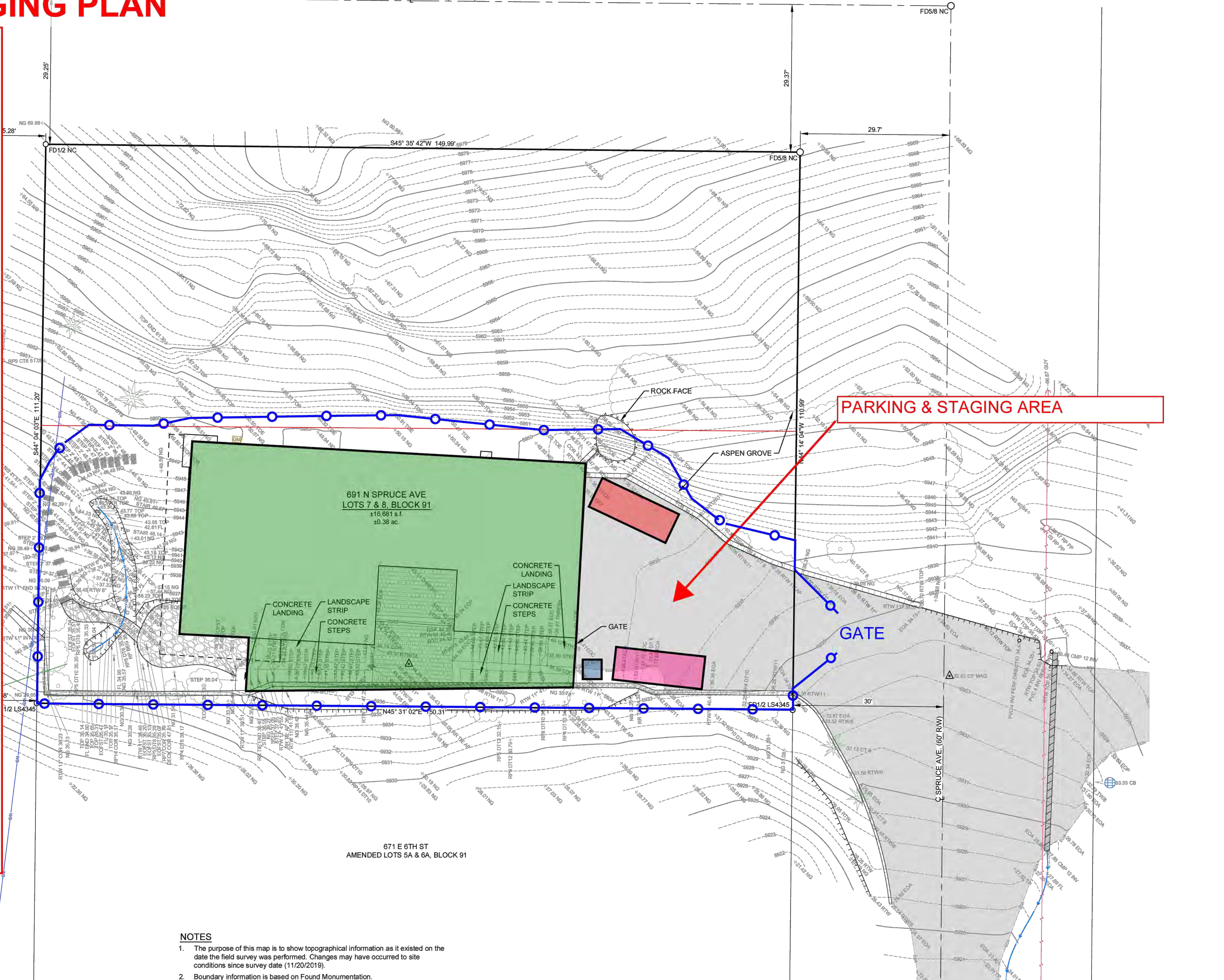
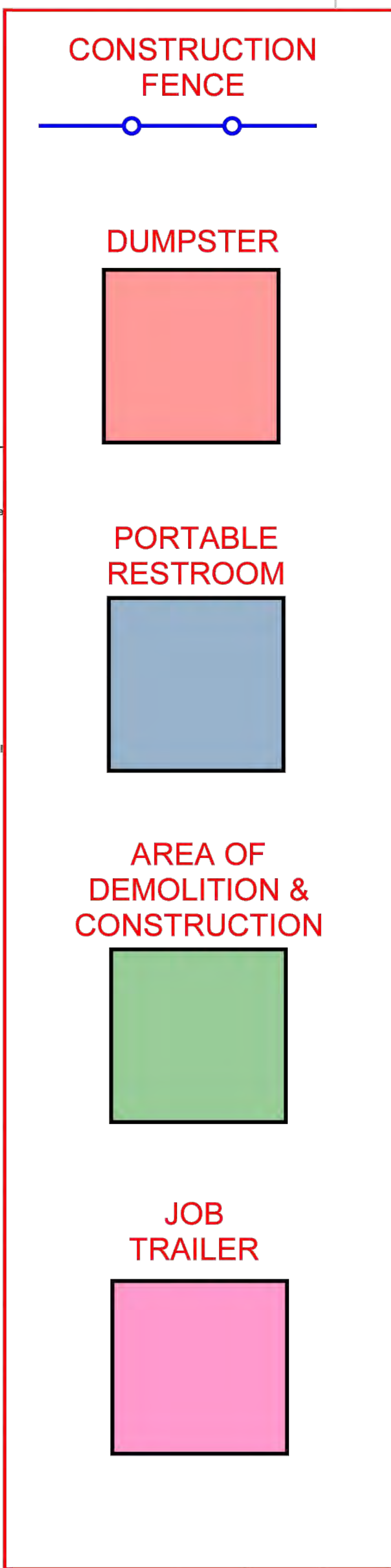
# G003



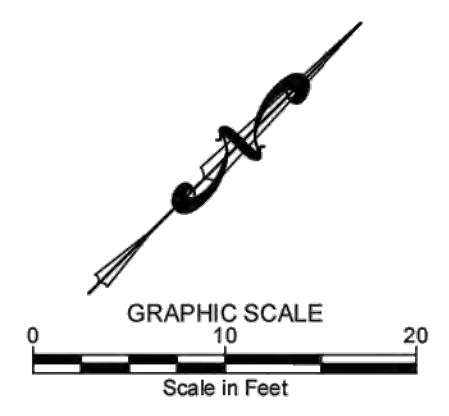
# CONSTRUCTION STAGING PLAN

7TH ST. (60' RW)

LEGEND	
	Property Line
	Adjoiner's Lot Line
	Centerline
	FNDGEAR = Found Gear Survey
	FD5/8 = Found 5/8" Rebar
	FD1/2 = Found 1/2" Rebar
	CP / CNTRL = Survey Control
	5' Contour Interval
	1' Contour Interval
	FL = Flow Line
	Building
	Above Ground Deck
	Edge of Asphalt
	Edge of Concrete
	Edge of Pavers
	Flat Stone Pavers
	Pavers
	RTW = Concrete Retaining Wall
	Drystack or Railroad Tie Retaining Wall
	Rock Face
	Aspen Grove
	CT = Conifer Tree
	DT = Deciduous Tree
	Landscape Steps
	GMTR = Gas Meter
	Overhead Power Line
	PP = Power Pole
	GUY = Guywire
	SS = Sewer Service
	CB = Catch Basin
	Culvert
	WS = Water Service
	AP = Angle Point
	BEG = Beginning
	BOW = Back of Walk
	CMP = Corrugated Metal Pipe
	EOA = Edge of Asphalt
	EOC = Edge of Concrete
	EOP = Edge of Pavers
	EOFST = Edge of Flat Stone
	FF = Finished Floor
	GB = Grade Break
	GFF = Garage Finished Floor
	INT = Intersection
	NC = No Cap
	NG = Natural Ground
	PVC = Polyvinyl Chloride Pipe
	RP = Reference Point
	RR TIE = Railroad Tie
	TA = Top of Asphalt
	THRESH = Threshold of Door
	TOE = Toe of Slope
	TOP = Top of Slope
	TW = Top of Wall
	WTR TOP = Top of Water Fall



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



PURPOSE: TOPOGRAPHIC MAP  
 NO. DATE BY REVISIONS  
 TOPO

DESIGNED BY  
 CT  
 DRAWN BY  
 SMF  
 CHECKED BY

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

ORIGINAL SIGNED BY  
 MARK E. PHILLIPS  
 DATE ORIGINAL SIGNED:  
 12/03/2019  
  
 ORIGINAL ON FILE AT  
 OFFICE OF GALENA  
 ENGINEERING  
 (HAILEY, ID)

PROJECT INFORMATION  
 I:\projects\9122\map\topo\9122\_topo.dwg 11/27/19 1:27:54 PM  
 A TOPOGRAPHIC MAP SHOWING  
**691 NORTH SPRUCE**  
 LOCATED WITHIN SECTION 15, T.2 N., R.18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO  
 PREPARED FOR 691 NORTH SPRUCE LLC



August 26, 2022

Abby Rivin, AICP  
Senior Planner  
City of Ketchum Department of Planning and Building

Re: 691 N Spruce Ave Residence Pre-Application Mountain Overlay Design Review-Completeness Review

Dear Abby,

We have prepared this document in response to #18 on the list of comments issued by the City Planning Staff. This document explains how the project complies with all Mountain Overlay Design Review standards. Our responses are indicated with red, italicized font.

**17.104.070 - Mountain Overlay Design Review**

Design review applications shall be made and processed according to the regulations contained in chapter 17.96 of this title and as follows:

A.

Criteria and standards. The following list of criteria and those contained in chapter 17.96 of this title must be considered and addressed by each applicant seeking design review approval. The Commission will use this list of design review criteria along with that contained in chapter 17.96 of this title as a basis to determine whether a project is to be approved, approved with conditions or denied:

1.

There shall be no building on ridges or knolls which would have a material visual impact on a significant skyline visible from a public vantage point entering the City or within the City. "Material", as the term is used herein, shall be construed in light of the magnitude of the negative impact on the objectives of this section;

*The proposed home is shorter and smaller than the existing home. The home cannot be seen from beyond it's immediate neighborhood. It can only be seen from N Spruce Ave (north of East 5<sup>th</sup> St only), East 6<sup>th</sup> St (from N Spruce Ave to the Walnut Ave intersection only) and Walnut Ave (around the East 6<sup>th</sup> St intersection only).*



2.

Building, excavating, filling and vegetation disturbance on hillsides which would have a material visual impact visible from a public vantage point entering the City or within the City shall be minimized. "Material", as the term is used herein, shall be construed in light of the magnitude of the negative impact on the objectives of this section;

*The limit of disturbance will not go beyond the existing limit of disturbance.*

3.

Driveway standards as well as other applicable standards contained in title 12, chapter 12.04 of this Code shall be met;

*The proposed project will be accessed via a new driveway which will fall within the footprint of the existing driveway. The proposed driveway will be less steep, will better address fire safety standards and will contain drainage on site.*

4.

All development shall have access for fire and other emergency vehicles to within 150 feet of the furthest exterior wall of any building;

*The proposed project was reviewed with Assistant Fire Chief, Seth Martin, who stated that the project was an improvement by providing emergency access along with a parking area for the fire apparatus. Additionally, the proposed project will include a fire sprinkler system, further reducing the risk of fire.*

5.

Significant rock outcroppings shall not be disturbed;

*No significant rock outcroppings will be disturbed.*

6.

International Building Code (IBC) and International Fire Code (IFC) and Ketchum Fire Department requirements shall be met;

*The proposed project will be designed in accordance with all currently adopted codes.*



7.

Public water and sewer service shall comply with the requirements of the City;

*The proposed project will include a new water service and an updated sewer system that will comply with all applicable codes.*

8.

Drainage shall be controlled and maintained to not adversely affect other properties;

*The proposed project will include drainage measures to ensure that it will not adversely impact other properties. All drainage will be contained on site and all drainage systems will comply with all applicable codes.*

9.

Cuts and fills allowed for roadways shall be minimized; lengths of driveways allowed shall be minimized; all cuts and fills shall be concealed with landscaping, revegetation and/or natural stone materials. Revegetation on hillsides with a clear zone of 30 feet around all structures is recommended. Said clear zone shall include low combustible irrigated vegetation with appropriate species, on file with the Ketchum Planning Department. Revegetation outside of this clear zone should be harmonious with the surrounding hillsides;

*The driveway for the proposed project will be in the same location as the existing driveway, minimizing the need for additional earthwork on the site. All landscaping and civil work needed to complete the construction of the proposed driveway will comply with all applicable codes.*

10.

Are there other sites on the parcel more suitable for the proposed development in order to carry out the purposes of this section;

*The proposed structure is located entirely within the boundary of the currently disturbed zone of the existing house.*

11.

Access traversing 25 percent or greater slopes does not have significant impact on drainage, snow and earthslide potential and erosion as it relates to the subject property and to adjacent properties;



*The proposed project does not introduce any new site access that traverse's slopes of 25% or greater.*

12.

Utilities shall be underground;

*The proposed project will include all underground utilities.*

13.

Limits of disturbance shall be established on the plans and protected by fencing on the site for the duration of construction;

*The proposed project plans delineate a limit of disturbance line. This entire area will be enclosed by fencing for the duration of construction.*

14.

Excavations, fills and vegetation disturbance on hillsides not associated with the building construction shall be minimized; and

*Excavation, fill and vegetation disturbance on hillsides not associated with the building construction will be minimized. Additionally, the proposed project will restore the currently scarred site back to a more natural state. This will primarily be achieved by removing many large site walls and introducing minimal grading. The landscape architect will revegetate all areas disrupted during construction and the final design will feature native species, aiming to blend the proposed structure into its natural surroundings.*

15.

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.

*No significant landmarks have been identified on this site.*

16.

Encroachments of below grade structures into required setbacks are subject to subsection 17.128.020.K of this title and shall not conflict with any applicable easements, existing



Roger Ferris + Partners

underground structures, sensitive ecological areas, soil stability, drainage, other sections of this Code or other regulating codes such as adopted International Code Council Codes, or other site features concerning health, safety, and welfare.

*No encroachments of below grade structures into setbacks are proposed.*

Please do not hesitate to contact us with any questions.

Best,

Jake Watkins, AIA



# Exhibit B

## Planning and Zoning Commission Zoning Code Interpretation 22-001





**KETCHUM PLANNING AND ZONING COMMISSION  
ZONING CODE INTERPRETATION 22-001  
NONCONFORMING BUILDING FOOTPRINTS IN MOUNTAIN OVERLAY**

**INTERPRETATION QUESTION**

This zoning code interpretation addresses redeveloping nonconforming properties within the Mountain Overlay. Current code requires new buildings to be constructed in areas that have less than 25% slope (Ketchum Municipal Code §16.04.020) and building envelopes on new parcels to be located outside of a 25% slope. Existing homes on hillsides that were developed prior to the City's establishment of the Mountain Overlay Zoning District in 1989 may not comply with current development standards. These homes are considered non-conforming buildings and may be maintained in their current condition. Nonconforming buildings and uses are governed under Chapter 17.136 of Ketchum Municipal Code. If a non-conforming structure is demolished, or a new parcel is created, then the new building and parcel must comply with all current development standards. Certain non-conforming building footprints and properties can not be brought into compliance with code. The fundamental question before the Commission was whether these non-conforming properties may be developed with a new home or if these non-conforming properties would not be permitted to be redeveloped if the existing non-conforming home were to be demolished. If redevelopment was prohibited, property owners would only be able to repair, maintain, and enlarge their existing nonconforming homes in accordance with the standards specified in Chapter 17.136 of Ketchum Municipal Code.

**MOUNTAIN OVERLAY PURPOSE**

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

**ZONING NONCONFORMITIES**

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



be phased out over time. Standards regulating zoning nonconformities balance the community's interests in new land use objectives with private property interests in existing development.

**ZONING CODE INTERPRETATION IMPLICATIONS: HILLSIDE DISTURBANCE**

Redeveloping nonconforming building footprints may result in even more disturbance to the hillside. New single-family homes in Ketchum have trended towards replacing existing, smaller buildings with larger structures, which would have a greater impact on the hillside. Redeveloping these nonconforming properties to comply with current City building, fire, zoning, and streets standards could result in more hillside disturbance. For example, widening an existing street that accesses a nonconforming property would result in significantly more disturbance to the hillside.

**ZONING CODE INTERPRETATION IMPLICATIONS: VISIBILITY ON HILLSIDES**

Many non-conforming buildings in the Mountain Overlay are sited on prominent ridgelines and hilltops and are highly visible. Allowing these non-conforming building footprints to be redeveloped with new homes would perpetuate a condition that is no longer allowed.

**PLANNING AND ZONING COMMISSION INTERPRETATION**

The Commission determined that the redevelopment of existing non-conforming properties may be redeveloped under the following conditions:

- A. If the property configuration is proposed to be modified (lot line adjustment, lot consolidation etc.), then the new property configuration must establish a building envelope on the lowest portion of the property. Existing non-conforming building footprints are not permitted to be redeveloped outright. If a more compliant alternative at a lower elevation on the hillside property exists, the new home must be sited in the more suitable area for redevelopment.
- B. If the property configuration is not being altered or changed, then a new home may be constructed at the Commission's discretion through Mountain Overlay Design Review provided that the project does not exceed the height or limits of disturbance of the existing non-conforming home. The building footprint shall conform as close as possible to the existing building.

This determination will apply to all existing non-conforming properties in hillside areas.



Zoning Code Interpretation adopted this 8<sup>th</sup> day of March 2022.



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Neil Morrow, Chair  
City of Ketchum  
Planning and Zoning Commission